



**PUBLIC NOTICE
PLANNING & ZONING COMMISSION**

Meets

Wednesday, December 18, 2024

6:00 PM

**ELOY CITY COUNCIL CHAMBERS
595 NORTH C STREET
ELOY, ARIZONA 85131**

AGENDA

- I. Call to Order**
- II. Roll Call**
- III. Pledge of Allegiance**
- IV. Motion to approve the September 18, 2024, meeting minutes of the Planning and Zoning Commission**
 - A. September 18, 2024, Regular Meeting Minutes of the Planning and Zoning Commission.
- V. New Business: Possible discussion and/or action on the following:**
 - A. Request by the applicant to continue Case No. RZPAD2024-006: Sonoran Crossing to the January 15, 2025, Planning and Zoning Commission hearing. The application is a request to rezone approximately 122 acres located at the southwest corner of W. Houser Road and N. Estrella Road from General Industrial (I-2) to General Industrial (I-2) with the Planned Area Development Overlay (PAD).
 - B. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. RZPAD2006-037.A1: Picacho View I Planned Area Development-Poblano Solar, proposing an Amendment to the Picacho View I Planned Area Development to permit Solar, Utility Scale Generation, and Battery Energy Storage System facilities as an allowed land use in all underlying zoning districts of the PAD. The development will be located near the west side of South Toltec Road and West Milligan Road on approximately 816 acres of land.
 - C. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. RZPAD2024-001.A2: Eloy Valley Specific Plan PAD - Poblano Solar, proposing an Amendment to the Eloy Valley Specific Plan Planned Area Development to permit Solar, Utility Scale Generation, and Battery Energy Storage System facilities as an allowed land use in all underlying zoning district of the PAD. The development will be located on approximately 122 acres of land.
- VI. Informational Item:**

- A. Planning and Zoning Commission members and staff will give updates on relevant events and activities they have attended since the last meeting and any future events, activities, and potential agenda items. These items are for information only - no action will be taken.

VII. Motion to Adjourn

POSTED BY THURSDAY, DECEMBER 12, 2024, AT ELOY CITY HALL, ELOY POST OFFICE, AND CITY WEBSITE: www.elayaz.gov

THE FACILITY WILL BE OPEN TO THE PUBLIC 30 MINUTES PRIOR TO THE START OF THE MEETING AND SEATING WILL BE AVAILABLE FOR “REASONABLY ANTICIPATED ATTENDANCE.”

A handwritten signature in black ink, reading "Mary Myers", with a long horizontal line extending to the right.

Mary Myers, MMC, CPM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT LORENA LaSALDE-RIOS, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COMMISSION AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.



**ELOY PLANNING AND ZONING COMMISSION
CITY HALL
595 NORTH C STREET
ELOY, AZ 85131
Regular Meeting
WEDNESDAY, AUGUST 21, 2024
SUMMARIZED MEETING MINUTES**

PRESENT: Chairperson Steven Paulson
Vice-Chairperson Conrad Tolson
Commissioner Edward Saucedo
Commissioner Allen Crawford (via telephone)
Ex-Officio Andrew Sutton

ABSENT: None.

STAFF: Dan Symer, Community Development Director
Belinda Cota, Planner

I. Call to Order

Chairperson Steven Paulson called the meeting to order at 6:05 p.m.

II. Roll Call

*One or more Planning and Zoning Commission members may attend by telephone.
As stated above, a formal roll call was conducted to confirm the members present.

III. Pledge of Allegiance

Chairperson Paulson led the recitation of the Pledge of Allegiance.

IV. Motion to approve the July 17, 2024, regular meeting minutes of the Planning and Zoning Commission

Commissioner Crawford moved to approve the July 17, 2024, Regular meeting minutes. Second, by Vice-Chairperson Tolson, the motion was carried by a vote of four (4) to zero (0) by Chair Paulson, Vice-Chairperson Tolson, Commissioner Crawford, and Commissioner Saucedo.

V. Old Business: Possible discussion and/or action on the following:

Note: These are summary action minutes only. A complete copy of the meeting audio is available on the City of Eloy website, search agendas, minutes and public notices: [Agendas, Minutes & Public Notices | Eloy, AZ - Official Website \(eloyaz.gov\)](#)

- A. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. RZPAD2004-018.A1: Rancho Del Sol Brillante Planned Area Development - Milligan Energy Center. The proposed Zoning Map Amendment is to modify the Rancho Del Sol Brillante Planned Area Development to permit Solar, Utility Scale Generation, and Battery Energy Storage System Facility as an allowed use. Generally, the site is located north of Shay Road, south of Interstate 10 (I-10), east of Eleven Mile Corner Road, and one-half mile west of the State Highway 87/Barrett Road alignment.**

Chairperson Paulson opened the public hearing.

There was public participation, and each individual had the opportunity to express their view on the case.

Chairperson Paulson closed the public hearing.

Commissioner Crawford moved to approve Case No. RZPAD2004-018.A1. Second, by Commissioner Chairperson Paulson, the motion was carried by a vote of four (4) to zero (0) by Chairperson Paulson, Vice-Chairperson Tolson, Commissioner Crawford, and Commissioner Saucedo.

VI. New Business: Possible discussion and/or action on the following:

- A. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. CUP2024-003: AT&T AZL01563, a request by Smartlink, as the applicant on behalf of AT&T, for a Conditional Use Permit to collocate on the existing 180-foot tall city-owned lattice tower antenna and site located at 95 W. 7th St.**

Chairperson Paulson opened the public hearing.

Mr. Jaimes Caciola gave a brief PowerPoint presentation.

There were no further questions, Chairperson Paulson closed the public hearing.

Commissioner Crawford moved to approve Case No. CUP2024-003. Second, by Vice-Chairperson Tolson, the motion was carried by a vote of four (4) to zero (0) by Chairperson Paulson, Vice-Chairperson Tolson, Commissioner Crawford, and Commissioner Saucedo.

VII. CONTINUANCES

Chairperson Paulson read the following agenda items into the record.

- A. Request by City Staff to continue Case No. ZTA2024-001: Residential Walls and Fences, to the September 18, 2024, Planning and Zoning Commission meeting.**

Note: These are summary action minutes only. A complete copy of the meeting audio is available on the city of Eloy website, search agendas, minutes and public notices: [Agendas, Minutes & Public Notices | Eloy, AZ - Official Website \(elayaz.gov\)](https://www.elayaz.gov)

Commissioner Crawford moved to continue Case No. ZTA2024-001 to the September 19, 2024, Planning and Zoning Commission meeting. Second, by Vice-Chairperson Tolson, the motion was carried by a vote of four (4) to zero (0) by Chairperson Paulson, Vice-Chairperson Tolson, Commissioner Crawford, and Commissioner Saucedo.

B. Request by City Staff to continue Case No. ZTA2024-002: Planning and Zoning Commission Responsibilities and Reasonable Accommodations to the September 18, 2024, Planning and Zoning Commission meeting.

Commissioner Crawford moved to continue Case No. ZTA2024-002 to the September 19, 2024, Planning and Zoning Commission meeting. Second, by Vice-Chairperson Tolson, the motion was carried by a vote of four (4) to zero (0) by Chairperson Paulson, Vice-Chairperson Tolson, Commissioner Crawford, and Commissioner Saucedo.

C. Request by City Staff to continue Case No. ZTA2024-003: Historic Preservation Overlay and Miscellaneous Modifications to the September 18, 2024 Planning and Zoning Commission meeting.

Commissioner Crawford moved to continue Case No. ZTA2024-003 to the September 19, 2024, Planning and Zoning Commission meeting. Second, by Vice-Chairperson Tolson, the motion was carried by a vote of four (4) to zero (0) by Chairperson Paulson, Vice-Chairperson Tolson, Commissioner Crawford, and Commissioner Saucedo.

D. Request by City Staff to continue Case No. ZTA2024-004: Development Standards and Building Heights Exceptions, a request by the City of Eloy for a Text Amendment to the City of Eloy's Zoning Ordinance to amend Chapter 21-Zoning: Article II. Zoning Districts, to the September 18, 2024, Planning and Zoning Commission meeting.

Commissioner Crawford moved to continue Case No. ZTA2024-004 to the September 19, 2024, Planning and Zoning Commission meeting. Second, by Vice-Chairperson Tolson, the motion was carried by a vote of four (4) to zero (0) by Chairperson Paulson, Vice-Chairperson Tolson, Commissioner Crawford, and Commissioner Saucedo.

VIII. INFORMATIONAL ITEM:

- A.** Planning and Zoning Commission members and staff will give updates on relevant events and activities they have attended since the last meeting and any future events, activities, and potential agenda items. These items are for information only – no action will be taken.

Mr. Symer communicated the following information:

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- The next Planning and Zoning Commission meeting is scheduled for Wednesday, September 18, 2024, at 6:00 p.m.
- Staff will initiate a Zoning Text Amendment to allow Data Centers within the Business Parks (BP) and the Light Industrial (IL) Zoning Districts. Data Centers are only allowed in one location through a Planned Area Development (PAD).

Ex-Officio Sutton communicated the following information:

- City Council recommended approving the Sawtooth Energy Solar project; and
- City Council recommended approving the Conditional Use Permit for the Milligan Energy Center Solar project per Resolution 24-1587.

IX. MOTION TO ADJOURN

With no further business to discuss, the Planning and Zoning Commission meeting adjourned at 7:00 p.m.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **V.A.**

Date: **12/18/2024**

Date submitted:
12/11/2024

Action: Formal

Date requested:
12/18/2024

Subject: Request by the applicant to continue Case No. RZPAD2024-006: Sonoran Crossing to the January 15, 2025, Planning and Zoning Commission hearing. The application is a request to rezone approximately 122 acres located at the southwest corner of W. Houser Road and N. Estrella Road from General Industrial (I-2) to General Industrial (I-2) with the Planned Area Development Overlay (PAD).

TO: Planning and Zoning Commission

FROM: Dan Symer

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission approve the request for a continuance of Case No. RZPAD2024-006: Sonoran Crossing to the January 15, 2025 Planning and Zoning Commission hearing.

DISCUSSION:

The applicant has requested this continuance to allow additional time to coordinate with staff on the proposed conditions of approval.

FISCAL IMPACT:

There is no anticipated fiscal impact from this request.

From: [Carolyn Oberholtzer](#)
To: [Daniel Symer](#); [Adam Pruett](#); [Garry Hays \(ghays@lawgdh.com\)](mailto:ghays@lawgdh.com)
Subject: RE: REVISED RZPAD2024-006 Southwest Crossing 12112024.docx
Date: Wednesday, December 11, 2024 4:04:51 PM
Attachments: [image001.png](#)

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

Dan- thanks for the continued work with us on the stipulations. As we just discussed, we think we would benefit from a few more days of work to get the language to a place that is ready for Commission and Council. To that end, please accept this correspondence as our request to be continued for Case RZPAD2024-006 to January 15h for P and Z and February 10th for Council. Please let me know if you need anything further. I will send out the invite for 10:30 on Friday for our Stipulation review meeting in just a few.

Carolyn

From: Daniel Symer <dsymer@EloyAZ.gov>
Sent: Wednesday, December 11, 2024 10:22 AM
To: Adam Pruett <apruett@bfsolaw.com>; Carolyn Oberholtzer <coberholtzer@bfsolaw.com>
Subject: REVISED RZPAD2024-006 Southwest Crossing 12112024.docx

Carolyn,

Attached are the updated approval conditions based on the concepts that we discussion this morning.



Dan Symer, AICP
Community Development Director

City of Eloy
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CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **V.B.**

Date: **12/18/2024**

Date submitted:
11/13/2024

Action: Other

Date requested:
12/18/2024

Subject: Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. RZPAD2006-037.A1: Picacho View I Planned Area Development-Poblano Solar, proposing an Amendment to the Picacho View I Planned Area Development to permit Solar, Utility Scale Generation, and Battery Energy Storage System facilities as an allowed land use in all underlying zoning districts of the PAD. The development will be located near the west side of South Toltec Road and West Milligan Road on approximately 816 acres of land.

TO: Planning and Zoning Commission

FROM: Dan Symer, Belinda Cota

RECOMMENDATION:

The staff recommends that the Planning and Zoning Commission recommend to the City Council the approval of Case No. RZPAD2006-037.A1: Picacho View I Planned Area Development - Poblano Solar in accordance with the attached Conditions of Approval and find that the Planned Area Development Approval Criteria have been met.

DISCUSSION:

Request:

The applicant, Bergin, Frakes, Smalley & Oberholtzer, PLLC, c/o Andrew Yancey, on behalf of Poblano Solar, LLC, has applied for a Zoning Map Amendment to modify the existing Picacho View I Planned Area Development (PAD). The purpose of the amendment is to permit Solar, Utility-Scale Generation, and Battery Energy Storage Facility, also known as Solar Generation Facility, in the Zoning Ordinance (hereafter, "Utility-Scale Solar") as an allowed use on approximately 816 acres of land.

Context

Located on an irregular shaped site three miles west of Interstate 10 (I-10) and generally

north of Phillips Road, east of Overfield Road, south of Alsdorf Road, and west of Toltec Road in the City of Eloy, the site is primarily surrounded by undeveloped and vacant land to the north, east and south; and to the west is surrounded by undeveloped and vacant land and residential that is within unincorporated Pinal County. The General Plan land use map designations, zoning, and land uses of the property abutting and adjacent to the site are identified in the table below and in the attachments.

Direction	General Plan Land Use Map Designation	Existing Property Zoning	Existing Use of the Property
North	Light Industrial, Public/Institutional, Medium Density Residential, Community Commercial, and Medium-High Density Residential	Unincorporated Pinal County, R1-6, Single Family Residential, C-2, General Commercial, and R-2, Small Lot Residential	Vacant land
South	Low-Density Residential, Medium Density Residential and Community Commercial	R1-43, Estate Residential, R1-6, Single Family Residential, C-2, General Commercial, and unincorporated Pinal County	Vacant land
East	Medium Density Residential, Medium-High Density Residential, and Community Commercial	R1-43, Estate Residential, R1-6, Single Family Residential, and C-2, General Commercial	Vacant land
West	Medium Density Residential, Public/Institutional, and Low-Density Residential	Unincorporated Pinal County, R1-6, Single Family Residential, I-1, Light Industrial, C-2 General Commercial	Unincorporated Pinal County-Residential (Arizona City) and vacant land

Zoning Ordinance Issues for Consideration:

In determining whether to approve, approve with conditions, or deny the proposed Official zoning Map amendments, the issue for consideration shall include but not be limited to: (Staff's analysis of the consideration is included in blood italic text, and the applicant's

analysis is included in their narrative, attached):

A. Consistency (or lack thereof) with the adopted Eloy General Plan and other adopted plans;

- ***The Utility Scale Solar use may also be allowed in any zoning district and land use designations when incorporated as an allowed use of a PAD zone. Adding the Utility Scale Solar to the PAD will assist in providing for a more sustainable community as specified in the General Plan Goal 3.1.1.1. It should be noted that according to the applicant, the Utility Scale Solar use is interim until such time that the development of the property for the zones and uses specified in the PAD is more viable and utilities are available.***

B. Compatibility with the existing zoning and conforming uses of nearby property and with the character of the neighborhood;

- ***The proposed Zoning Map Amendment and associated uses are consistent and compatible with the abutting and adjacent properties and character of the area/neighborhood. The PAD amendment will allow that property to be developed with a Utility-Scale Solar development for interim use. In accordance with the Zoning Ordinance, with the development of the property as a Utility-Scale Solar use, landscape buffers and setbacks that are 75 feet and greater will be provided to provide transitional buffers adjacent to streets and property zoned with the residential district.***

C. Suitability of the subject property for uses permitted by the existing district; and

- ***The approximate 816-acre site is currently zoned in various districts with the PAD Overlay. The property may be developed under its existing zoning designations, provided that the property owner/developer provides all necessary infrastructure improvements to serve it. The property may also be developed as a Utility-Scale Solar site with limited infrastructure improvements.***

E. Availability of sewer and water facilities.

- ***The approximate 816-acre subject site currently does not have immediate Eloy water or sewer/wastewater service to the site. The nearest Eloy water line is located in W. Milligan Road, approximately 1000 feet west of the W. Milligan Road and S. Eleven Mile Corner Rd intersection. The nearest wastewater service line is located adjacent to the W. Milligan Road and S. Sunshine Boulevard intersection. With the development of the property as a Utility Scale Solar use, the property owner/developer will be required to***

provide septic infrastructure for sewer/wastewater for any occupiable buildings and a minimum of 25,000-gallon water storage tank for landscaping, restrooms, fire suppression, etc. purposes. When the property is developed for any other use, the property owner/developer will be required to provide all sewer/wastewater and water facilities to serve the development in accordance with city, county, and state requirements.

Approval Criteria for a PAD:

In determining whether to approve, approve with conditions, or deny a proposed Zoning Map Amendment for a PAD, the City Council shall make a determination in accordance with the provisions specified below (Staff analysis of the considerations included in bold italic text and the applicant's analysis is included in their narrative, attached):

A. A PAD District may be approved only when the City Council determines that the proposed PAD would result in a greater benefit to the City as a whole than would development under conventional zoning district regulations and would not adversely affect the existing and/or future permissible uses of adjacent properties. Such greater benefits may include implementing adopted planning policies/design standards, natural resources preservation/conservation resource provision of utilities, urban design, neighborhood/community amenities, or an overall level of increased development quality.

- ***The incorporation of the Utility-Scale Solar Facility as an allowed use in the Picacho View I PAD will assist in providing a sustainable community through the provision of enhanced/alternative utility-scale solar energy production (GP Goal 3.1.1.1). The proposed modifications to the PAD are not anticipated to alter the City Council's previous determination of the PAD Approval Criteria when the Picacho View I PAD was originally approved.***

FISCAL IMPACT:

There are no anticipated fiscal impacts associated with this discussion.

Zoning Map Amendment

Picacho View I PAD 1st Amendment

Case No. RZPAD2006-037.A1

Poblano Solar Project

Prepared for

City of Eloy

Community Development



Submittal: September 19, 2024

Resubmittal: October 23, 2024

I. INTRODUCTION

Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of Poblano Solar, LLC (“**Poblano**”), is applying for the 1st amendment to the Picacho View I Planned Area Development (PAD) in order to allow the Solar, Utility Scale Generation and Battery Energy Storage System Facilities land use (hereinafter “**Utility Scale Solar**”) (“**Poblano Project**”) on vacant property in close proximity to existing electrical transmission infrastructure. The overall Project area is comprised of approximately 938 acres of private land (“**Property**”), approximately 816 acres of which is located in the Picacho View I PAD (“**PVI Property**”). The remaining approximately 122 acres are within the Eloy Valley PAD and subject to a separate application (“**EVP Property**”), Case No. RZPD2024-001.A2.

Despite the Picacho View I PAD approval in 2006, the Property has remained vacant and has limited near-term development potential due to a lack of public services and limited transportation infrastructure. The proposed Poblano Project would make this land productive, generating much-needed electricity. Current economic growth in Pinal County and throughout the State is causing an increased infrastructure burden, with a particular emphasis on electricity needs at a time when coal plants are being phased out. This Utility Scale Solar generation project can help support these electrical power needs without creating a drain on other services, such as water or wastewater. The Poblano Project will also provide transportation benefits with additional roadway dedication and improvements while generating very few trips. Under these circumstances, the Poblano Project represents the highest and best use of the land at this time for the owner and the City as an interim use of the property until such time when infrastructure and the development of the property as originally intended in the Picacho View I PAD is economically feasible. It would also provide additional tax revenue, short-term construction jobs, and several full-time jobs on otherwise vacant land.

Poblano is a wholly-owned subsidiary of Longroad Energy Holdings, LLC (“Longroad”), a developer, owner, and operator of renewable energy projects across the United States. Longroad is currently operating multiple solar projects in Arizona with enough generation either under construction or in operation to power over 500,000 homes in the State. They have identified the Property as appropriate for additional solar generation because of its proximity to utility infrastructure and general remoteness.

This application does not include the City of Eloy Well Site property (APN 408230720) that is within the boundary **PVI Property**.

II. PURPOSE OF REQUEST

This PAD amendment is limited in scope to expanding the PAD’s allowed uses to Utility Scale Solar on the Property in accordance with Eloy Zoning Ordinance (“**Ordinance**”), Section 21-3-1.39:

Solar, Utility Scale Generation and Battery Energy Storage System Facilities (“**Solar Ordinance**”) within the PVI Property. The amendment will accommodate a Utility Scale Solar project that will bolster, stabilize, and provide redundant service to the existing power grid. The proposed amendment also includes limited deviations from the Solar Ordinance development standards as follows:

- i. The facilities shall be limited to the locations indicated on the Poblano Interim Development Project Plan (“Poblano Interim Project Plan”) specific to the **PVI Property**: Conceptual Site Plan (See **Figure 1**).
- ii. Interior setbacks to property within the Poblano Interim Project Plan of the **PVI Property** and those side and rear yards abutting the **EVP Property** within the Eloy Valley PAD that are not adjacent to a street: 0 feet.
- iii. Rear setbacks to property within the Poblano Interim Project Plan specific to the **PVI Property** that are not adjacent to a street, excluding rear property setbacks to abutting properties that is not part of the **PVI Property**: 0 feet.
- iv. Perimeter fence color: sage green color that has color equivalency with a LVR of 40% or less.
- v. The development shall comply with the Industrial Development Requirements and Guidelines and Additional Standards of Sections 21-2-5.5 and 21-2-5.6 of the Zoning Ordinance, as amended, except that only the landscape provisions of 21-2-5.6.B. are replaced with the landscape provisions of Section 21-3-1.39 of the Ordinance.
- vi. Perimeter fencing, including gated access through the fence, shall be setback a minimum of 50’ from the right-of-way dedicated in accordance with Section 21-3-1.39 of the Ordinance.

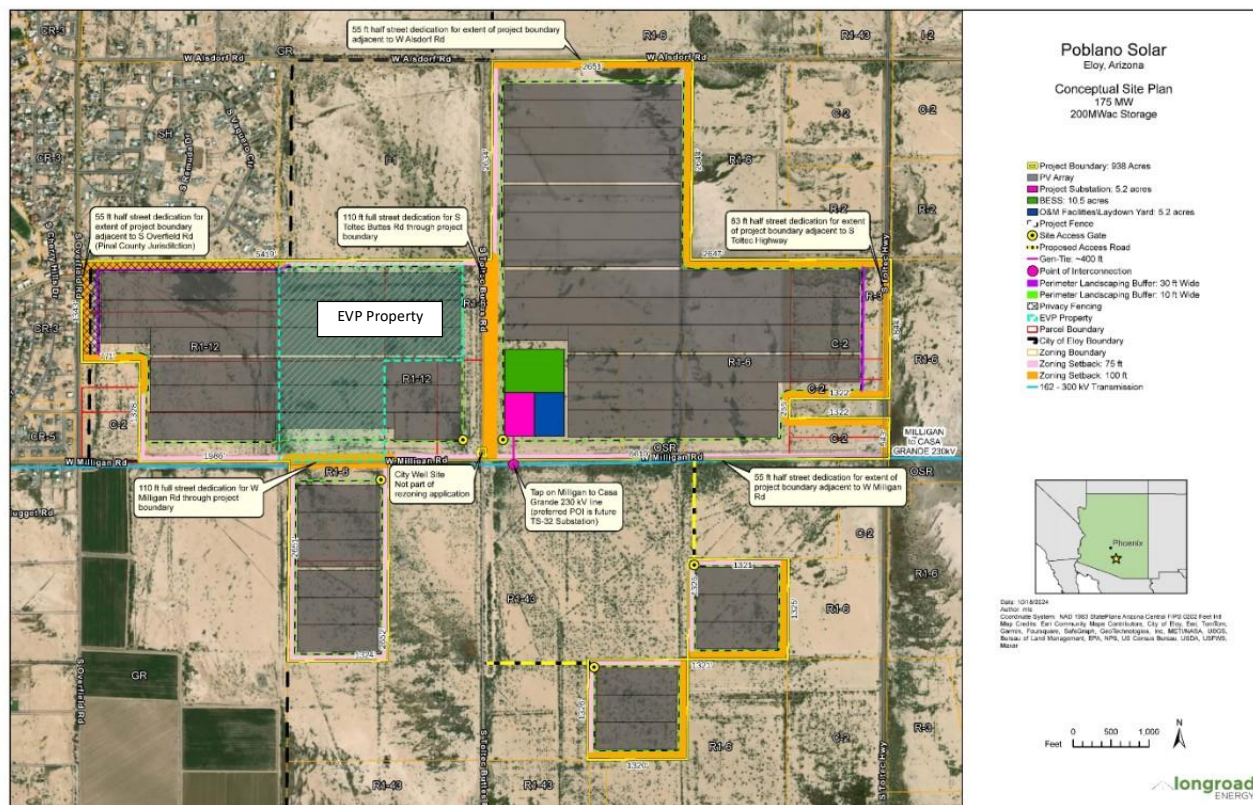
III. SITE LOCATION AND CONTEXT

The Property is located approximately two miles south of Interstate 10 and generally north of Milligan Road and west of Toltec Buttes Road. It is in a largely undeveloped area of the City approximately 3.5 miles southwest of downtown Eloy. See **Figure 1**. The Property is currently vacant and unserved by any utilities. The majority of the Poblano Project is within the Picacho View I PAD, with the remainder of the proposed Poblano Project located in the Eloy Valley PAD and is subject to a separate PAD amendment application. See **Figure 4**. To the north is vacant land with industrial zoning. The balance of the surrounding area is primarily residentially zoned land of varying densities. A city landfill is located northeast of the Property along the east side of Toltec Road.

IV. PROJECT DESCRIPTION

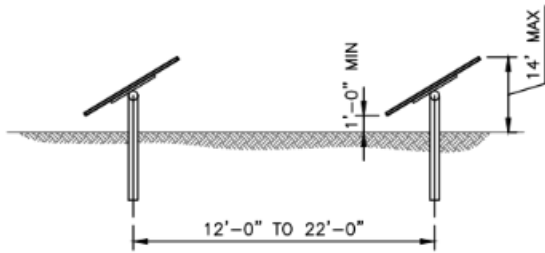
The Poblano Project will add Utility Scale Solar on an interim basis consistent with the concept plan specific to the PVI Property as shown in **Figure 1** and consistent with the Solar Ordinance with the limited modifications described above. It will include approximately 175 megawatts (“MW”) of solar generation capacity and would interconnect to the grid via a 230 kV generation interconnection transmission (“gen-tie”) line, which will require a separate permit from the Arizona Corporation Commission.

Figure 1 Poblano Project Preliminary Concept Plan



The solar field will consist of photovoltaic (“PV”) modules mounted on a single axis tracking rack system. The typical height of the PV modules, when mounted on the racks, will be approximately 8 feet, and the maximum height at full rotation will be approximately 14 feet. See **Figure 2**. The solar arrays would be fenced for security and screened as prescribed by the Solar Ordinance. Each array will include a power conversion station, and electricity will be routed to the Poblano Project substation located on the Property by aboveground and underground collection lines. At the on-site substation, the generated electricity will be stepped up to a transmission voltage of up to 230 kV and transmitted to the electrical grid via a gen-tie line. The final point of interconnection will be determined in conjunction with interconnection studies performed with Arizona Public Service (“APS”).

FIGURE 1 SAMPLE SINGLE AXIS TRACKING SYSTEM DETAIL



The Poblano Project may include an onsite Battery Energy Storage Systems (“BESS”). The **BESS** location would be within the **PVI Property** and near the Poblano Project substation and consist of self-contained battery storage modules placed in racks. The BESS will be screened with chain link fencing with slats. See **Figure 3**. The enclosures will have appropriate safety systems built to applicable safety regulations. As part of the Poblano Project, the Applicant will work with local first responders to offer formal and informal training opportunities and establish a site-specific Emergency Response Plan.

FIGURE 3 LONGROAD ENERGY BESS PROJECT IN MARICOPA COUNTY (SUN STREAMS 3)



Lighting and security may include motion-activated or infrared security lighting and cameras at the Poblano Project's perimeter, operations and maintenance buildings, storage facilities, substation, power conversion station and photovoltaic combining switchgear. Lighting will be designed to provide the minimum illumination needed to achieve safety and security objectives and will be downward facing and shielded to focus illumination on the desired areas only and minimize light spillage.

During construction, non-potable water will be used to facilitate soil compaction and control dust on exposed soils as needed. During operation, the Poblano Project will use a small amount of water for the operations and maintenance of the building, occasional washing of the solar panels, landscape plant irrigation, and sink(s) and toilet(s)/lavatory room(s) will be provided from the minimum 25,000 water tank that will also be used for fire suppression for the Poblano Project. The water tank will be provided in a location approved by the Eloy Fire District.

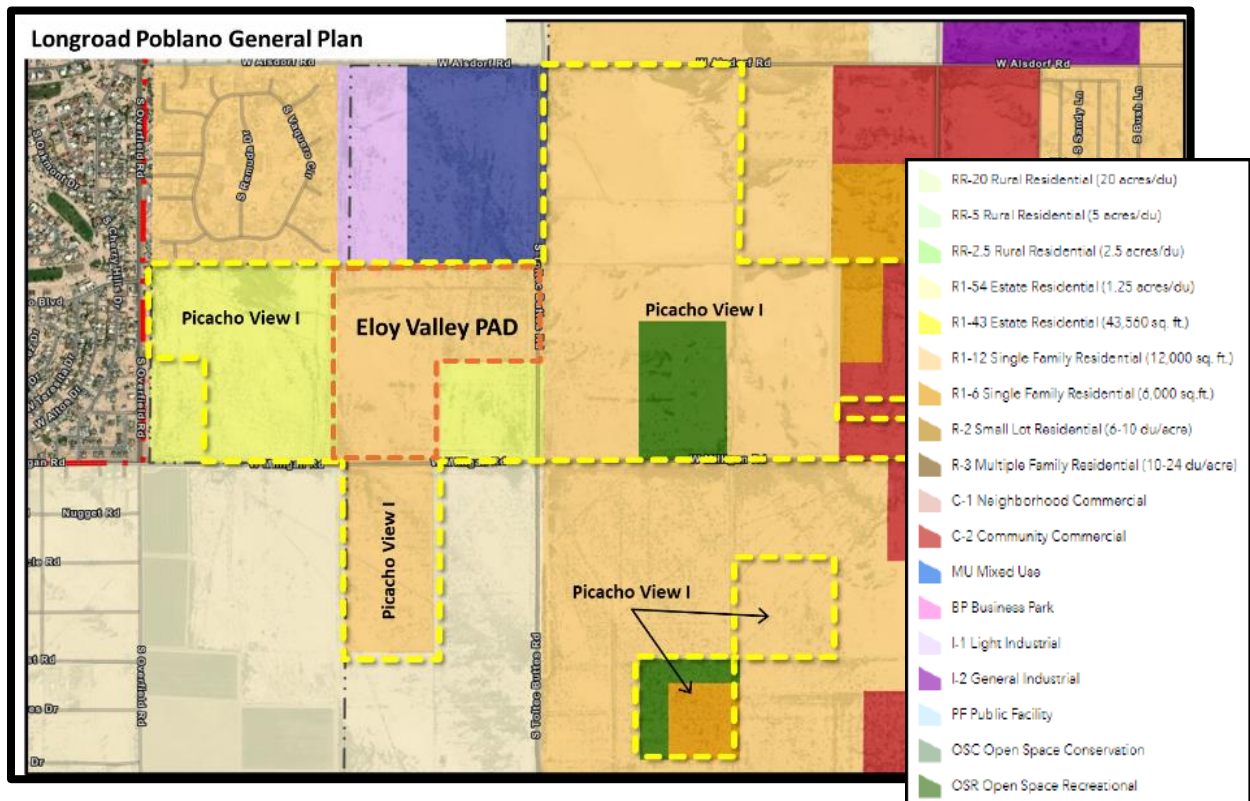
Poblano will work with the local electric utilities to determine the timing and mechanics of the Poblano Project's interconnection to the grid. Construction could begin as early as 2026, but the exact schedule will be determined based on market demand and entering necessary agreements with applicable utilities. Up to 300 workers will be employed during construction, which is anticipated to take 18-24 months. During operations, up to five full-time workers are expected to be employed to maintain the Poblano Project, including site and vegetation management.

As part of the Poblano project improvements for the EVP Property, Milligan Road and Toltec Buttes Road will be improved in accordance with the Zoning Ordinance, as amended. These improvements will include a double chip seal pavement width of twenty-eight (28) feet within the projects' half-street rights of way. The subbase of such roadways shall be six (6) inches of aggregate base course material. Low water crossings shall be installed at grade, in locations where drainage model shows flow, and side ditches on the side of roads shall capture regular storm flows and convey flows along current drainage paths.

V. ZONING MAP AMENDMENT CRITERIA

Section 21-6-6.4 of the Zoning Ordinance sets forth five criteria to be considered in the evaluation of a rezoning request. Adding Utility Scale Solar generation and BESS facilities as a permitted use subject to the Poblano Interim Project Plan meets the City's criteria for a zoning map amendment as follows.

Figure 4 Poblano General Plan



1. Consistency (or lack thereof) with the adopted Eloy General Plan, and other adopted plans;

Response: *The Utility Scale Solar project will advance the goals and policies of the General Plan consistent with A.R.S. 9-462.01(F) and with the General Plan rezoning criteria as provided in Section 21-6-6.4. A portion of the Property, the PVI Property, is within the Picacho View I PAD which was adopted by City Council in 2006 and found to conform with the City's General Plan. See **Figure 4**. The underlying General Plan land use designations include Low, Medium, and Medium-High Density Residential, Community Commercial, and Parks/Open Space. This PAD amendment maintains the existing permitted uses established by the Picacho View I PAD and adds the Solar, Utility Scale Generation, and Battery Energy Storage System Facilities, as an interim use consistent with the Solar Ordinance. Further, the proposed use is in alignment with and complementary to the City's land use and economic goals as provided below.*

Relevant General Plan Goals include:

Land Use Element Goal 3.1.1.1: Provide a range of residential, employment, and supportive land uses to encourage and maintain a sustainable community.

Land Use Element Goal 3.1.1.2: Maintain, update, and create standards and guidelines to which developments should adhere in an effort to achieve a sustainable community.

Economic Prosperity Element Goal 3.10.1.4: Create a community with adequate infrastructure, utilities, community amenities and housing that will attract new businesses and residents.

The Land Use Element goals above support land uses and standards that encourage, achieve, and maintain a sustainable community. The Poblano Project (inclusive of the related Amendment to the Zoning Map (Rezone) (RZPAD2024-001.A2)) will produce up to 175 MW of renewable energy to bolster the existing power grid. Arizona is ideal for solar development because of its 300+ days of sunshine, and this Property is well-suited for solar generation due to its close proximity to a utility interconnection point and to other proposed solar uses, such as the Tierra Del Sol, Eloy Acres, Sawtooth, and Cooley Eloy solar projects.

The Economic Prosperity goal above encourages adequate infrastructure, utilities, community amenities and housing that will attract new businesses and residents. The Poblano Project is a large renewable energy project that will enhance the existing power grid to meet the electricity demands created by the type of industrial and high-tech manufacturing uses that have been driving recent job growth.

2. Compatibility with the existing zoning and conforming uses of nearby property and with the character of the neighborhood;

Response: *Solar is a passive use with minimal impact to surrounding properties in terms of noise, dust, glare, or vibration. It also has a very low impact on infrastructure and services, such as water, wastewater, traffic, and police.*

*The Utility Scale Solar project will maintain compatibility by implementing and exceeding the setback and screening requirements of the Solar Ordinance. On the west, the Poblano Property abuts Overfield Road for approximately 1,340 linear feet, with existing residences located across the street in the unincorporated Arizona City area. In conformance with the Solar Ordinance, the Poblano Project will apply the required 100' setback at this boundary location, which will be in addition to the street and ROW width and implement a 30' landscaped buffer within this setback. See **Figure 5** below. The Poblano Interim Project Plan also omits a commercially zoned corner on this western boundary with Overfield Road to create additional buffer for portions of the existing residential area and preserve the ability for future neighborhood commercial services to locate there. The Property also shares an approximately 2,640 linear foot border with existing rural residential lots in the unincorporated County east of Overfield Road and north of the Property boundary. For this boundary, the Poblano Project will implement the required*

100' setback and add a 30' landscaped buffer even though the landscaped buffer is not technically required due to the lack of arterial roadway at that location. See **Figure 5**.

FIGURE 5. SETBACKS AND SCREENING TO COUNTY



While this request adds solar energy generation and battery storage as a permitted use within the PAD, it is on an interim basis, and the request preserves the Property's underlying zoning for a residential community with neighborhood commercial services for future development. Unlike most other types of development, the City requires a decommissioning plan for this use to enhance the Property's future development potential, and the decommissioning will be conducted in a manner that minimizes unnecessary disturbance.

3. Suitability of the subject property for uses permitted by the proposed zoning district

Response: The Property is ideal for the proposed solar use. There is existing electrical transmission in the area as well as other solar energy generation projects nearby. The land is relatively flat and shares the approximate grade as the surrounding property, thereby minimizing visual impacts.

4. Suitability of the subject property for uses permitted by the existing district; and

Response: At this time, more traditional development potential is limited by the general lack of infrastructure, services, and overall remoteness. In addition, some nearby uses and zoning are not conducive to the residential development of the Property at this time. The Property abuts industrial zoning on a portion of its northern boundary. There is also a city landfill located near the Property to the northeast.

5. Availability of sewer and water facilities.

Response: *The Utility Scale Solar project will not require water and sewer hook ups. This is a very low-water use, limited to bathroom facilities at the O&M building for approximately three to five employees and the possibility of occasionally washing the panels, which occurs no more than once per year. The limited water requirements are anticipated to be provided via hauled water. Due to the nature of this use, it is not anticipated that a sewer connection will be required. A septic system will be provided for the bathroom facilities. Water for landscape plant irrigation, and sink(s) and toilet(s)/lavatory room(s) will be provided from the minimum 25,000 water tank that will also be used for fire suppression for the Poblano Project. The water tank will be provided in a location approved by the Eloy Fire District.*

VI. PAD AMENDMENT CRITERIA

Section 21-2-7.2 of the Zoning Ordinance sets forth five general statements regarding the criteria for amending Planned Area Developments. As described below, the Project is consistent with these criteria.

- A. To encourage the City's development growth while enhancing the public health, safety, and general welfare;

Response: *This Utility Scale Solar project will add new electrical generation to help meet the growing demand for power driven by growth in general and in particular by the manufacturing and high-tech industries that are particularly by the manufacturing and high-tech industries attracted to Arizona.*

- B. To encourage innovations in residential, commercial, and industrial development to assist in expanding opportunities for diverse choices of housing, recreation, shopping, and employment to Eloy residents, workers, and visitors;

Response: *The Utility Scale Solar will not inhibit these innovations. The proposed amendment would expand the current permitted uses to allow Utility Scale Solar as an interim use in an area with little residential density or other development activity.*

- C. To reflect enhanced community sustainability and economic health in the design and construction of future development;

Response: *The Utility Scale Solar would use vacant land to increase electrical power generation through a sustainable resource. It would also increase tax revenue and provide job opportunities on land that otherwise lacks a productive use. Further, by complying with the Solar Ordinance, the Poblano Project will improve local roadways to enhance other near- and long-term development opportunities in the area.*

- D. To encourage a more creative and compact approach in the utilization of land and resources in order to accomplish a more efficient, aesthetic, and sustainable development

which may be characterized by special features of the geography, topography, size or shape of a particular property; and

Response: *The Utility Scale Solar project is a low-impact use with panels limited to approximately 14' in height and with minimal noise, dust, vibration, and traffic. The Property is generally flat with only a few very minor natural washes traversing it. With virtually no changes in topography, this use will not interfere with any scenic views from surrounding properties.*

- E. To provide a compatible and stable developed environment, in harmony with the Sonoran Desert.

Response: *Where possible, native vegetation will be protected or preserved and all perimeter landscape screening materials will be native, drought tolerant plants and trees. The sage green coated perimeter chain link fence will help this low-profile use blend into the desert surroundings.*

APPENDIX A:

POBLANO PARCELS AND ACREAGES

Table 1: Poblano Solar Project Parcels and Acreages		
Assessor Parcel Number	Property Owner	Acreage
408-01-015A	BENHAM JAMES, TRUSTEE	40.05
408-01-15D	BENHAM JAMES, TRUSTEE	7.78
408-01-15F	BENHAM JAMES, TRUSTEE	7.77
408-01-015G	BENHAM JAMES, TRUSTEE	8.78
408-01-015C	BENHAM JAMES, TRUSTEE	7.89
408-01-011B	LINMARK, LLC (partial)	27.00
408-01-011D	LINMARK, LLC	40.97
408-01-011E	LINMARK, LLC	40.90
408-01-011G	LINMARK, LLC (partial)	28.84
408-01-013	LINMARK, LLC	402.84
408-23-027	LINMARK, LLC	40.44
408-23-031	LINMARK, LLC	40.41
408-23-044A	LINMARK, LLC	20.12
408-23-044B	LINMARK, LLC	20.36
408-23-046	LINMARK, LLC	40.86
408-23-047	LINMARK, LLC	40.88
	Total Picacho View I PAD	815.89
408-23-041	LINMARK, LLC	40.79 (Eloy Valley PAD)
408-23-042	LINMARK, LLC	40.82 (Eloy Valley PAD)
408-23-043	LINMARK, LLC	40.75 (Eloy Valley PAD)
	Total Eloy Valley PAD	122.36
	Total Project Area	938.25

PICACHO VIEW I

PLANNED AREA DEVELOPMENT

DEVELOPMENT PLAN

October, 2006

Prepared For:
City of Eloy
628 N. Main Street
Eloy, Arizona 85231

Prepared By:
Linmark, L.L.C.
and AXIS CORP.

**1st Amendment to the
Picacho View I
Planned Area Development
Development Plan**

Submitted to:
City of Eloy, AZ

595 N. C. Street Ste. 104
Eloy, AZ 85131

Case #: RZPAD2006-037.A1

B | F | S | O

BERGIN, FRAKES, SMALLEY & OBERHOLTZER

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Prepared for:
Poblano Solar, LLC

A Subsidiary of:
Longroad Energy Holdings, LLC



**220 Montgomery Street, Suite 860
San Francisco, CA 94104**

APPROVALS

Picacho View I PAD
A “Planned Area Development”
Approved: XXXXXXXX
Ord. No. 06-645

1st Amendment to the
Picacho View I PAD
A “Planned Area Development”
Case: RZPAD2006-037.A1
Approved: XXXXXXXX
Ord No. XXXXXXXXXX

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APPENDICES

Appendix A: Legal Description

Appendix B: Pinal County Assessor Numbers

Appendix C: Arizona Game & Fish Letter

Appendix D: Cultural Resources Archival Review

Appendix E: Preliminary Environmental and Biological Analysis

Appendix F: Plant Palette List

Appendix G: Poblano Interim Project Development Plan (“Poblano Interim Project Plan”): Poblano Solar, LLC

Exhibits to the Poblano Interim Project Plan: Exhibit A- D

Exhibits:

Exhibit 1: Location Map

Exhibit 2: Vicinity Map

Exhibit 3: Aerial Photo

Exhibit 4: (intentionally left blank)

Exhibit 5: Existing Zoning (Context Plan)

Exhibit 6: Existing Utilities Plan - Water and Sewer

Exhibit 7: Soils and Topography Map

Exhibit 8: (intentionally left blank)

Exhibit 9: Existing Utilities Plan - Electric and Gas

Exhibit 10: Land Use Plan (Site Plan)

Exhibit 11: Circulation Plan

Exhibit 12: (intentionally left blank)

Exhibit 13: (intentionally left blank)

Exhibit 14: (intentionally left blank)

Exhibit 15: Concept Grading Plan

Exhibit 16: Landscape Concept Plan

Exhibit 17: Parks, Recreation, and Trails Map

Exhibits to the Poblano Interim Project Plan:

Exhibit A: Vicinity & Poblano Project Parcel Map

Exhibit B: Picacho View I PAD Interim Development Context Map

Exhibit C: Conceptual Site Plan- Poblano Solar Project

Exhibit D: Conceptual Sections for Utility Scale Solar Development

I. STATEMENT OF FINDINGS

A. Introduction

Picacho View I is a master planned community comprised of residential, commercial, park and recreational land uses. Located within the City of Eloy in Pinal County, the approximately 940-acre site is located south of Interstate 10, and just west of Toltec Highway. The Planned Area Development area is approximately 40 miles south of the City of Phoenix, and just minutes east of the City of Casa Grande. The plan is located about 40 miles northwest of the City of Tucson metropolitan area (See Exhibit 1: Regional Map).

The Planned Area Development project area includes portions of TSS, R7E Sections 8, 9, 16, 17, and 20. The Pinal County Assessor tax parcel numbers are indicated in Appendix B, and the Legal Description is provided in Appendix A.

The availability of suitable land and accessibility to transportation corridors will attract Pinal County's growing population to Picacho View I. Picacho View I is readily accessible via existing and proposed roadways. Currently, access is available from Interstate 10 and the Toltec Highway. The site is also accessible via Milligan Road, Alsdorf Road, and Phillips Road (See Exhibit 2: Vicinity Map).

This plan focuses on optimizing the site by creating recreational opportunities, a mix of housing products, and densities, a Public or HOA Park, public services, and business and retail centers. The community will provide vitality and foster a high quality of life. Development will be balanced with open space and public or private recreational amenities. The office and retail areas will reduce the need for excessive travel and provide opportunities for alternative transportation modes, such as pedestrian and bike travel.

Responsible planning will be ensured through the adoption of this Planned Area Development which reflects thorough and comprehensive land use planning. This Plan includes the flexibility to anticipate and adequately adapt to future needs of the community.

Picacho View I is environmentally suitable for development. The parcel is relatively flat, with no major geologic formations on site.

B. Plan Objectives

The objectives of the Picacho View I Planned Area Development include, but are not limited to the following:

- Utilize the City of Eloy's Planned Area Development Process to plan and promote the development of a large-scale, master-planned, intergenerational community.
- Facilitate a compact development pattern.
- Manage and control growth through an efficient development community.
- Opportunities for affordable housing shall be provided.
- Opportunities for a variety of single-family residential developments, including large lots and custom homes shall be provided.
- New high-quality residential environments will be provided.
- Multi-family housing shall be developed in close proximity to community parks and open space areas.
- Construct developer-financed City or HOA parks in conjunction with new residential development by providing infrastructure, housing density, and development agreement assurances.
- Residential developments shall provide pedestrian linkages to schools, parks, and community services through the community's roadway and park/trail system.
- Residential development shall be located in suitable areas.
- Commercial, and office employment centers shall be scaled and located to complement the community.
- Plan neighborhood commercial nodes convenient to residential areas.

C. Alternate Planning Tools

The Picacho View I Planned Area Development establishes a reliable, flexible, and cost effective framework for development of this property. The Planned Area Development is an appropriate planning tool capable of maintaining the structure of the City of Eloy's regulations while allowing the flexibility to respond to future development conditions. The Planned Area Development includes Development Regulations, and Design Guidelines, which are compatible with the City of Eloy Development Code, in order to ensure quality, and a coordinated development.

Traditional zoning does not promote coordinated development, nor does it provide the flexibility to responsively adapt to future community needs or market conditions. Conventional zoning categories apply to the entire city and can be less appropriate for land planning than a detailed Planned Area Development designed for the site and surrounding land uses.

D. Plan Consistency

This plan is consistent with the logical extension of the Picacho View I PAD zoning. This Planned Area Development is being adopted in conformance with the City of Eloy's Article 10- Overlay Zoning Districts, Planned Area Development (PAD), and Preliminary Development Plan.

E. Zoning Code Consistency

The Picacho View I Planned Area Development is consistent with the City of Eloy Zoning Code regarding relative importance of surrounding public and private interests (See Exhibit 5: Existing Zoning). The Planned Area Development provides needed zoning and regulatory guides that supplement existing City ordinances.

F. Community Benefits

The Planned Area Development will enhance the broad-based planning efforts in the region and should increase surrounding property values by providing homes priced at or above comparable values in the general area. Creating a quality recreational facility and improving the overall street and utility infrastructure will enhance property values on and off-site. It will also address long-range community goals regarding transportation, school sites, concentration of recreational activities, and wastewater treatment. The proposed uses within this Planned Area Development will provide needed long-range residential and recreational opportunities for the City of Eloy.

The share of the tax supported cost of public services for the Planned Area Development area shall be effectively reduced. This development will pay its fair share of all necessary public improvements. Its approval will lock in a long-term public and private commitment to a regional growth scenario. The Eloy area is experiencing rapid growth and will continue to do so for some time. The area is currently impacted by piecemeal development. This plan will set the trend towards more precise planning, and integrate all development components into a comprehensive, phased package. It will contribute to upgrading regional facilities as well as assuring a long-term commitment to a designated set of land uses.

As the population in Eloy increases, the demand for housing and services increase. The community's needs will be met with this residential development which includes a City or HOA recreation amenity, office and commercial facilities. This plan will provide for the long-term needs of the increasing population as well as assure that the community will be built out as planned.

G. Context Compatibility

The Picacho View I Planned Area Development is a project which addresses present and future growth in the City of Eloy and provides the framework for appropriate land uses and the provision of needed services. The plan provides for sensitivity to the region, the neighborhood, and the site.

Some of the properties in the City of Eloy are in the initial planning phases of development. Undeveloped land adjoins the Planned Area Development property to the south. The property to the north is privately held and undeveloped. Properties to the east and west are largely undeveloped, with the exception of Arizona City. Existing zoning in the area is primarily agricultural and Planned Area Development.

H. Environmental Suitability

The Eloy General Plan classified the Picacho View I Planned Area Development Area as part of a larger assessment to identify those areas least and most suitable for urban development and to focus urbanizing development on those areas where impact on the environment was minimized.

The examination of these features utilized a Geographic Information System (GIS) platform to perform an analysis of seven key environmentally suitable layers. The layers selected include:

- Topography and Slope
- Soil Conditions
- Land Subsidence
- Vegetation and Habitat
- Rivers, Streams, and Canals
- 100-Year Floodplain
- Natural Resource Land Ownership (where BLM and State Trust Lands may limit development)

The key development characteristics of each environmental feature were assigned a "development suitability" rating ranging from 0 to 3. The rating is based on the presence of positive or negative attributes to guide future development. The suitability ratings were as follows:

0 - Not suitable for development

1 - Least suitable for development

2 - Moderately suitable for development

3 - Highly suitable for development

The conclusion of the Eloy General Plan indicated that the Picacho View I Planned Area Development Area rated as being "highly suitable for development".

I. Public Services Suitability

Transportation System

Primary access to the proposed development will be through I-10 and the interchanges that provide access into the area. At this time, there are three interchanges that are expected to be used by residents of this development.

Statement of Findings

They are Exit 200 - Sunland Gin Road, Exit 203 - Toltec Highway, and Exit 206 - Sunshine Blvd. A new interchange at Battaglia Drive *has* been recommended for further analysis in both the Small Area Transportation Study and the General Plan Update and is discussed in the future conditions section of this study. Other roadways that will be impacted by the project are Battaglia Drive, Frontier Street, and SR87. Milligan Drive and Phillips Road are also proposed to provide access for the project. These roadways are described below. They are currently discontinuous unpaved roadways with very low traffic volumes in the study area. A physical inventory of these roadways is as follows:

Existing Roadways

- Sunland Gin Road is a paved two-lane collector roadway that extends south from Frontier Street, connecting to I-10 with a diamond interchange and continuing south through Arizona City to serve the agricultural areas beyond the community. Freeway commercial services are located on both sides of the interstate and interchange. Stop control is on Sunland Gin Road at Frontier Street and Battaglia Drive, which is a four-way stop.
- Toltec Highway is located three miles east of Sunland Gin Road. It is a paved, two-lane collector roadway that extends south from Frontier Road through the project site and beyond to serve the agricultural area. Toltec Road also *has* a traffic interchange with I-10 and freeway commercial services located on both sides of the freeway. Toltec Highway is stop-controlled at Frontier Street and at Battaglia Drive, which is a four-way stop.
- Sunshine Boulevard is located three miles east of Toltec Highway and provides connection to I-10. This roadway is also a paved, two-lane roadway that continues south through the agricultural area. The roadway provides access to commercial uses north of I-10 and continues into the town center. It is designated as an arterial roadway between I-10 and Frontier Street and a collector between Frontier and Battaglia. Sunshine Blvd is stop-controlled at Frontier Street.
- Battaglia Drive is a paved, two-lane collector roadway that extends from SR 87 on the east to Chuichu Road, five miles west of Sunland Gin Road, providing alternate access to Interstate 8 and the west side of Casa Grande. Battaglia Drive crosses over I-10 without connection to the freeway. A major area employment center is located along both sides of the roadway between I-10 and Frontier Street.
- Frontier Street is an arterial roadway that extends from SR 87, on the east side of the study area into the City of Casa Grande, northwest of

Statement of Findings

the area. It is a two-lane divided roadway from SR 87 to Tryon Avenue, a four-lane divided roadway from Tryon Avenue Eleven Mile Road, a five-lane section with center left-turn lane to Battaglia Drive, and then continues northwesterly into Casa Grande as a two-lane, undivided roadway. This roadway serves as a primary access into the center commercial district of Casa Grande and is used as an alternate route to Interstate I 0.

- State Route 87 is a paved, two-lane state highway that provides access to the Cities of Coolidge and Florence, north of Eloy. This state highway extends north from Florence providing a connection to State Route 60 that continues east into the Globe/Miami area and west to Apache Junction.

Water Facilities

The existing City of Eloy water system consists of the following facilities:

- 3 – 1.0 million gallon reservoirs
- 2 - booster stations
- 4 - well sites

These four (4) wells are named as follows:

- o Well # 3 (a new well is currently being constructed to replace the existing Well# 3)
- o Well # 5
- o Well # 6
- o Well # 7

The Eloy area is served entirely by two booster stations, Water Plant 6 and Blue Tank (See Exhibit 6: Existing Utilities Plan- Water and Sewer). Three of the existing wells (3, 6, and 7) can pump to either water plant while well# 5 pumps directly into the north reservoir at Water Plant 6. A new well has recently been drilled to replace the existing well# 3 (the original well# 3 will remain in service as an emergency back-up). Currently the entire Eloy system is served by pressure due to the lack of elevation difference across the city.

Due to the lack of elevation change, Eloy has not been separated into typical pressure zones for the water service area.

Water Plant 6 consists of two 1.0 million gallon reservoirs, a well (# 6), and booster pumps. The pressure range at the booster pumps is set at approximately 45-65 pounds per square inch (psi). Water Plant 6 is at an approximate elevation of 1562 feet. This equates to an average high water elevation of 1690 feet.

Blue Tank consists of one 1.0 million gallon reservoir and booster pumps. The pressure range at the booster pumps is set at approximately 49-63 psi.

Statement of Findings

Blue Tank is at an approximate elevation of 1523 feet. This equates to an average high water elevation of 1652 feet. New pressure zones may need to be developed in order to serve the entire project.

The nearest water main to the Picacho View I property is located approximately 1 mile north of the boundary in Toltec Road. This is a 12-inch main that is tied to the Blue Tank booster system.

Sewer Facilities

The existing City of Eloy sewer system consists of the following facilities:

- 1 - 2.0 million gallon per day treatment plant
- 4 - Sewer lift stations
- A combination of gravity and pressure mains

Eloy is primarily served by individual septic systems in the older areas and by a 2.0 million gallon a day extended aeration treatment facility (See Exhibit 6: Existing Utilities Plan- Water and Sewer). Recently two sewer lift stations and approximately 7 miles of force main (10 and 16-inch HOPE) were constructed to convey flows to the existing treatment facility. The first lift station is located east of Sunland Gin Road behind the Petro truck wash and pumps to a second lift station located at Highway 84 and Maricopa Road. The second lift station pumps directly to the wet well at the head of the treatment plant. These lift stations have been designed to serve the Petro truck stop, Blue Beacon truck wash, some existing commercial and residential areas which are currently on individual septic systems, and some future platted communities.

There are two smaller lift stations that currently convey flow from Toltec Road and the 1-10 area to a gravity main that leads to the treatment plant. Both of these force mains are 6-inch.

The nearest sewer main to the Picacho View I property is located approximately 1 mile north of the boundary in a subdivision east of Toltec Road. This is an 8-inch main that conveys flows to the first of the two lift stations that feed the treatment plant.

II. SITE ANALYSIS AND INVENTORY

A. Existing Land Uses

1. **Site Location in Regional Context:** The project site consists of approximately 940 acres, located primarily within the incorporated city limits of Eloy, Arizona (See Exhibit 2: Vicinity Map). The Picacho View I Planned Area Development site is currently zoned for agricultural and general rural uses with one parcel as single family residential uses (See Exhibit 5: Existing Zoning).
2. **Existing Land Uses on Site:** The site is currently vacant and undeveloped agricultural land. Several paved **and** unpaved roads, utility easements, and irrigation ditches are located on the site.
3. **Surrounding Property Within ¼ Mile Radius:** Existing land uses within ¼ mile include the Planned Area Development of Eloy Valley, with the majority of the adjacent area vacant, or agricultural.

B. Topography

1. **General:** Picacho View I is an area of land approximately 940 acres in size located on the south side of I-10 and northeast of Arizona City in Eloy, Arizona. The area topography ranges in elevation from 1550 feet to 1525 feet and slopes to the northwest at a rate of approximately 0.23%.
2. **Restricted Peaks & Ridges:** There are no restricted peaks or ridges designated in the Pinal County Zoning Code.
3. **Rock Outcrops:** There are no rock outcrops on the site. This information was compiled from examination of aerial photographs at 1"=40' scale and verified by on-site investigation.
4. **Slopes of 15% or Greater:** The topography of the site is generally flat, gradually sloping from the east to the west (See Exhibit 7: Soils and Topography Map). There are no significant slopes greater than 15% and the average slope of the area is 0.23%.

C. Hydrology

1. **Off-Site Hydrology:** The Picacho View I area is often referred to as the Santa Cruz Flats, and it is located in the area where the broad, sandy channel of Santa Cruz River disappears, and as a consequence, relatively large floods in the past have overtopped the remaining banks of the Santa Cruz River and spread out over the valley floor.

However, the recent extreme floods of 1983 and 1993 did not cause widespread flooding of the Picacho View I area, and instead, these extreme floods followed the Greene Canal and bypassed this area. Consequently, neither the Santa Cruz River, nor the Greene Canal, currently flows through the Picacho View I area.

The topography is relatively flat, with slopes averaging less than 3 percent, and trending toward the west and northwest. In general, there are no well-defined watercourses within the Picacho View I area, and locally derived floodwaters spread out over wide areas as shallow sheet flow.

2. **Off-Site Features That May Affect or May be Affected by the Site:** Two off-site features that may affect this project are the Lower Santa Cruz Levee and the Greene Canal.

In 2001, the U.S. Army Corps of Engineers and the Pima County Flood Control District completed the construction of a 7-mile-long levee along the right-hand bank of the Santa Cruz River, between Sanders Road and Avra Valley Road. This flood-control project removed approximately 4,500 acres from the 100-year flood plain, and may have increased flood peaks downstream from Sanders Road. The increase in flooding caused by this flood-control project is not known.

During the 1983 flood, the Greene Canal, located south of Picacho Peak and near the Pinal Air Park, became much wider and deeper, and resulted in capturing nearly all of the flow in the Santa Cruz River. Consequently, the Picacho View I area received little flooding in 1983, and later during the 1993 flood, except locally along roadways and irrigation ditches.

The Federal Emergency Management Agency (FEMA) is currently restudying the flood plain along the Santa Cruz River, including the segment passing the northern end of the Picacho View I area, to see what effects, if any, these two factors may have on flood hazards within this area.

3. **Upstream Watersheds With 100-Year Discharges Greater Than 100 cfs:** Off-site watersheds having existing 100-year flood peaks greater than 100cfs can be found in the Drainage Report prepared by Arroyo Engineering.

4. On-Site Hydrology:

- a) 100-Year Floodplains Less Than or Equal to 100 cfs: Flood plains from watersheds producing 100-year flood peaks less than 100 cfs were not delineated.
- b) Sheet Flooding Areas with Their Average Depth: The control and elimination of sheet flow will be overcome prior to the development of the Picacho View I area. During relatively small, frequent storms, sheet flow is generally intercepted and conveyed by roads and irrigation canals. However, during relatively large, infrequent storms, it is believed that floodwater-carrying capacities of these roadway ditches and irrigation canals may be exceeded, and widespread flooding may occur. Consequently, it is believed that the entire Picacho View I area is subject to shallow sheet flooding. Although the depths of flooding have not been computed, it is believed that flow depths will generally vary from 0.5 feet to 2.0 feet during a 100-year flood.
- c) Federally Mapped Floodways and Floodplains: Based on the current FEMA Pinal County FIRM (Map Numbers 04077 1175 C and 0950 C), the majority of the Picacho View I area is designated in an unshaded Zone C, meaning these are areas outside the 100-year flood plain and will experience only minimal flooding.
- d) Peak Discharges Entering and Leaving the Site: Existing watersheds that exit the north and west sides of the Picacho View I area can be found in the Drainage Report prepared by Arroyo Engineering.

5. Existing Drainage Conditions Along Downstream Property Boundary:

There are two significant constructed features located along, or near, the downstream property boundary that may be affected by the site. These are Arizona City and a portion of the CAIDD Canal located immediately west of, and is running parallel to, Lamb Road. Both Arizona City and the CAIDD Canal are similar to the Picacho View I area, in that they are also subject to shallow sheet flow. However, it is also believed that drainage conditions in Arizona City and near the CAIDD Canal will improve as a result of the development of Picacho View I because future flood peaks will be significantly reduced by the construction of on-site stormwater retention basins, as well as the construction of regional drainage channels that will deliver flood waters to specific downstream

locations where they can be picked up at the edge of this development and carried farther downstream for disposal.

D. Vegetation

1. **Vegetation Inventory and Description:** The subject area is within the Lower Colorado River Valley subdivision of the Sonoran Desert scrub biotic community. However, the subject area consists mainly of agricultural lands. As such, diversity of vegetation generally is less than that found in typical Lower Colorado River Valley subdivision habitats, creating an open canopy and bare ground throughout significant portions of the area. Vegetation that was commonly noted in the subject area includes mesquite (*Prosopis velutina*), Mexican palo verde (*Parkinsonia aculeata*), burroweed (*Isocoma tenuisecta*), Russian thistle (*Salsoa* sp.), desert broom (*Baccharis sarothroides*), mustard species (*Sisymbrium* sp.), Johnson grass (*Sorghum halepense*), and aster species (*Helianthus* sp.). Generally speaking, irrigation canals occur along the Section gridlines throughout the subject area. Vegetation diversity and tree density and stature increases along these canals due to the presence of ephemeral water supply provided there. Vegetation noted only along these canals includes cottonwood (*Populus* sp.) and arrowweed (*Pulchea purpurascens*). The subject area has been highly disturbed due to agricultural activities, with large areas of monoculture (cotton) present and many disturbance-type species present along roadways (i.e. Russian thistle, desert broom, and Johnson grass). No saguaros (*Camegieia gigantea*) were noted within approximately ¼ mile of the ROW.
2. **Vegetative Densities:** Vegetative densities on-site were measured from aerial photographs and verified during field investigations. Densities are expressed as percent canopy coverage. Vegetative canopy coverage for shrubs and trees were calculated. Grasses and other groundcovers were not considered. Vegetation densities were divided into three categories:

- High Density 71%-100
- Medium Density 31%-70%
- Low Density 0%-30%

Vegetation densities found on the project were classified as Low Density (0% - 30%) and therefore the Picacho View I site is well suited for development. The site's natural drainage patterns have been altered by agricultural activities, and consequently, the quantity and quality of vegetation have been significantly decreased. The majority of the site contains very low-density coverage. Due to the low

vegetative density, the site's desert scrub vegetation and negligible riparian communities provide negligible wildlife value.

E. Wildlife

1. **General Wildlife:** Wildlife that was noted during the site evaluation included black-tailed jackrabbit (*Lepus californicus*), desert cottontail (*Sylvilagus audubonii*); common raven (*Corvus corax*), red-winged blackbird (*Agelaius phoeniceus*), American kestrel (*Falco sparverius*), prairie falcon (*Falco mexicanus*), red-tailed hawk (*Buteo jamaicensis*), loggerhead shrike (*Lanius ludovicianus*), turkey vulture (*Cathartes aura*), and mourning dove (*Zenaidura macroura*).
2. **Endangered Species Investigation:** The USFWS lists 18 special-interest species (federally endangered, threatened, proposed, and candidate species, and species with federal conservation agreements) as occurring or suspected to occur within Pinal County. Upon initial review of the list and subject area, it was determined that there is low to no potential for the occurrence of any of the species found on this list and there is no designated critical habitat within the subject area. These species have ranges that do not include the project area and/or are found in habitats dissimilar to those within the proposed project area, and therefore, are not expected to occur within the proposed project area. These determinations were based upon field habitat analysis and review of information available regarding the species, comparisons of information with habitats available at the project site, and the known ranges of the species. Therefore, no adverse effects are expected to occur due to proposed project activities.
3. **Letter from the Arizona Game and Fish Department:**

(See Appendix C)

F. Soils

1. **Soils Testing:**
 - a. Soils Types: Descriptions of the soil types found on the property and shown on Exhibit 7: Soils and Topography Map, are as follows:
 1. Y2 - Active stream channels
 2. YI - Mid to late Holocene basin terraces
 3. M2 - Late Pleistocene - early Holocene basin terraces
 4. M1 - Oldest terrace in the basin; mid-Pleistocene in age

- b. General Description of the Picacho Basin: The Picacho View I Planned Area Development is within the Picacho Basin, a large and complex graben surrounded by horsts and half-horsts, which are now the Picacho, Casa Grande, Silverbell, and Sacaton mountains. It formed mainly in response to late Miocene extension. Internal drainage probably persisted until about 3 million years ago. Several thousand meters of sediments fill the basin; 2000 meters of evaporites and claystone form the bulk of the basin fill (Scarborough and Pierce, 1978). The upper 200 meters or so of basin fill was deposited by a gradually aggrading, regionally integrated drainage system. Young alluvium of the Santa Cruz River is up to 30 meters thick and is found within 3.2 kilometers of the modern channel (Pool, 1986). Although the Picacho Basin does have external drainage, extremely low stream gradients and a lack of long-term downcutting have resulted in playa-like sediments, eolian deposits, and a lack of significant elevation differences between terraces. Unlike basins upstream, the Picacho Basin has not been incised significantly during the Quaternary.

Compaction-related earth fissures can be found in the Picacho Basin. However, the highest densities of fissures can be found around the perimeter of the Picacho Basin. The highest potential for fissure development is probably in those areas.

Soil shrink-swell and soil collapse are potential design issues in the Picacho Basin. This is due to the high percentage of montmorillonite clay with the terraces. Potential for collapsing soils in the basin can be inferred from landforms in other basins known to have these soils. Holocene fan skirts and aprons commonly have collapsing soils (S. Slaff, 1986, unpub. report).

G. Traffic

1. **Existing and Proposed Off-Site Traffic:** The Picacho View I Master Plan Transportation Study, prepared by CLA, addresses the existing and proposed off-site traffic counts.

H. Sewers

1. **Location of Existing Public Sewers:** There are no existing public sewer facilities within the plan area that allow for a permanent long-term solution for wastewater treatment (See Exhibit 6: Existing Utilities Plan - Water and Sewer). Currently, the City of Eloy is conducting a sewer master plan study to define the location and funding mechanisms of regional collection and treatment facilities. Picacho View I will

participate in those regional offsite facilities on an equitable "fair share" basis.

I. Schools

1. **Existing Schools:** The Picacho View I Planned Area Development area is served by the Eloy School District, the Santa Cruz Valley Union High School District, the Toltec School District, and the Casa Grande High School District.

J. Recreation and Trails:

1. **Parks, Recreation Areas, and Trails:** There are currently no parks or trails in the Planned Area Development Area. The nearest recreation area is the Grande Valley Golf Course located approximately 2.0 miles from the northern border of the Picacho View I project.

K. Cultural/Archaeology/Historic Resources

1. Cultural Resources:

SWCA Environmental Consultants conducted a cultural resources archival review of the property in March of 2006 (see appendices). Their report concludes that, based on past experience, the landscape, and the fact that the majority of the area has been utilized for agriculture; archaeological site-density in the project is expected to be low.

The Arizona State Museum recommends an archaeological surface inspection, prior to grading operations, to determine if additional important prehistoric or historic sites are on the land. The requirement to conduct archaeological survey for clearance only pertains to projects that fall under federal nexus (i.e. National Pollutant Discharge Elimination System (NPDES) or Section 404 of the Clean Water Act).

Additionally, pursuant to Arizona Revised Statute 41-844, should mortuary remains be uncovered during project clearance activities, work should stop at that location and a qualified archaeologist should be brought in to examine the remains.

2. Archaeological Resources:

File records of past archaeological surveys, and recommendations for future reports are addressed by the Arizona State Museum.

L. Air Quality

Air quality is an important concern in Pinal County. Seasonal winds and continued farming present challenges for the area's particulate matter (PM₁₀) condition, as well as unpaved roads and shoulders. These are a few of the factors that have contributed to the area's air quality issues. The standard for PM₁₀ is currently an 8-hour measure, which may potentially expand to a 24-hour measure by the Environmental Protection Agency (EPA) requirements. The result may be that the Phoenix and Tucson metropolitan area will change to "non-attainment" status. The air quality conditions have not affected the County's status as a designated "attainment" area for three criteria pollutants: carbon monoxide, ozone, and particulate matter (PM_w). To enforce the requirements of the Clean Air Act (CAA) and its subsequent amendments, the EPA is charged with administering national ambient air quality standards. In Pinal County, there are four air-monitoring stations surrounding and within the study area. The local monitoring sites are at Eleven-Mile Corner (County Fairground), the Casa Grande Department of Economic Security Building, the Casa Grande Airport in Casa Grande, and the City Complex in Eloy.

The Arizona Department of Environmental Quality (ADEQ) recommends paving or providing a topical treatment on dirt roads when they exceed 250 trips per day. The Environmental Planning Element seeks to mitigate this problem proactively by discouraging new development that will place additional traffic burdens on dirt roads.

Land use designations and urban area patterns included in the Land Use Plan endeavor to reduce unnecessary automobile trips that increase carbon monoxide levels. Bicycle lanes and trail systems are included to help decrease automobile trips. However, even with these land use strategies to minimize air quality impacts from new development, the continued presence of irrigated farming, travel on dirt roads, and seasonal winds will continue to dominate as the source of PM_w.

Picacho View I lies within an "attainment" area for air quality. Localized air quality impacts result from elevated PM₁₀ levels that originate from farming, automobile, and industrial dust and particulate matter. While Pinal County meets air quality standards today, future development may be impacted as the result of a stricter PM_w standard the EPA imposed within the Phoenix and Tucson metropolitan areas.

M. Electric and Gas Utilities

Existing electric and gas utilities, found on or within close proximity to Picacho View I, are depicted on Exhibit 9. The project falls within the service areas of Arizona Public Service Company, and Southwest Gas Corporation. "**Will** Serve" letters from these companies may be attained by contacting the appropriate engineering or administrative representative within the respective utility company.

III. DEVELOPMENT PLAN

A. Purpose and Intent

Picacho View I is a planned residential, recreational, and commercial/retail centered community. The proposed development plan also includes open space and recreational facilities and could include one 18-hole golf course subject to amending this PAD. Recreational facilities are planned as an integral part of all residential development areas, as well as at future school sites. Private recreational facilities will also be provided throughout the project in conjunction with residential subdivisions. A system of pedestrian, bicycle and equestrian trails is also provided throughout the project.

This section contains a description of plan goals, combined with various Picacho View I components. These components provide the rationale for development regulations found in Section IV.

The project development plan is the result of thorough site analysis and research. As a result, the plan resolves, as much as possible, the development related issues in the form of proposed physical plans, improvements, guidelines for future development, technical information, and regulations.

B. Goals

In recognizing the major development issues, the landowners' objectives and the City of Eloy's requirements, a set of development plan goals have been established:

- Implement and clarify the goals and the policies of the City of Eloy
- Ensure coordinated, responsible planning through the use of cohesive procedures, regulations, standards and guidelines
- Provide a development plan which is a general and logical estimate of how development will occur
- Process and adopt a Picacho View I which will provide a conceptual understanding of development and future growth for the region and the Picacho View I area
- Provide land uses, based on current, anticipated, and future demands with a range of opportunities
- Provide a backbone infrastructure system and public facilities to support development in an efficient manner
- Utilize the drainage-ways as a community amenity for recreation and open space
- Provide a land use plan that not only respects the adjacent land uses, but will contribute to the overall quality of the community

- Incorporate and implement standards that are economical for the developer and are consistent with the City of Eloy's standards, and can be reasonably accommodated in the project
- Provide an infrastructure system, including, but not limited to, sewer, water, and drainage systems that will adequately serve full build-out of the development
- Provide, within the Picacho View I, a community image that enhances the existing surrounding neighborhood
- Establish Design Guidelines covering four topic areas including site planning, landscape architecture, architecture, and signage to ensure a quality appearance and identity for Picacho View I
- Establish a conceptual landscaping treatment with recurring elements to unify the development and reinforce the circulation and open space components of a project
- Enhance the existing City of Eloy community atmosphere
- Promote the new development as a pedestrian oriented community
- Develop Design Guidelines for the project that will provide for and encourage variations in the design of all structures
- Incorporate Solar, Utility Scale Generation, and Battery Energy Storage System Facilities land use (hereinafter "Utility Scale Solar") as an interim use of the property until such time that it is economically feasible to develop it for its originally approved intended use.

C. Land Use Plan

The Picacho View I community encompasses approximately 940 acres and is divided into low, medium, and high density land use planning areas (See Exhibit 10: Land Use Plan). The proposed primary land use allocation is summarized in Table I. The acreage of the planning areas are gross acreages and include land to be allocated to the residential circulation system. As much as possible, the design of the project presents the areas as planned residential/recreational areas adjacent to the centralized parks, and retail/office centers. All land uses are integrated, if possible, regarding circulation, infrastructure, open space, drainage-ways, environmental resources, visual setting, development standards, and guidelines. There are a total of 5 different land use categories, including 3 residential, 1 commercial and 1 open space categories.

A golf course may be developed, to provide a portion of the community's recreational focus, and could include buildings which provide activities such as dining, meeting space, pool/health spa, tennis, casitas, timeshare units, and social activities. If a golf course is added to the PAD, an amendment will be processed that indicates the exact location of the use, per the Eloy Zoning Ordinance PAD requirements. In addition, open space found within and along the drainage-ways may provide additional area for the community's recreation, open space, and golf.

**TABLE III-IA
PICACHO VIEW I LAND USE BY POD**

POD	ZONING	ACRES	% of Total	Dwelling Units/Acre	DWELLING UNITS
1	RI-12	135	14%	3	405
2	RI-12	39	4%	3	117
3	RI-6	364	38%	6	2184
4	RI-6	81	8%	6	486
5	RI-8	40	4%	4	160
6	R-4	30	3%	10	300
7	RI-8	38	4%	4	152
8	RI-8	81	9%	4	324
9	C-2	15	2%	0	0
10	C-2	7	1%	0	0
11	C-2	15	2%	0	0
12	OSR	30	3%	0	0
13	OSR	10	1%	0	0
14	C-2	15	2%	0	0
15	R-4	24	3%	10	240

	Subtotal	924			
Arterial Right-of-way		16	2%		
TOTAL ACRES		940	100%		
TOTAL DWELLING UNITS					4368
GROSS DENSITY					4.64

Note: Actual Acreages will change at the time of Block, or Individual, plats due to the conceptual nature of the land plan measurements, and the accuracy by which the final plats are surveyed and prepared

Note: The maximum number of dwelling units permitted in a Planning Area/POD shall be that number established in Table 111-JA, which also establishes the maximum overall density and number of dwelling units permitted in the Picacho View I PAD.

One public, or private 18-hole golf course could be proposed for the Picacho View I community. The course would provide a major site amenity fulfilling recreational needs as well as providing open space. It would also allow for residential/resort opportunities in the form of casitas and/or timeshare units. The golf course would be watered by well water in accordance with Arizona Department of Water Resources Policies. The proposed golf course would provide opportunities to integrate the fairways into the overall drainage system, incorporating flood control and detention techniques within designated floodplain areas.

D. Circulation Concept Plan

1. **General Description:** All internal roads will be designated for City, or District ownership, operation and maintenance unless designated as a private roadway in the subdivision process, and will be sized accordingly to both their scale and character. The general alignment for the primary street network for the Plan Area has been delineated on Exhibit 11: Circulation Plan.

Private streets would be identified on a case-by-case basis by the individual builder. Private streets would be appropriate in cases such as gated communities, and shall be built to City Standards.

The private street cross-sections may vary depending upon their functional requirements and specific settings subject to approval by the City Engineer and Fire District. For example, private streets for courtyard and cluster residential projects may be served by a relatively narrow street having a minimum 32' right-of-way width. Private streets may also have sidewalks on one side of the street, and off-street parallel visitor parking.

In addition, innovative design is encouraged for local streets and development to minimize automobile traffic and place emphasis on pedestrian-oriented communities. Such innovations include multiple use private drives and hammerhead designs for clustered projects.

2. **Proposed Street Cross-Sections:** The project will utilize four (4) different street cross-sections. Right-of-Way and pavement widths (curb-to-curb) will be in accordance with the City of Eloy Small Area Transportation Study, or as approved by the City Engineer, and shall be constructed to City Standards.

The Arterial Blvd. will be the widest utilized in the community and will initially be comprised of two travel lanes. This street section allows two (2) separate 5' bike lanes within the curb-to-curb width. Curbs shall be vertical.

If traffic demands warrant, the Arterial Blvd. will be widened to accommodate 4 or 6 divided traffic lanes, median, utility easements, and pedestrian walks.

The Collector Street will provide direct access to many of the planning areas. This street cross-section will consist of two (2) travel lanes, two (2) bike lanes within the curb-to-curb width, and a sidewalk on both sides of the street.

The public Local Street will be utilized within the majority of the planning areas and will be the predominant subdivision street and provide direct access to individual residential lots. Curbs may be wedge, vertical or roll. This street cross-section will consist of two (2) travel lanes and may accommodate off-street visitor parking. Curbs in this case shall be wedge or roll, and no-parking signs will be posted opposite the designated visitor parking areas. Sidewalks will be provided on both sides of the street.

Private Residential Streets consist of two (2) travel lanes and may accommodate visitor off-street parking. Curbs in this case shall be roll, ribbon, or wedge.

3. **Change in ADT:** The Project will generate additional ADT's over the course of development as described in the Traffic Analysis Study prepared by CLA.

Evaluation of the interim roadway cross-sections included within the Circulation Plan indicate the capacity of the interim Primary Blvd. can convey up to 15,000 ADT's with restricted access and at level of **service "C"**.

4. **Transit Routes:** No mass transit bus routes or attendant facilities are proposed
5. **Emergency Access:** Emergency access will be provided to all planning areas. Emergency access may consist of graded, all-weather access roads, with a minimum width according to City Code.

E. Public Facilities

1. Water System:

The Picacho View I community may be served by multiple wells, surface storage tanks, and booster systems. The distribution will consist of main lines of sufficient size to serve both domestic demand and fire flow. Existing farming supply wells may be incorporated into

the water system to the extent allowed by physical condition and water quality. Additional wells may be drilled to augment the water supply and add reliability to the overall distribution system. As facilities are completed, they will be dedicated, owned and operated by the City of Eloy.

Water Quality: The Arizona Department of Water Resources (DWR) manages groundwater quality in the Eloy Sub-basin. The DWR completed its third Management Plan for the Pinal County Active Management Area in December 1999. In the Pinal County Active Management Area, the majority of the groundwater supplies are of acceptable quality for most uses. The quality of groundwater from the City wells is generally good and secondary treatment is not required for most wells. Eloy's proposed water sources meet the water quality standards established by the Arizona Department of Environmental Quality.

Assured Water Supply: The City has Designation of Assured Water Supply and has the authority to deliver water to customers within its Service Area. The City will expand its Service Area to include Picacho View I.

2. **Sewer Service:** The Picacho View I project will include installation of significant sewage collection infrastructure. Each phase or portion of the project will include design and installation of its own sewage collection system to City standards. Each substituent collection system will then **be** connected to laterals and mains which may then be connected to a regional offsite treatment plant.
3. **Community Facilities District (District):** If deemed economically feasible, the master developer, or builders, may petition the City to form a Community Facilities District to acquire existing public facilities, or construct new public facilities.
4. **Other Utilities:** Gas, electric, and telephone services exist in the vicinity of the Plan Area. For conceptual layout of these utilities, see Exhibit 9: Existing Utilities Plan - Electric and Gas. Final design shall take place at the time of actual construction, subdividing, and site development. Actual service facility design will be coordinated with the individual utility companies.
5. **Public Schools:** The maximum population of Picacho View I is not expected to exceed 13,000 residents. Using the actual City of Tucson public school ratios of 47,000 residents per high school, 25,000 residents per middle school, and 6,800 residents per elementary school, there could be approximately 2 elementary schools located within the community. Based on the above estimates, up to 30 acres

for future public school sites may be reserved, at the time of platting, anywhere in the residential portion of the Picacho View I area.

F. Water Resources Concept Plan

1. Response to Existing Conditions:

The Drainage Concept Plan represents a conceptual approach for addressing the major off-site and on-site storm-water flows which traverse the site (See Picacho View I Master Drainage Study, prepared by Arroyo Engineering). Planning-level analysis indicates that the overall drainage scheme should function in a manner which will provide for the adequate collection, conveyance, and discharge of major flows within and across the Picacho View I property. The Drainage Concept Plan is comprised of the following drainage- infrastructure:

There are four major components to the Drainage Concept Plan: Regional Drainage Channels, Roadside Drainage Channels, On-Site Stormwater Retention/Detention Basins, and Regional Stormwater Basins. All of these major drainage components must be constructed as part of a unified plan, on a sub-watershed basis, prior to development and construction.

The regional drainage channels generally consist of a continuous channel that intercepts sheet flow at the upstream side of the project, and then conveys this runoff through the development until it releases these flows at the downstream side of the project. These regional drainage channels will maintain the existing flow patterns by not diverting runoff to other nearby drainage basins. Furthermore, these regional drainage channels will also serve as the outfall for the roadside drainage channels, described more fully below.

Roadside drainage channels generally consist of a network of relatively small channels that parallel the major roadways, and which will serve as the drain into which roadways runoff will be discharged. These roadside drainage channels will serve as a replacement for an underground storm drain system. Furthermore, these roadway drainage channels will also provide areas of landscaped open space that will be irrigated, in part, by water-harvesting techniques. Excess runoff that flows in and along these roadside drainage channels will be disposed of in the regional drainage channels mentioned briefly above.

A key element needed to ensure the success of this Drainage Concept Plan is the construction of on-site retention/detention basins, all of which will be designed to hold the entire volume of runoff produced on-site during a 100-year, two-hour storm. Off-site runoff produced elsewhere will be allowed to bypass these basins without having to be

retained or held. In addition, these basins will be designed so that they will be emptied within 36 hours, either by percolation, dry wells, or by draining into an approved drainage way after the storm has passed.

Furthermore, these on-site retention/detention basins will also provide areas of landscaped open space that will be irrigated, in part, by water-harvesting techniques. Individual lot retention/detention basins may be used in residential subdivisions when the minimum lot size exceeds one (1) standard acre, otherwise the basins will be built within common areas owned and maintained by the Home Owner's Association.

The regional drainage channels will be designed so that they release floodwaters at substantially the location and with equal or smaller magnitude as found under existing conditions. To help accomplish this goal the downstream ends of each of the regional drainage channels **will be** designed to include a regional stormwater basin that will provide an open-space area where floodwaters can be allowed to spread out and then discharge onto the adjoining downstream areas. These regional stormwater basins will also provide areas of hydroseeded open space that will be irrigated by seasonal rains.

All of these systems and facilities **will be** phased in as adjacent or affected development occurs. Since these conceptual systems were prepared at a planning level of analysis, details regarding the specific sizes of the individual elements have not been prepared beyond what is indicated on each typical cross-section. A range of possible widths and depths of these systems has been provided. A preliminary design and phasing scheme, incorporating a detailed assessment of the steps required to fully implement these systems, will be necessary at the improvement plan review and approval stage.

If constructed channels require some form of bank stabilization, a range of potential options are: rock, soil cement, or concrete. Constructed drainageways shall include revegetation by hydroseeding within or adjacent to the channel. The drainageway design shall provide for maintenance access (16' wide) along one side of the channel, unless the channel bottom is drivable. The maintenance access will also serve as part of the overall community's pedestrian trail system.

2. **Effect Upon Site Drainage Patterns.** The Picacho View I anticipates overall improvement in the efficiency of drainage patterns of the site. Creation of detention basins and on-site washes will help to alleviate substantial and long-standing flooding problems for the site.

A drainage report for the Picacho View I phase, region, or plat area must be approved by the City Engineer prior to the issuance of grading permits or any other permits for development activity within a particular phase, region, or plat. Said report should be in general conformance with the Master Concept Drainage Plan.

G. Grading Concept

1. **Mass Grading.** Development within the Picacho View I Area may be mass graded as necessary to implement infrastructure and home site development (See Exhibit 15: Concept Grading Plan).
2. **Open Space Resources.** The Picacho View I is designed as a recreational and retail/commercial based residential community. Open space is an important opportunity from an environmental perspective as well an amenity in terms of quality of life. This plan has identified areas of open space and has attempted to utilize a "multiple use" of open space. Multiple uses may consist of drainage, retention basins, recreation, trails, utility systems, and irrigation channels.

Revegetated (by hydroseeding) drainageways will help maintain aesthetics, and some of the golf course fairway areas may be located adjacent to such drainageways. The recreational/openspace land use in conjunction with the drainageways will provide a larger area for community benefit.

H. Landscape Concept

Consistent with the overall project, areas of revegetation will include drought- tolerant and indigenous plant materials. All plats and development plans will require a concept landscape plan that is approved by a registered Landscape Architect retained by the Master Developer, and the Architectural Review Committee (ARC), and is in general conformance with the Landscape Concept Plan (See Exhibit 16: Landscape Concept Plan).

Retention basins will be hydrosseeded or landscaped per Master Developer standards with suitable plant materials. The Picacho View I plant palette includes plant species identified and listed in the Recommended Plant Palette List.

All plant materials for Picacho View I are to be selected from nursery stock selected from the Recommended Plant Palette List (See Appendix F). In addition, prohibited plants for the Picacho View I are also identified in Appendix F.

I. Parks, Recreation, and Trails Concept

The Picacho View I is a recreation based community. The major recreational elements for Picacho View I include: open space, regional and neighborhood parks, possible golf course, and the pedestrian/bike path system associated with the entry drive and the local collectors (See Exhibit 17: Parks, Recreation, and Trails Map). Trails will be non-lighted, meandering paths, made of compacted earth or decomposed granite. All recreational facilities may be non-lighted, except for those owned and operated by the City of Eloy.

Regional Parks: The Picacho View I designates regional parks located in the master-planned community (See Exhibit 17: Parks, Recreation, and Trails Map). Unless accepted by the City for ownership and maintenance, these parks will be constructed at the Master Developer's expense, and will be owned and operated by the Home Owner's Association (HOA). Parking requirements may be met using a combination of on-street and off-street parking.

Neighborhood and Mini Parks: Neighborhood and mini parks of approximately 1 acre in size will be provided for every 220 homes. Two or more parks may be combined to form a larger park to accommodate several subdivisions of less than 220 homes, or a large subdivision exceeding 220 homes. All parks will consist of a professionally landscaped play area including trees and grass. Play equipment is mandatory, including barbeques, a ramada, and a picnic table as a minimum. Those parks exceeding 2 acres in size will include either soccer, or baseball fields to the greatest extent that their size will permit. In addition to the above, those parks exceeding 3 acres will provide for off-street parking. All parks may be non-lighted unless owned and operated by the City.

Trail Systems: Multi-purpose trails serving walking, biking, and equestrian modes of transportation are incorporated within the community. In addition, walking trails are shown located within the regional drainage channels (See Exhibit 17: Parks, Recreation, and Trails Map).

Paseos: Paseos, averaging 60 feet in width and containing an 8 foot wide sidewalk, will be located by the Master Developer at the time of platting. They will generally be located between major subdivision developments of 500 units or more, and where subdivision drainage and/or utility easements can be incorporated and street sidewalks do not provide access to a regional park.

Pedestrian and Bike Paths: Pedestrian and bike paths and/or refuge areas shall be provided. These facilities will be within the project's major boulevards as indicated on the proposed street cross-sections.

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6' wide, meandering, sidewalks along arterial and collector streets should be designed and located no closer than 3' to automobile travel lanes. Sidewalks in subdivisions (4' wide) may be located against the curbs.

A cart path separate from the public street network will be associated with golf courses, and will not be allowed in conjunction with public streets except at crossings. The final alignment of this path through the course shall be determined at final golf course phase design. The golf cart path may be parallel to the streets, but must be physically separated by a minimum of 3'-0" wide landscape buffer.

Open Space: The Picacho View I community will contain at least 15% usable open space comprised of the parks, the regional drainage/trail system, Paseos, and stormwater retention/detention areas which provide passive/active recreation uses. A potential golf course would be in addition to this 15% usable open space.

IV. DEVELOPMENT REGULATIONS

A. Purpose and Intent:

These regulations will serve as the primary mechanism for implementation of the land uses for the Picacho View I Planned Area Development area after adoption by the City of Eloy. This Planned Area Development will abide by applicable City of Eloy Regulations currently adopted, and later amended, that are not included or specifically addressed within this document or the recorded Development Agreement. Primary land use designations for the Planned Area Development shall be as follows:

- Residential (R1-12, R1-8, R1-6, R-4)
- Commercial /Retail (C-2)
- Park/Open Space/Drainage (OSR)

B. Definitions

The terms and definitions used in this Plan shall meet those defined in the Eloy Zoning Code, with the following exceptions:

- I. **Builder:** The builder is the purchaser of a development area, or portions of a development area, who will either build or provide for buildings within their areas of leasehold interest or ownership.
2. **Building Coverage (Lot Coverage):** Building coverage includes all buildings; excludes driveways, service walks, porches, balconies, and trellises.
3. **Building Story:** The portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.
4. **Desert Trees:** Mesquite, Palo Verde, Ironwood, Live Oak, and other trees listed in the Southern Arizona Water Resource Association.
5. **Design Review Committee (DRC):** A committee consisting of 3 regular members to be formed by the Master Developer. The committee may consist of representatives from the landowners, homebuilders, homeowners association, and land planner/landscape architect consultants. Duties include the review of all proposals for construction, and to ensure that such proposals meet the intent and development philosophy of the community.

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6. District: Community Facilities District (CFD) or Municipal Improvement District (MID), or other financing district.
 7. Dwelling Unit Cap: The maximum number of dwelling units permitted within the Planned Area Development.
 8. Golf Course: Those areas established for playing golf and associated activities, including fairways, lighted driving range, clubhouse, and maintenance facilities.
 9. Gross Acres: The total number of acres within a planning area or subdivision, including schools, roads, parks, drainage, retention, and easements.
 10. Master Developer: The owner/primary developer or assigns responsible for overall community development, planning and construction of basic infrastructures such as roads, water, sanitary sewer, dry utilities, and drainage facilities.
 11. Mini Park: A small neighborhood park, approximately 1 acre in size, which will be provided for every 220 homes. Two or more mini parks may be combined to form a larger park to accommodate several subdivisions of less than 220 homes.
 12. Planning Area: A designated sub-area of the Planned Area Development with Specific permitted uses and regulations covering development; also referred to as "pods" in the Planned Area Development.
 13. Sub-Planning Area: Sometimes referred to as "sub-pod" or "sub-area." A further breakdown of a Planning Area or Pod such as in the event caused by subdividing or platting the larger planning area.
 14. Solar, Utility Scale Generation and Battery Energy Storage System Facility(ies): is a solar electrical power plant, inclusive of the equipment necessary to generate, store and convey the generated electricity and the facilities and structure to maintain and operate the power plant and electric storage system. Solar, Utility Scale Generation, and Battery Energy Storage System Facilities may incorporate several abutting and adjacent properties that are planned as a single development as interim use in the Picacho View I PAD.

C. General Provisions:

1. If an issue, condition or situation arises or occurs that is not addressed by this plan, those regulations of the City of Eloy Zoning Code that are applicable will govern for the following land use designations:

R1-12: Low Density Residential (1.0-4.0 du/ac)

R1-8: Medium Density Residential (4.0-6.5 du/ac)

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RI-6: Medium Density Residential	(4.0-6.5 du/ac)
R-4: High Density Residential	(10.0-24.0 du/ac)
C-2: Commercial	
OSR: Park/Open Space/Drainage	

The maximum number of dwelling units permitted in a Planning Area/POD shall be that number established in Table III-IA of this PAD. The maximum number of dwelling units permitted (The Dwelling Unit Cap) in the Picacho View I PAD is 4,368.

2. Variations to City of Eloy Development Standards:

This PAD allows for a variation of the zoning district development standard for the R-4, RI-6, RI-8, and RI-12 residential zoning designations. In these designations, the development standards shall be in accordance with the "Development Standards for Residential Zoning Districts" table (attached).

If an issue, condition, or situation arises or occurs that is not covered or provided for in this Planned Area Development, those regulations of the City of Eloy Zoning Code that are applicable for the most similar issue, condition, or situation shall be used by the Planning Director as guidelines to resolve the unclear issue, condition, or situation. This provision shall not be used to permit uses or procedures not specifically authorized by this Planned Area Development or the City of Eloy Zoning Code.

3. Factory Built Homes:

Factory Built homes (constructed to Arizona State Standards) will be allowed in all residential designations. Factory Built and site-built housing may be mixed within the same subdivision. Architectural review by the Master Developer's DRC will be required. Factory Built homes must be 1080 square feet, or larger.

4. Golf Course and Resort Overlay:

If approved by PAD amendment, a golf course could be a "conditional use" in Picacho View I on any of the underlying land use designations. The golf course could be accompanied by a resort lodging facility (including timeshare units). Similarly, resort lodging, including casitas and timeshare units, could be a conditional use on any of the land use designations either with or without a golf course.

5. Schools Overlay:

Potential school sites will be reserved at the time of individual or block platting, subject to the approval of the Eloy Planning Director, and consultation with the appropriate School District. Public, private, or charter schools may be developed in Picacho View I on any of the underlying residential land use designations.

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6. Solar, Utility Scale Generation and Battery Energy Storage System Facility(ies) is an allowed use in all zones of the Picacho View I PAD, and shall conform with the following additional property development standards:
- a. Section 21-3-1.39 (Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities) of the Zoning Ordinance, as amended, except as modified below:
 - i. The facilities shall be limited to the locations indicated on the Interim Project Plan: Conceptual Site Plan (See Appendix G, Exhibit C)
 - ii. Interior setbacks to property within the Interim Project Plan (including portions of an adjacent PAD within the Interim Project Plan) that are not adjacent to a street: 0 feet.
 - 1.) Interior setbacks to properties within the Poblano Interim Project Plan (Appendix J, Exhibit C), including those properties that are part of Picacho View I PAD and abutting the property within the Eloy Valley PAD (RZPAD2024-001.A2) that are also part of the Poblano Interim Project Plan: 0
 - iii. Rear setbacks to property within the Interim Project Plan (including portions of an adjacent PAD within the Interim Project Plan) that are not adjacent to a street: 0 feet.
 - 1.) Rear setbacks to properties within the Poblano Interim Project Plan (Appendix J, Exhibit C), including those properties that are part of Eloy Valley PAD and abutting the property within the Picacho View I PAD (RZPAD2006-037.A1) that are also part of the Poblano Interim Project Plan: 0
 - iv. Perimeter fence color: sage green color that has color equivalency with a LVR of 40% or less.
 - v. The development shall comply with the Industrial Development Requirements and Guidelines and Additional Standards of Sections 21-2-5.5 and 21-2-5.6 of the Zoning Ordinance, as amended, except that only the landscape provisions of 21-2-5.6.B. are replaced with the landscape provisions of Section 21-3-1.39. of the Ordinance.
 - vi. Perimeter fencing, including gated access through the fence, shall be setback a minimum of 50 from the right-of-way dedicated in accordance with Section 21-3-1.39. of the Ordinance.

Development Standards for Residential Zoning Districts

Development Standard	R1-12	R1-8	R1-6	R-4
Minimum Lot depth	110'	110'	110'	70'
Minimum lot width	85'	70'	50'	30'
Minimum lot area	12,000	8,000	6,000	2,250
Min. Front Setback	20'	20'	20'	20'
Min. Side Setback	10'	7.5'	5'	per City code
Min. Corner Setback	20'	15'	15'	10'
Min. Rear Setback	20'	20'	20'	15'
Maximum Height	30' / 2 stories	30' / 2 stories	30' / 2 stories	35' / 3 stories
Max. Lot Coverage	Not Applicable	Not Applicable	Not Applicable	Not Applicable

Notes:

1. Side Setbacks may be reduced to 15" for side-entry garages.

6. Encroachment into Regulatory Floodplains:

Encroachment into the newly created regulatory floodplains (i.e. those with a 100-year flow of more than 100 cfs), and sheet flooding areas, will be allowed in accordance with the Pinal County Flood Plain Regulations.

7. Monuments and Signage:

The Master Developer will submit a Master Monumentation and Signage Plan at the time of the first plat (block or individual) for review and concurrent approval with the platting process.

D. Public Facilities Regulation

1. Utility Lines:

New Utility lines within the project will be placed underground to provide an attractive and marketable development. Exceptions to this general rule may occur as a result of specific utility company rules and regulations, or where the costs of undergrounding, due to the size and nature of a specific installation, are prohibitive. Additionally, temporary overhead lines may be used on an interim basis, until development occurs immediately adjacent to the overhead line,

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subject to review and approval by the Planning Director and City Engineer.

2. Street Lights:

Local/Residential streets will have low intensity mailbox, coach, or other light located on individual residences, maintained by the HOA, or homeowner.

Arterial/Collector streets will be lighted at major or key intersections, as approved by the City Engineer, and maintained by the City. All lighting shall meet the City's "Dark Sky" ordinance.

E. Hydrology/Drainage Regulations

1. Encroachment into Regulatory Floodplains:

Encroachment into the newly created floodplains (i.e. those with a 100- year flow of more than 100 cfs) will be allowed per Pinal County Flood Plain Regulations.

2. Maintenance:

All retention basins and channelized drainages shall be attended to and maintained so as to preserve their hydrologic integrity, function and

efficiency, and to represent suitably aesthetic features. Unless accepted by the City for ownership and maintenance, regional drainage systems will be maintained by the HOA; similarly, onsite subdivision retention/detention basins will be maintained by the HOA.

3. Channel and Roadway Grades:

Due to the extremely flat topography associated with Picacho View I, the minimum slopes for channel and roadway drainage shall be 0.15%.

F. Archaeological Regulations

Prior to grading activities, appropriate measures will be taken to either avoid or mitigate, through an approved Data Recovery Plan, impacts to sites that are determined to be "scientifically significant." Archaeological sites, deemed significant, will be recorded and, if needed, mitigated to City of Eloy and Arizona State Museum guidelines.

G. Vegetation Preservation/Salvage Regulations:

Disturbance will be mitigated through the following measures: This applies to native vegetation as protected in the Arizona Native Plant Law: *Carnegiea gigantean* (Saguaro), *Cercidium microphyllum* (Foothill Palo Verde), *Cercidium floridum* (Blue Palo Verde), *Ferocactus species* (Barrel Cactus), and *Prosopis species* (Velvet Mesquite).

I. Saguaros shall be preserved in place where practical as a first option. As

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a second option, all healthy, moveable specimens shall be relocated to other approved locations within the development pod they originally occupied. Every effort shall be made to preserve existing saguaros. Unhealthy or non-salvageable specimens that are destroyed as a result of development of the property shall be replaced on a one to one basis within the development pod where the original specimen was located. Saguaro survival shall be monitored, and any saguaros which die within five years from the date of transplantation or placement shall be replaced by a minimum three-to-five foot high saguaro specimen.

2. A landscape plan, prepared by a Registered Landscape Architect, will be provided at the time of tentative plat or development plan submittal, which contains an inventory of all trees on the site of two-inch caliper size or greater. The inventory shall include documentation of the existence or absence of endangered or threatened plant species on the site. The landscaping plan will provide for either the transplanting, preserving, or planting of at least as many trees as were originally inventoried on the site. Newly planted nursery trees will pertain to all construction activity within the plan area.
3. A mitigation plan shall be developed for protected/endangered species in the event they are found on-site during the construction process.

V. DESIGN GUIDELINES

The Design Guidelines are supplementary to the City of Eloy Building Codes and Zoning Codes. intended to enhance those regulations. The Design Guidelines shall not circumvent or supersede the City of Eloy Building Codes. The Design Guidelines are intended to be guidelines between the Master Developer and the builders, and are not intended to be regulatory in any manner.

A. Design Review

Design Review Committee: The Master Developer will establish a Design Review Committee (DRC) before any building development begins. The DRC functions will be to refine these guidelines, establish review procedures, and administer the design review process for Picacho View I. It may consist of 3 regular members and one alternate member. The DRC may consist of representatives from the Master Developer including his architect, or landscape architect consultant. The DRC has the authority to interpret the Guidelines in the event the Guidelines may not be explicit in a particular situation. The DRC may also amend the Guidelines by a 2/3 majority vote.

Design Review Procedures: Establishment of review procedures will be based on the following guidelines:

- Pre-design meeting with the builder, owner, and/or architect to offer direction in preparing preliminary plans.
- Review of preliminary plan submittal to determine general conformance with these guidelines.
- Review fees (if any) may be established by the DRC.
- Following preliminary approval, a review of the final submittal, containing information detailed enough to allow the DRC to determine compliance with these guidelines.
- The right to inspect all work in progress and give notice of non-compliance shall be reserved by the DRC.
- The right of final approval for all completed construction to assure consistency with these guidelines.

Geographic Review Zones: For the purpose of design review, Picacho View I is divided into four project review zones. The level of design review and areas of concern vary depending on location. The major review areas will be:

Zone 1 - Theme Area: This project area will be reviewed extensively because of the project's prominent location in the community. Specifically, the Master Developer will be reviewing the following areas:

- The perimeter edge treatments of the Village Center and Commercial areas as they related to landscaping, fencing, architecture, and building placement;
- Front and rear privacy walls that conform to the architecture;
- The use of details fountains and hardscaping in recreational areas;
- Off-site views of the project and all structures from adjacent major streets.

Zone 2 - Elevation Enhancement Area: This Zone is visible from the major arterial streets. Typically, major areas of review are edge conditions:

- One story or low profile roofs that slope away from the corner lot;
- Rear and side yard fencing or wall details;
- Two story building locations;
- Architecture elevations of rear and side of homes;
- Landscaping and entry monumentation.

Zone 3 - Streetscape Identity Area: The purpose of this zone is to ensure a common landscape design treatment along the major roadways throughout the Picacho View I project. These major roadway design elements will create a consistent theme linkage between each project that helps create the Desert Village environment. The review areas include the following:

- Entry Statements and monumentation at primary and secondary entries;
 - Streetscape treatment;
 - Signing, temporary and permanent;
 - Walls and fencing;
 - Slope planting and common space elements.

Zone 4 - Minimal Review Area: These areas are the least visually prominent areas in Picacho View I. This level of review by the Master Developer will be the least stringent. The major areas of review will be:

- Overall conformance and compatibility with the design guidelines;
- Compatibility with adjacent projects;
- Plotting of homes should avoid repetitive roof planes when identical floor plans are frequently used;
- Corner lots at collector streets will be reviewed with the same level of review as Zone 2.

B. Site Planning

Purpose and Concept: Picacho View I will be developed as a Desert Community incorporating different product types and different site uses. The placement of buildings, roads, and utilities will have a major influence over the character of Picacho View I. This requires an understanding of existing site opportunities and constraints. Issues of building form, orientation, coverage, setbacks, parking, utilities, loading docks, storage areas, and access are involved. Density flexibility for residential land use pods shall be encouraged as an incentive to promote quality design that fosters a sense of community by integrating recreational features and open space. The density flexibility option shall be exercised on a pod by pod basis to assure the best use of terrain, views, and other site elements.

Open space features will serve to provide an improved sense of neighborhood identity and cohesiveness. Additionally, this will provide a natural visual interruption of the built environment, enhancing its aesthetic quality from both on and off site.

VILLAGE CENTER AND COMMERCIAL DESIGN CRITERIA

Product Image: The village center should be placed in a highly visible location and reflect the image of the entire Picacho View I development. With this building is a vertical design element, such as a tower. The southwestern desert planting design should be strongly expressed in concert with this feature.

Retail and office structures are intended to be complimentary to the village center development. A sense of excitement should be reflected and created by the use of high quality materials reflecting the southwestern desert theme. Commercial structures should be a mix of one, two, and other multi-story construction. In addition, a pedestrian circulation network of public sidewalks and major theme intersections is encouraged.

Priority Elevations: The village center and commercial buildings will be seen from most angles and will require a continuity of colors, materials, and details on all elevations. The incorporation of similar character stucco walls, roof styles, and other components is encouraged.

Parking Areas: Parking areas are recommended to be located along internal street frontages for ease of access and to create a sense of expanded streetscape by combining street and perimeter parking landscaping. No parking shall occur within 15 feet of any travel lane. Views of the parking areas should be filtered from traffic by landscaping within the required setback. Screening should be achieved by massing of trees and shrubs or by using berms or screen walls of sufficient height.

Parking access from major streets should be minimized. Entries should be located as far as possible from street intersections. Retail complex entries can be clearly delineated through the use of plant massing, repetition of elements of a theme, and patterned concrete or pavers to differentiate them from sidewalks.

Service Areas: To the extent practical, service areas should be concealed from view behind buildings or through the use of landscaping or screening walls in keeping with the Desert Community theme of Picacho View I.

Utilities: To the extent practical, all new utility lines shall be underground. If existing utility lines need to be upgraded or moved, they shall be re-installed underground if economically feasible. All 12kv lines shall be placed underground.

GOLF COURSE AND OPEN SPACE/DRAINAGEWAYS CRITERIA

Product Image: Golf course within Picacho View I should be designed with a natural vegetative character. Open Space/Drainageways will include a plant material buffer using hydroseeding.

Parking and Service Areas: Golf course parking and service area regulations shall be the same as identified for the village center and commercial structures.

RESIDENTIAL DESIGN CRITERIA

Product Image: Homes will promote the southwestern architectural image of the Picacho View I Planned Area Development. Careful attention shall be given to the building massing, scale, and form in their relation to public areas.

Priority Elevations: The homes will represent a continuity of colors, materials and details on elevations. Priority in articulation should be given to those sides visible from streets and open spaces. The builder will submit street scene elevations of the differences and variety of building types and elevations to the DRC.

Building Setbacks and Orientation: The design of residential developments can be unique and provide varied streetscape appearances. Providing plans with differing setbacks fosters a variety of elevations.

Projects should be planned carefully to maximize the feeling of open space within the development. Design approaches include curving streets, orienting the road axis to open areas and the creation of views.

Garages: Front entry garages are allowed if the garage is set back a minimum of 20 feet from the front property line. Side entry garages should be set back a minimum of 8 feet (except for LDR, where the requirement is 15'). Deeper setbacks are encouraged. The primary garage facade facing the street on side entry garages must be articulated with window openings, shadow relief, etc. Garages should have a single story mass at the front of the building to provide an architectural transition to two-story massing. Side-entry garages are encouraged to break up the monotony of all garage doors being parallel to the street.

Front Privacy Walls: Front privacy walls finished to match the buildings are encouraged. Tiles, ceramic tile details, repetition of the cornice band detail, and use of accent trim color bands are also encouraged.

Rear Elevations: Rear facades which can be seen from open community areas will have "front elevation" quality. Houses on corner lots should be joined by a side yard wall of uniform design and color as the main residence. The wall should comprise a coordinated architectural connection with the house when visible from streets or open spaces.

STREET DESIGN CRITERIA

Street Standards: A comprehensive circulation system provides the framework for the Picacho View I community structure. Major goals include:

- Ease of movement between neighborhoods, varying land uses, and surrounding areas.
- Maintenance of circulation systems, based on clearly differentiated major and residential collectors, according to traffic needs.
- Access drives for public use areas shall be coordinated to promote the efficient flow of traffic. Opposing intersections should be spaced a minimum of one hundred and fifty (150) feet apart to minimize left turn conflicts.
- Enhance transportation routes through a comprehensive landscape treatment.
- Planned neighborhood street systems to serve local traffic demands, discouraging non-neighborhood traffic.

C. Architectural Guidelines:

Character/Design Details: The architectural character of Picacho View I is reminiscent of the styles and feeling of the Sonoran Desert. It is the intent of the Master Developer to encourage variety and individuality within a framework of Desert Community styles.

Southwestern architectural styles, reflective of historic settlements in the area, or other compatible styles approved by the Master Developer of the Design Review Committee are strongly recommended for all site-built structures within Picacho View I.

The following suggested style vocabularies for site-built structures within Picacho View I, are derived from the design heritage of Southern Arizona and the Sonoran Desert:

- A. Mediterranean
- B. Spanish Colonial
- C. Territorial
- D. Pueblo
- E. Southwest Traditional

The recommended styles have many similarities of scale, proportion, massing, and color that are uniquely appropriate to the southwest. Each of the styles has a common bond of detailing and plan form that is related to the environmental design requirements of the region.

Each of the styles is rarely found in its pure form. Cultural blending, environmental responses, and the availability of building materials have produced a unique regional character. Contemporary interpretations can be successful if the traditions of scale, proportion, and materials are blended with honest concern for climate control.

Materials: Stucco will be the primary wall surface material utilized throughout Picacho View I for site built structures. A smooth, sand or lace finish stucco finish look is typical. Accent materials and colors used to compliment the stucco are encouraged in moderation. The uses of tile, wood, or brick are permitted as design accents only.

- Recommended primary building materials include:

Concrete or Adobe Block;
Cement Stucco over Concrete Block or Wood Frame; Slump
Block (mortar wash only);
Natural Stone.

- Recommended accent building materials include:

Adobe and Fired Adobe Brick;
Mud Stucco over Stabilized Adobe Block;
Split Face Concrete Block;
Brick and Mortar Washed Brick.

- All exposed building materials must be finished.
- All exposed wood shall be treated with a preservative, stained or painted.
- The use of wood by-products or simulated wood siding materials is prohibited.
- No reflective building materials shall be used.

Color Palette: Color is intended to act as a primary theme-conveying element. In general, wall colors should be predominantly off-white, muted earth tones or light pastels with contrasting accents. The Master Developer will provide a list of recommended colors. Buildings are encouraged to have several colors; one base color with accent colors. The accent colors would typically be used on the cornice bands and window articulation.

Roofs and Pitches: Roof styles are to complement the selected architectural style. Actual colors will be subject to the Master Developer review. Roof slopes should harmonize the building mass with its plan. The slope of all pitched roofs shall be no flatter than 3:12 ratio. Simple short roof overhands are appropriate for Spanish Colonial, Southwest Traditional, and Mediterranean styles. Flat roofs with parapets are suitable for Territorial and Pueblo styles.

Windows: The proportion of windows to exterior surface will be carefully considered by the Design Review Committee for each elevation. Window design should be appropriate for the chosen architectural style. Windows are typically rectangular, round, or arched headed openings. Recessed windows are an important characteristic of Spanish Colonial, Mediterranean, and Pueblo styles. Projecting windows may be used to add articulation to wall surfaces. Territorial and Southwest Traditional style windows are set flush with the wall surface. Silver, gold, or mill finish window frames are prohibited.

Doors: Doors, like windows in Southwestern architecture, are typically rectangular or round headed. Doors should relate to the selected architectural style. The doorway should be fully recessed in order to convey the appearance of thick, protective exterior walls in Spanish Colonial, Mediterranean, and Pueblo styles. In Territorial and Southwest Traditional architectural styles, doors are set flush with the wall surface. Southwestern doors are traditionally wood with a "heavy" look as well as being detailed.

Garage Doors: The design of the garage doors should relate to the main building architectural style. Colors should be selected from the approved color palette. The design treatments include color accents and architectural features such as pediments, molding, small roofs, overhangs, and furr-outs to recess the garage door.

Columns and Archways: When used, stucco columns should be square, rectangular or round, and appear massive in thickness. Capitals and column bands are encouraged. At the bottom of the column, a base should be incorporated into all columns. The column height should be 4-5 times the width of the column.

The use of arches is appropriate for select southwestern architectural styles. Arches may have variations such as semi-circular, parabolic, or flat, and shall be in regular series with columns as supports or walls. Covered walks, patios, and colonnades should be enriched by having textured paving.

Chimneys: Chimneys should continue the same texture and materials of the building. The chimney caps should repeat the fascia cornice band or other treatment which integrates the trim colors. Caps are encouraged along with accents. Decorative metal caps that match the trim colors are permitted.

Gutter and Downspouts: Exposed gutters will be colored to match the roof or wall material. Exposed downspouts will be colored to match the surfaces to which they are attached.

Skylights: Skylights are to be designed as an integral part of the roof. Skylight glazing shall be clear or solar bronze. White glazing is prohibited. Skylight framing materials must be colored to match or blend with the roof.

Mailboxes: Mailboxes should be coordinated within each individual development area. Their color and materials should be coordinated with the structure(s) it serves. Other standards for mailboxes will be reviewed by the Master Developer.

Exterior Lighting: All exterior building lighting will be a consistent southwestern desert theme. Energy conserving lamps are encouraged.

Solar Panels: Solar panels are discouraged but will be reviewed by the Master Developer.

Awnings: Fabric awnings are permitted in moderation. Metal awnings will be reviewed by the Master Developer.

Mechanical Equipment: All air conditioning/heating equipment, soft water tanks, electric self-timer boxes for sprinklers or exterior lighting will be screened.

Security Gates and Gate Arms: Security gates and gate arms will be subject to review by the Master Developer. Approval by the appropriate jurisdictional fire department is also required.

D. Landscape

Purpose and Concept: The purpose of establishing Landscape Architectural Design Guidelines is to provide a reference for planning and designing of development. The intent of these guidelines is not to require rigid adherence to a particular landscape style or to limit the range of materials or colors. More correctly, the guidelines should be used to achieve continuity and a standard of quality throughout the larger visual context.

A landscape-planting theme will be established creating a community framework for all common and public areas. Consistent landscape planting will be encouraged to use native southwestern plants and other drought tolerant species (See Appendix F). This landscape structure will provide each development area with a separate identity, as well as act to link the various areas together in a cohesive community. Landscaping should be in compliance with the City of Eloy landscape ordinance.

Streetscape Concept: The streetscape is among the most prominent landscape elements within the project. The intent is to provide unity and variety while drawing upon the natural desert and riparian heritage of the property. There are two levels of streetscape treatment in Picacho View I:

Primary Corridors: The primary corridors through the project set the overall community theme. Thematic plantings and treatments will be consistent along these corridors. Design review for these areas will be consistent with the Geographic Review Zone 3 found in this section. Recommended plant materials are listed in Appendix F: Zone #1.

Interior Project Streets: Individual neighborhoods may feature landscaping or street tree themes to create neighborhood identity. Plants are to be selected from the Appendix F: Zone #2 plant palette with each development choosing one street tree.

Entry Feature Statement: Picacho View I contains a series of entry features with an integrated design of landscape, hardscape, monumentation, and signage. Entry features aid in defining the community's character and presents an introduction to the development. The hierarchy of these entry features is as follows:

Primary, or "Major" Entry Statements: The Primary Entry Statements serve as a gateway to the project. The statement, seen from a distance, provides the backdrop for the project name and logo. It signifies arrival and establishes the theme of the development.

Secondary, or "Village" Entry Statements: The Secondary Entry Statements also signify the arrival into Picacho View I, or a Village. The design of these statements will be similar to the Primary Statements but smaller in scale. The Secondary Statements may be along the main collector roads, or entry roads, and will identify a cluster of subdivisions using a village name, or identify Picacho View I.

Subdivision Entry Statements: Each individual builder subdivision may have a unique entry feature to provide individual identity to the development. Entry features may include a combination of some of the following elements: entrance paving (such as bomanite), fountains, distinctive landscape treatment, planters, special wall treatment, etc. Geographic Review Zone 2 and Landscape Zone #1 plant palette applies to all entries.

Project Edges: The project edges are an important landscape element within the project. The boundary of the project should not be an abrupt edge, but should be a gradual transition to the adjoining landscape. The intent is to provide unity and variety while drawing upon the natural desert and riparian heritage of the property.

Where Picacho View I adjoins an off-site roadway, treatment may be required to screen residents from traffic. The use of dense plantings of native evergreens and shrubs will be used for sound attenuation and visual screening. A fence or wall screened on both sides by native plant material may be used in combination as well. Plants for projects edges should be selected from Zone #1 plant palette found in Appendix F.

Picacho View I property adjoining residential or school areas will require a landscape treatment to preserve the privacy of Picacho View I residents. In these areas, visual screening and noise buffering are suggested. Dense hedges or walls are permitted.

Hardscape Design Elements: Hardscape design elements serve aesthetic as well as functional uses. Elements such as paving, mailboxes, benches, bus shelters, and trash receptacles create opportunities to reinforce the design theme of Picacho View I.

The following are characteristics to be used in evaluating all hardscape items:

- Security, safety, comfort, and convenience of the user, including the disabled.
- Simple in function and design.
- Compatible in form, color, and scale with surroundings and other street furniture.
- Furniture should be placed to minimize safety, policing, and security hazards.
- Cost effective.
- Street furniture should be incorporated in park or landscape spaces and off street amenity areas to the greatest extent possible.

Drainageways and Retention/Detention Basins: Drainageways and retention/detention basins form the major open space within the community. It is important for drainageways to remain as contiguous as possible so that they can function effectively as corridors. In addition, the open space provides visual relief along vehicular routes and creates and enhances the value of adjacent residential neighborhoods.

Hydrological site elements can have multi-purpose uses, such as areas for golf, drainage, open space, recreational trails, and buffers between different land uses. Contiguous wash systems can provide linkages between larger open space areas and housing uses.

Drainageway revegetation treatments shall be used wherever possible. Stabilization of washes shall be used when the hydrology of the situation demands it. Native river rock should be used along the wash slopes to further stabilize slopes when required. Altered wash slopes and retention/detention basins shall be planted with hydroseed or bankcovers and shrubs to prevent excessive erosion and create a more natural appearance.

Revegetation and Erosion: Graded areas subject to substantial erosion shall be revegetated prior to seasonal rains for erosion control. Revegetation shall be with native plant materials and/or a native seed mix (See Appendix F).

E. Monumentation and Signage

Purpose and Concept: A quality monumentation and signing program will be developed and administered by the Master Developer to inform and direct the prospective buyer. Both monuments and signs will reflect the desert theme. In addition to the Picacho View I Planned Area Development, or the City of Eloy requirements that apply to monuments and signage, the Master Developer will review and apply further conditions as outlined below.

Major Monumentation: Areas along the main entry of Picacho View I, and at key designated intersection locations, are designated at the primary entry and at key identification points for Picacho View I. These features will depict the style of Picacho View I. Towers, theme walls, the use of theme landscaping and flowering plant material, with splashes of color, will portray the desert flavor of Picacho View I.

Village Monumentation: Smaller scale Entry/Village monuments may identify a cluster of subdivisions along collector streets within the residential communities, or identify entry into Picacho View I. These features may contain the same design elements as the Major Monumentation although they will be presented on a smaller scale.

Subdivision Monumentation: These smaller scale entry monuments may be incorporated into each neighborhood by the project builder. Design of this feature should be consistent with the materials of Picacho View I. Entry designs may be reviewed by the Master Developer. Signing will reflect the character of each neighborhood while conforming to the overall Picacho View I southwestern desert theme.

Street Signs: Street signs installed by the Master Developer will be the standard street signs approved by the City of Eloy, or a "custom-designed" sign approved by the Master Developer, and the City of Eloy's Planning Director and Engineer.

Directional and Commercial Signage: Signs for any given development parcel must be submitted to the Master Developer for approval prior to submittal to the City of Eloy for any sign permits. The Master Developer is responsible for final interpretation of the guidelines and may, at its discretion, modify them to accommodate any unforeseen circumstances. The City of Eloy sign code shall govern signs.

VI. PLANNED AREA DEVELOPMENT IMPLEMENTATION

A. Purpose

The regulations and guidance contained within the Planned Area Development prescribe the implementation of development. Procedures for the administration of Specific Plan provisions are contained in this section. This chapter also provides information regarding general administration, subdivision, amendment procedures, and the linkage between these elements.

The Picacho View I Planned Area Development will be implemented through the subdivision process. The subdivision process will allow for the creation of lots as tentative plat maps which will allow for implementation of the project phasing. The Picacho View I Planned Area Development, and other official City of Eloy ordinances, policies, maps, and regulations will guide the platting.

B. Definitions

Entities must be identified in order to assign responsibility for implementation of the improvements for Picacho View I. These entities are the Master Developer, District, and the Builder.

The Master Developer and/or the District are the entities responsible for ensuring that the basic infrastructure facilities are planned and constructed to serve the development areas within the Picacho View I Planned Area Development.

The Builder is the purchaser of a development area, or portions of a development area, who will build infrastructure or provide for buildings within their areas of leasehold interest or ownership.

C. General Implementation Responsibilities

Implementation of the Picacho View I Planned Area Development shall be the responsibility of the Master Developer, District, or Builder.

D. Roadway Phasing

The circulation system will be implemented in phases as development occurs. The required major street improvements as shown on the Planned Area Development Circulation Map will be provided by the Master Developer, the District, or Builder, in phases and built to City of Eloy standards. The City will work cooperatively with the Master Developer to obtain other sources of financing for offsite roadway improvements such as from state or federal funding sources. Timing of the improvements will be based on measured

ADTs generated by development within the project. The design process will begin within nine months of measured ADTs which exceed the service level requiring additional road capacity. Construction of said phased expansion will begin within 18 months of the ADT measurement. Impact to offsite road improvements will be in accordance with the Traffic Impact Analysis Report, prepared by CLA, dated May 2006, or as later amended. The Master Developer, District, or Builder will be responsible for constructing 100% of the onsite streets. Any expansion required of the I-10 overpass structure will be the responsibility of ADOT.

E. Drainage and Flood Control Phasing

The drainage system will be implemented in phases as development occurs. The required regional drainage channels, roadside drainage channels, on-site stormwater retention basins, and regional stormwater retention basins will be provided by the Master Developer in accordance with the Hydrology Report, prepared by Arroyo Engineering, dated May 2006. These facilities may be installed in phases, and will be built to City of Eloy Standards.

The drainage plan identifies areas that are owned or controlled by other property owners, and which may require assistance by the City of Eloy to acquire easements across portions of these lands in order to allow for the construction of a complete drainage system. Acquisition assistance will be at the discretion of the City, and all costs will be borne by the Master Developer. Costs associated with offsite regional drainage construction will be shared among the benefiting properties on an equitable, "fair share" basis.

F. Public Utilities Phasing

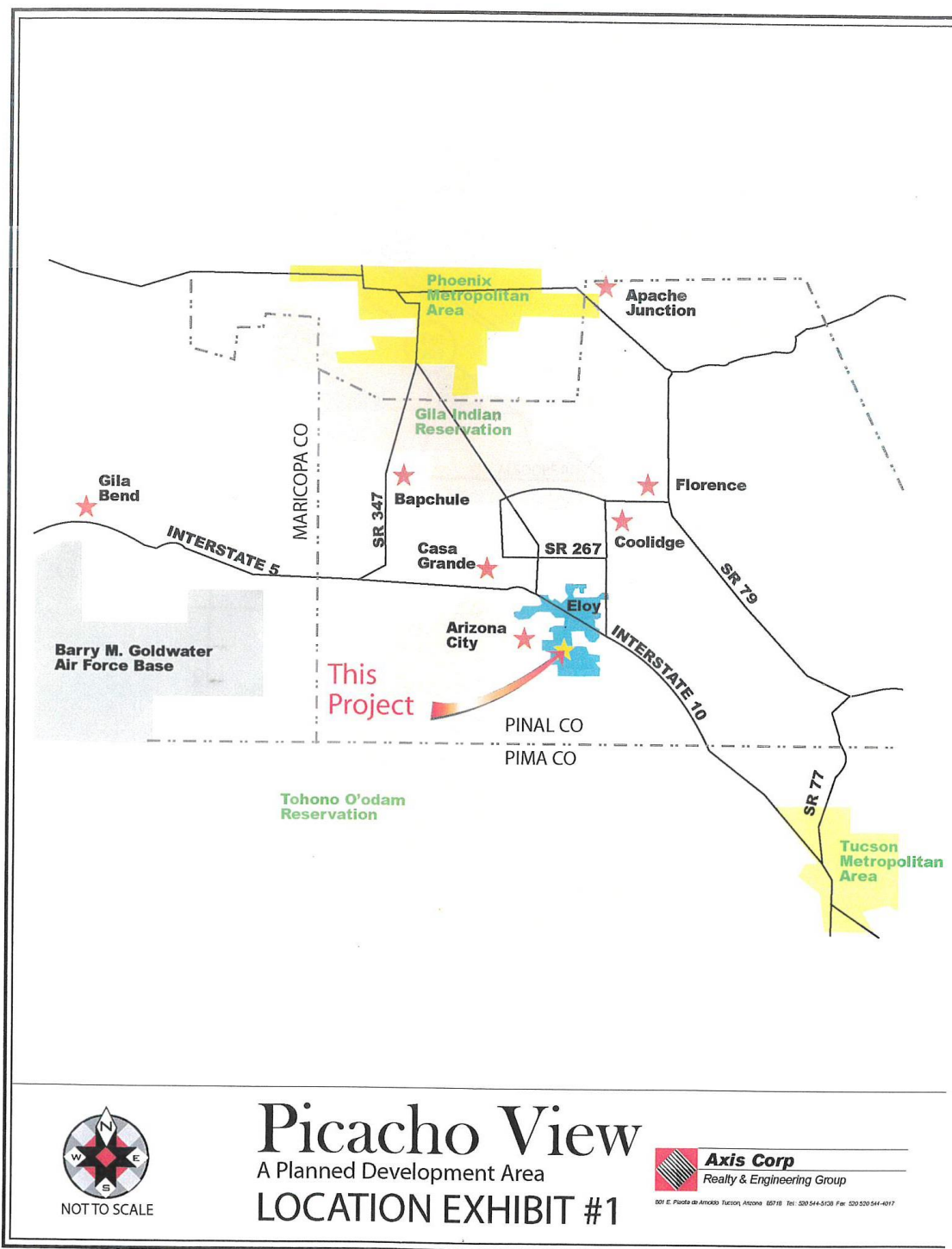
Sewer System Implementation: The Picacho View I project will include installation of significant onsite sewage infrastructure including lift-stations and collector-main lines. Each phase or portion of the project will include design and installation of its own onsite sewage collection system; and each of these onsite systems will then be connected to a new offsite regional treatment facility. Currently, the City of Eloy is preparing a sewer system master plan which will define where these regional treatment facilities will be located, and how they will be phased and funded. Picacho View I will participate on an equitable "fair share" basis in those facilities.

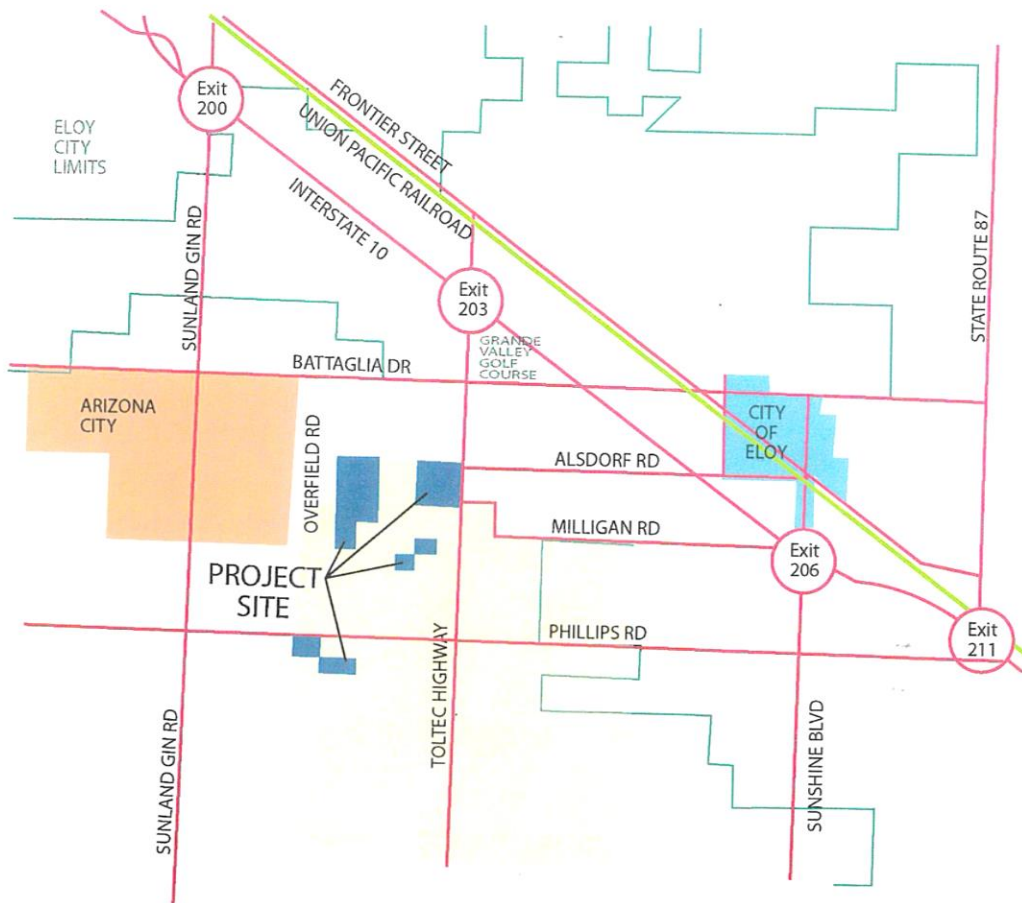
Water Distribution System: The Picacho View I project will be served by an onsite and offsite water distribution system. Each phase or portion of the project will include design and installation of its own onsite water distribution system; and each of these onsite systems will then be connected to new offsite regional facilities. The onsite distribution system will consist of main lines of sufficient size to serve both domestic demand and fire flow. The Master Developer, District, or Builders will be responsible for design and construction of all on-site system improvements.

Currently, the City of Eloy is preparing a sewer system master plan which will define where the regional water supply facilities will be located, and how they will be phased and funded. Picacho View I will participate on an equitable "fair share" basis in those facilities.

"Dry" Utilities: Electric, telephone, gas, and cable television utilities shall be furnished to the site in accordance with servicing provisions and financial contributions mandated by each individual service provider. The Master Developer or Builder will bear all applicable costs for spine infrastructure in accordance with these provisions.

The phasing of these utilities shall largely be the province of each service provider and will be determined at actual development review and processing.





Picacho View I

A Planned Area Development

EXHIBIT #2 VICINITY MAP



Axis Corp
Realty & Engineering Group

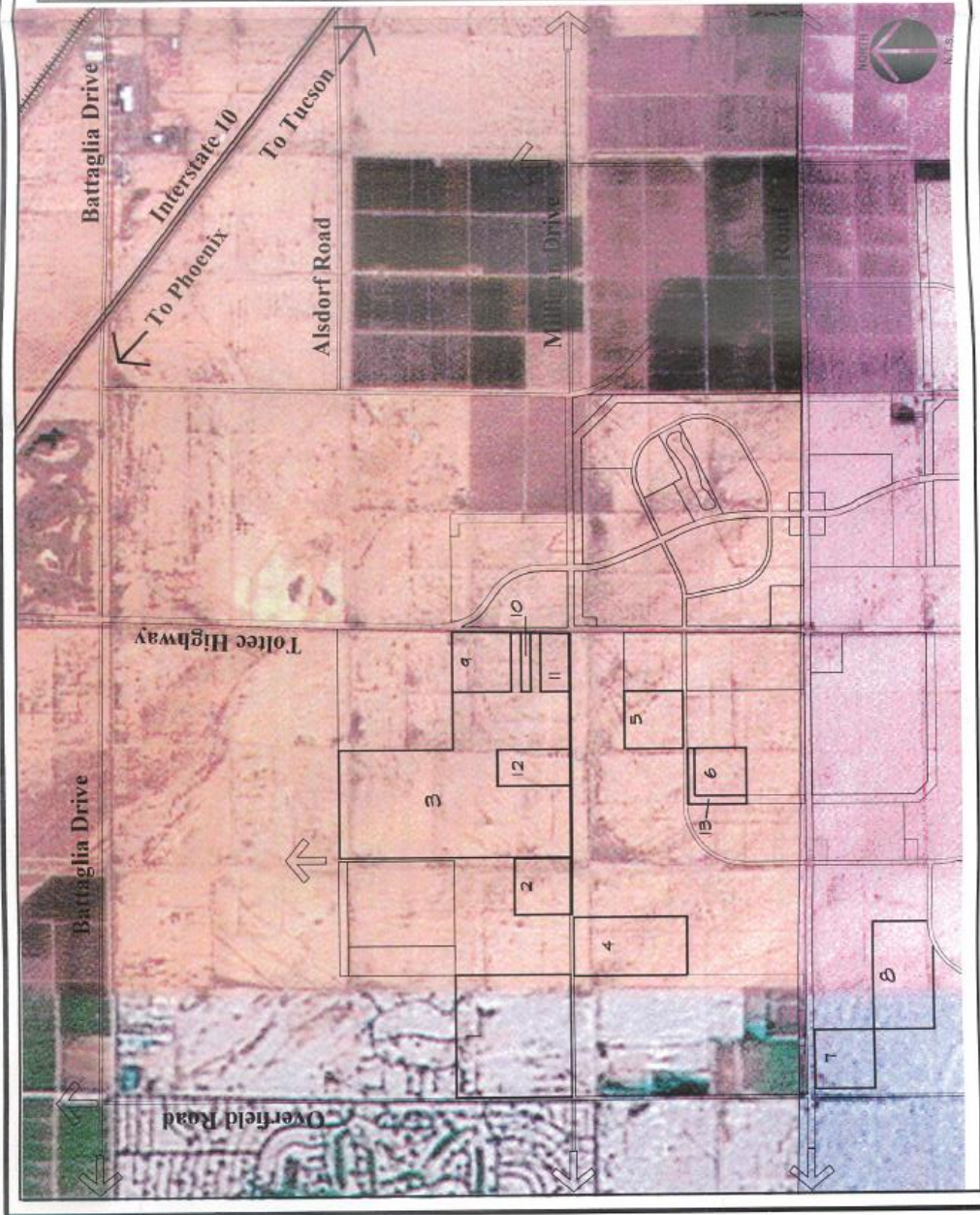
101 E. Picacho de Amigos Tucson, Arizona 85718 Tel: 520-544-5128 Fax: 520-520-544-4017

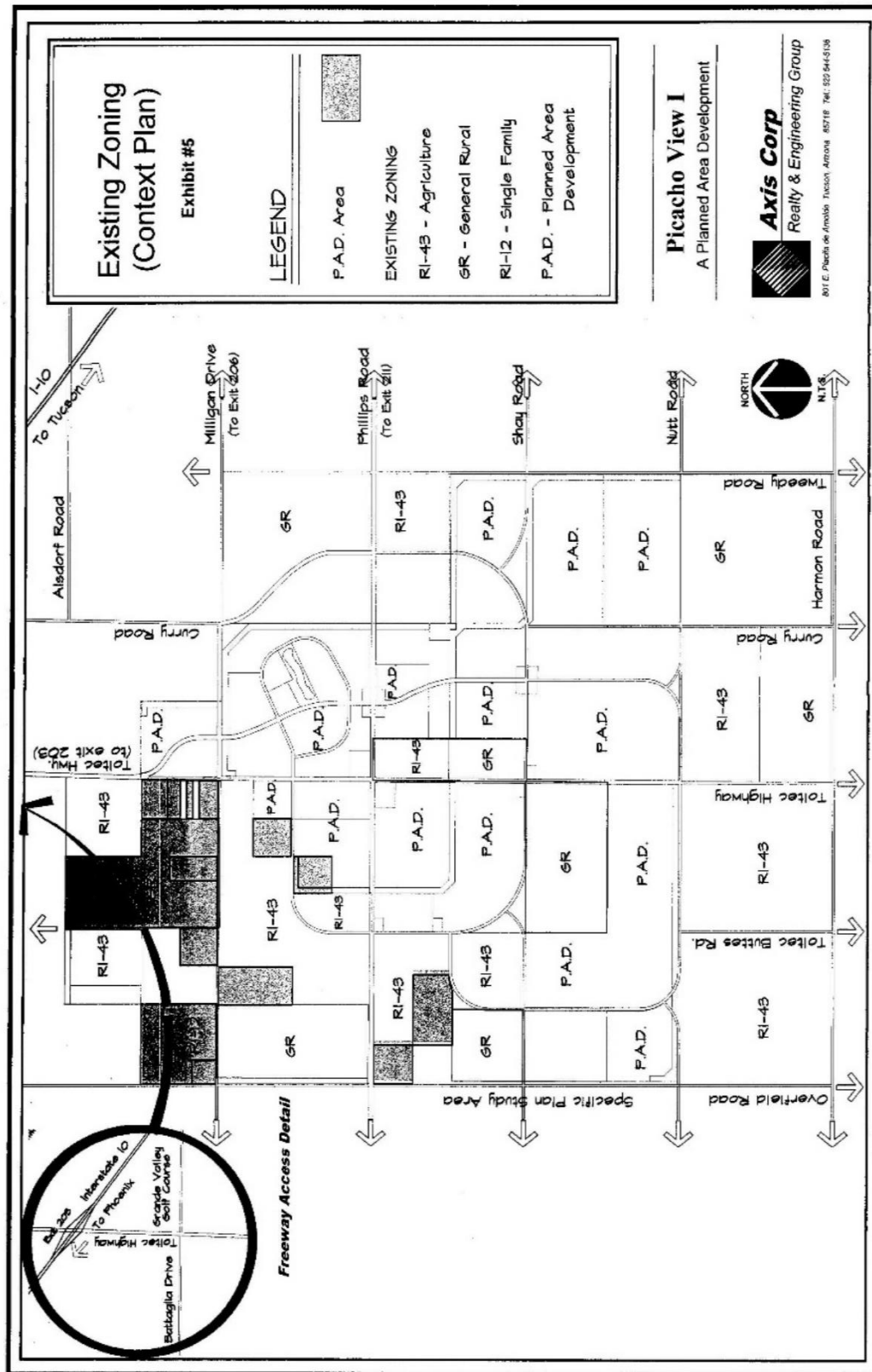
Aerial Photo
Exhibit # 3

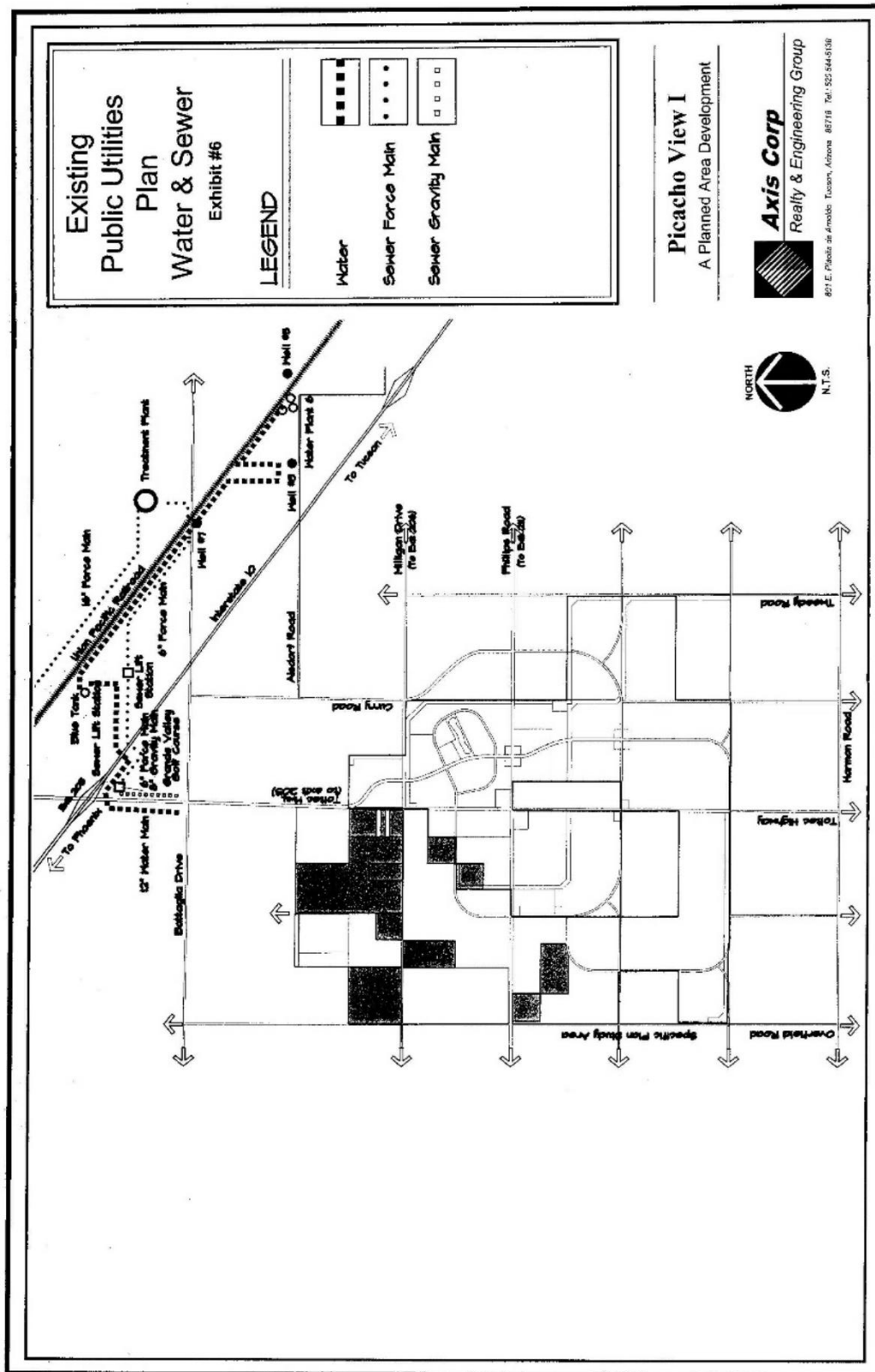
Picacho View I

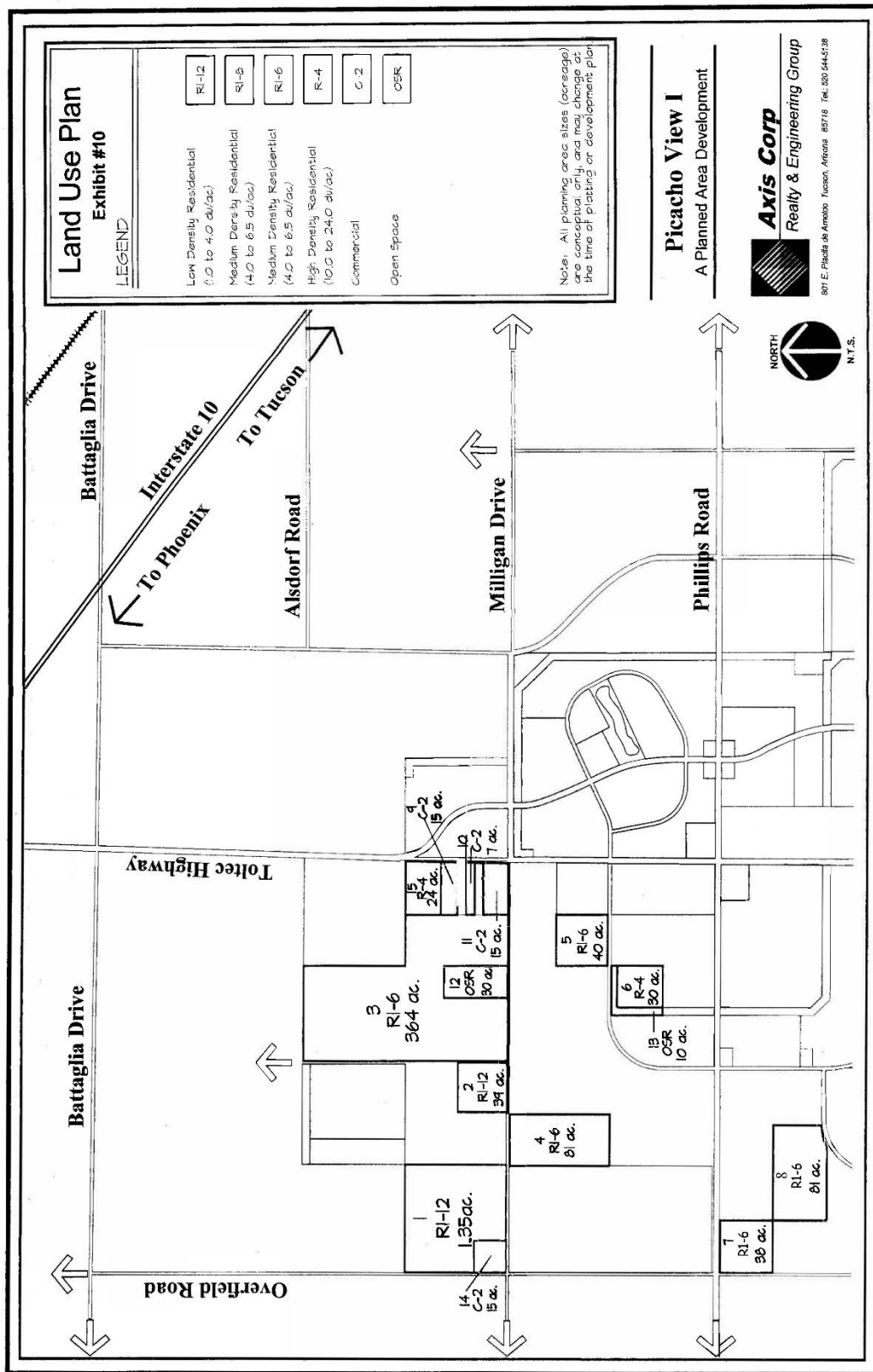
A Planned Area Development

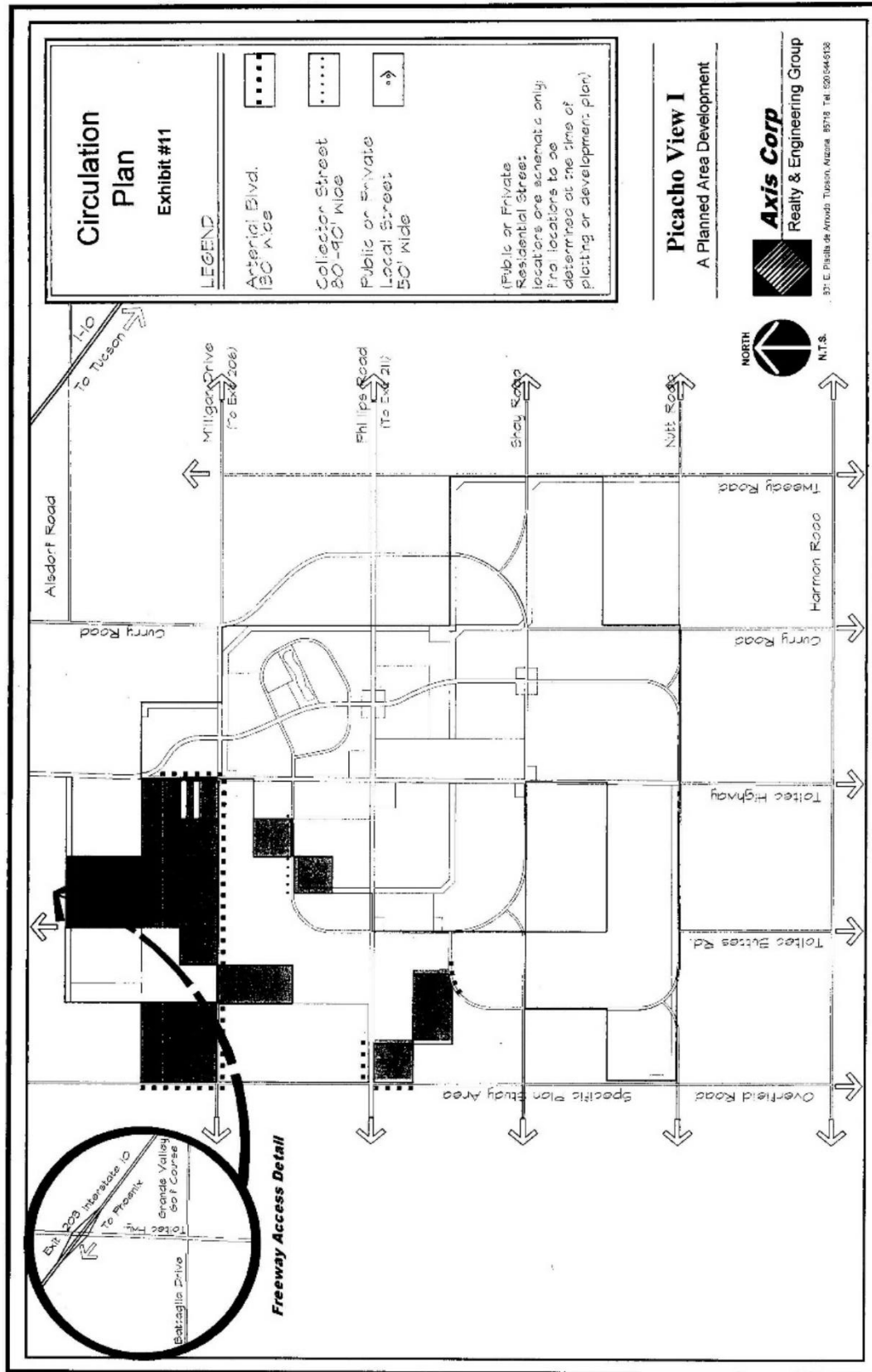
Axis Corp
Realty & Engineering Group
801 E. Phoebe del Arroyo Tucson, Arizona 85710 Tel: 520-544-5138

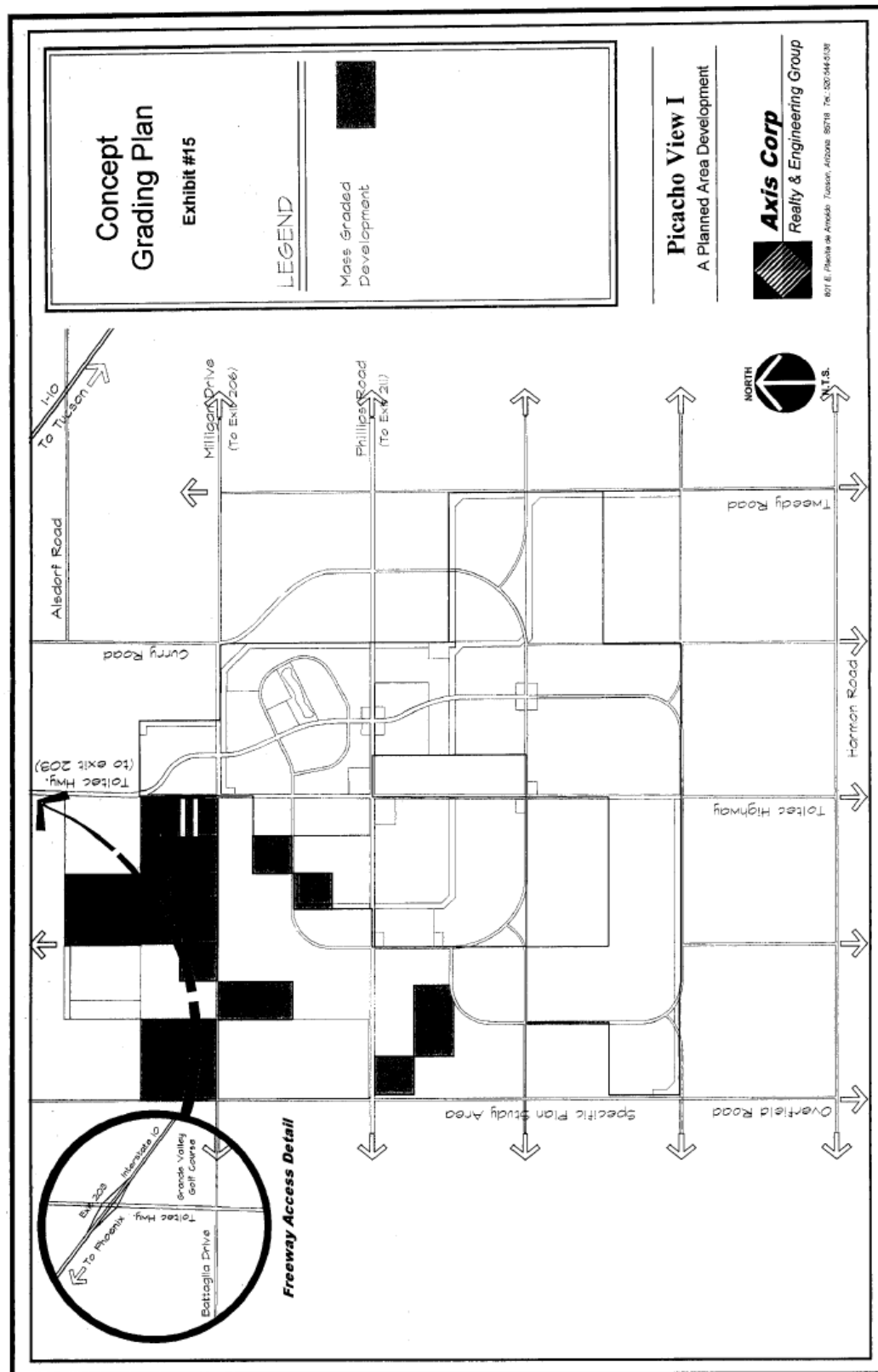


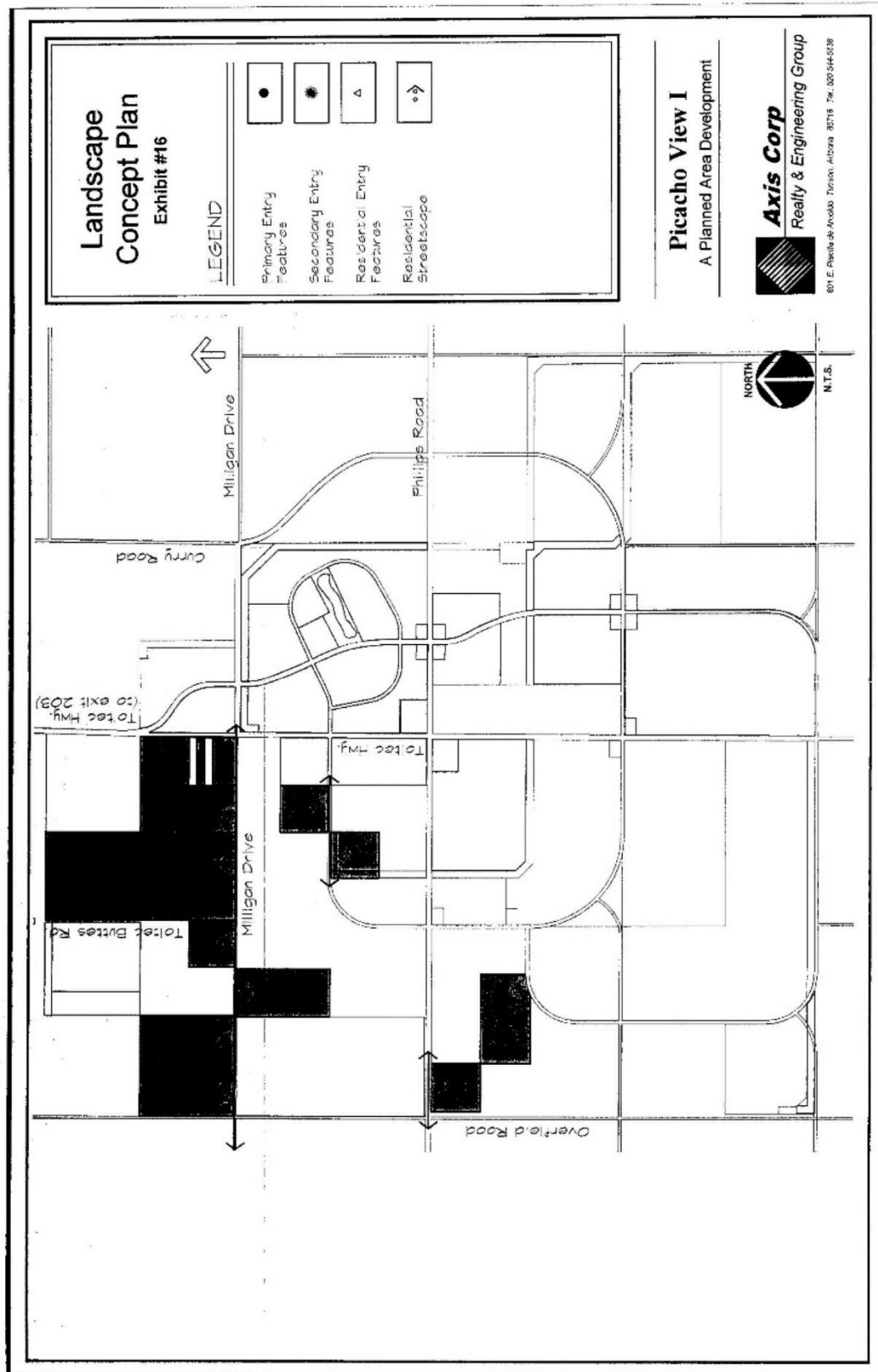


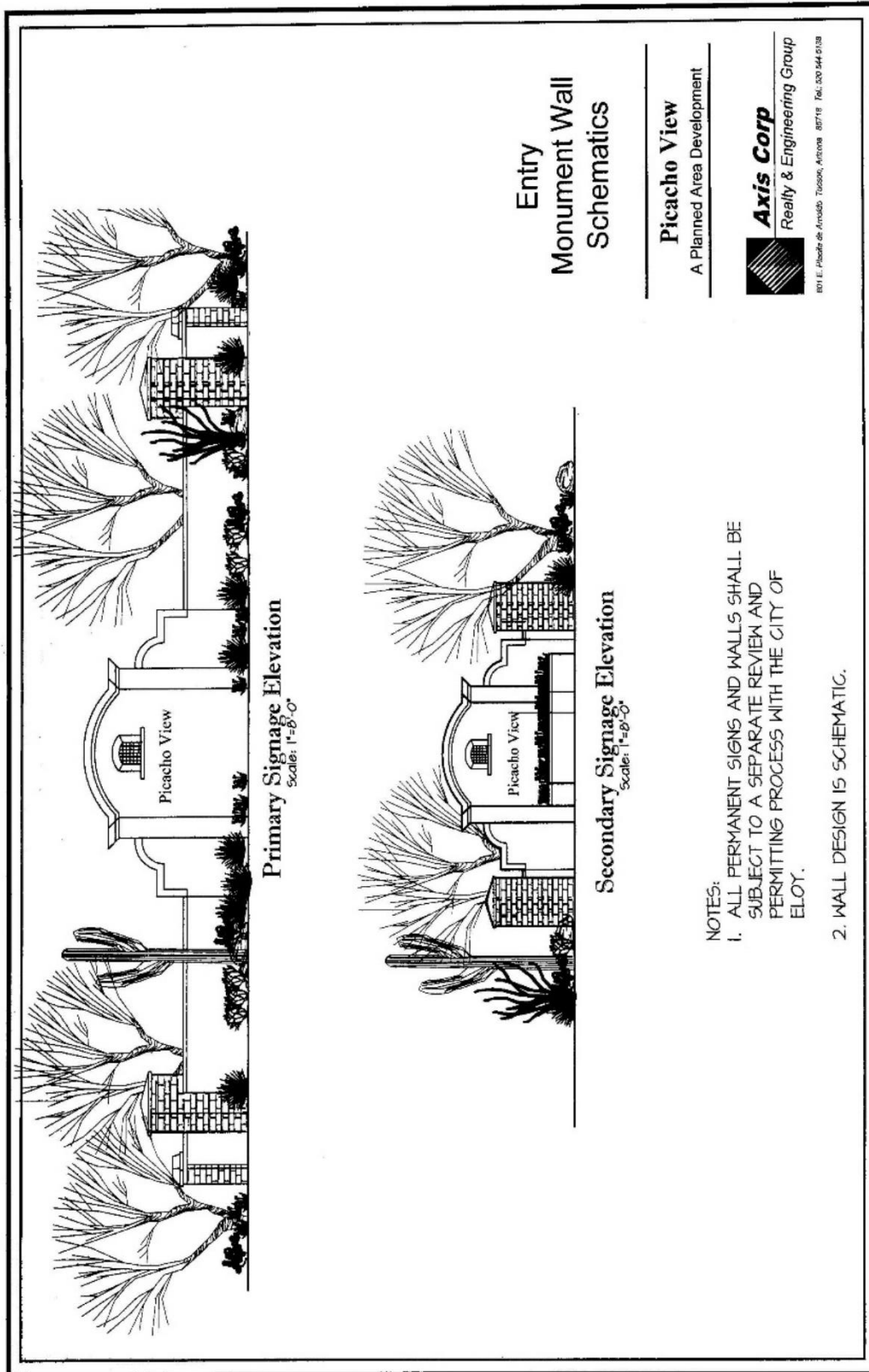


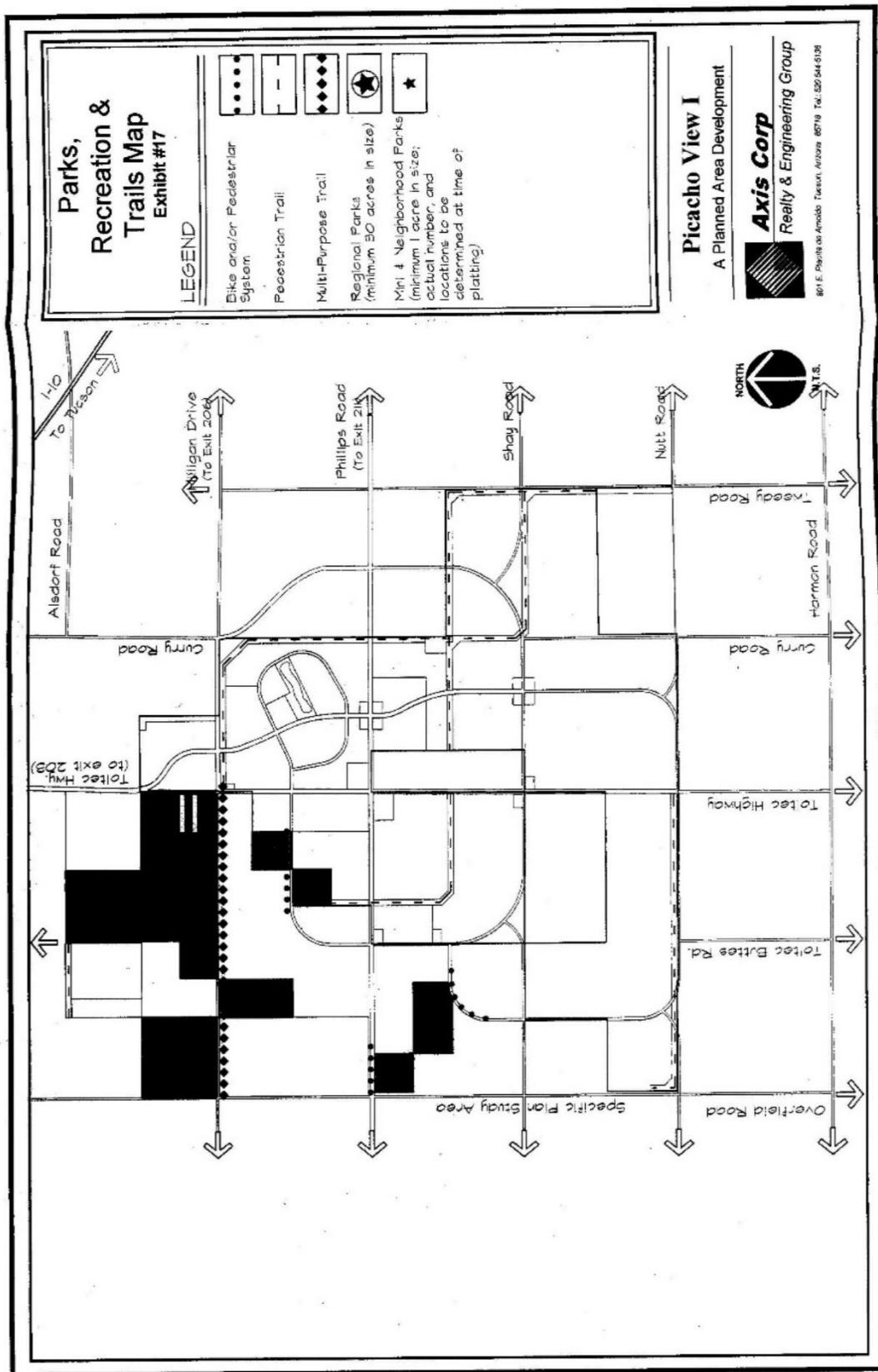












APPENDICES

Appendix A
Legal Description

March 14, 2006
MMLA PSOMAS # 06010-01

EXHIBIT A

**LEGAL DESCRIPTION
NORTH PARCELS**

PARCEL 1

The southwest one-quarter of Section 8, Township 8 South, Range 7 East, Gila and Salt River Meridian, Pinal County, Arizona.

Except the north one-half of the northwest one-quarter of the southwest one-quarter of the southwest one-quarter of said Section 8.

PARCEL 2

The southeast one-quarter of the southeast one-quarter of Section 8, Township 8 South, Range 7 East, Gila and Salt River Meridian, Pinal County, Arizona.

Except the north 100 feet of the south 150 feet of the west 100 feet of the east 150 feet of said southeast one-quarter of the southeast one-quarter.

(Also known as Parcel 44 of Amended Eloy Valley West, Book 1 of Surveys at Pages 139-142, Records of Pinal County, Arizona.)

PARCEL 3

The west one-half and the west one-half of the southeast one-quarter of Section 9, Township 8 South, Range 7 East, Gila and Salt River Meridian, Pinal County, Arizona.

PARCEL 4

The northeast one-quarter of the southeast one-quarter of Section 9, Township 8 South, Range 7 East, Gila and Salt River Meridian, Pinal County, Arizona.

Together with the north 255 feet of the south 1053 feet of the southeast one-quarter of the southeast one-quarter of Section 9, Township 8 South, Range 7 East, Gila and Salt River Meridian, Pinal County, Arizona.

Together with the south 543 feet of the southeast one-quarter of the southeast one-quarter of Section 9, Township 8 South, Range 7 East, Gila and Salt River Meridian, Pinal County, Arizona.

E:\06010\01\Legals\NorthLegal.rtf

March 14, 2006
MMLA PSOMAS # 06010-01

PARCEL 5

The west one-half of the northeast one-quarter of Section 17, Township 8 South, Range 7 East, Gila and Salt River Meridian, Pinal County, Arizona.

(Also known as Parcels 46 & 47 of Amended Eloy Valley West, Book 1 of Surveys at Pages 139-142, Records of Pinal County, Arizona.)

PARCEL 6

The southwest one-quarter of the northeast one-quarter and the northeast one-quarter of the southwest one-quarter of Section 16, Township 8 South, Range 7 East, Gila and Salt River Meridian, Pinal County, Arizona.

(Also known as Parcels 27 & 31 of Amended Eloy Valley West, Book 1 of Surveys at Pages 139-142, Records of Pinal County, Arizona.)

PARCEL 7

The northwest one-quarter of the northwest one-quarter and the southeast one-quarter of the northwest one-quarter and the southwest one-quarter of the northeast one-quarter of Section 20, Township 8 South, Range 7 East, Gila and Salt River Meridian, Pinal County, Arizona.

(Also known as Parcels 56, 58 & 59 of Amended Eloy Valley West, Book 1 of Surveys at Pages 139-142, Records of Pinal County, Arizona.)

See attached Exhibit B

Prepared by:
MMLA PSOMAS



Ernest Gomez, AZ. R.L.S. 27739

E:\06010\01\Legals\NorthLegal.rtf

E:\06010\01\legals\NorthLegal.dwg ErnieG Tue, 14 Mar 2006, 5:13pm

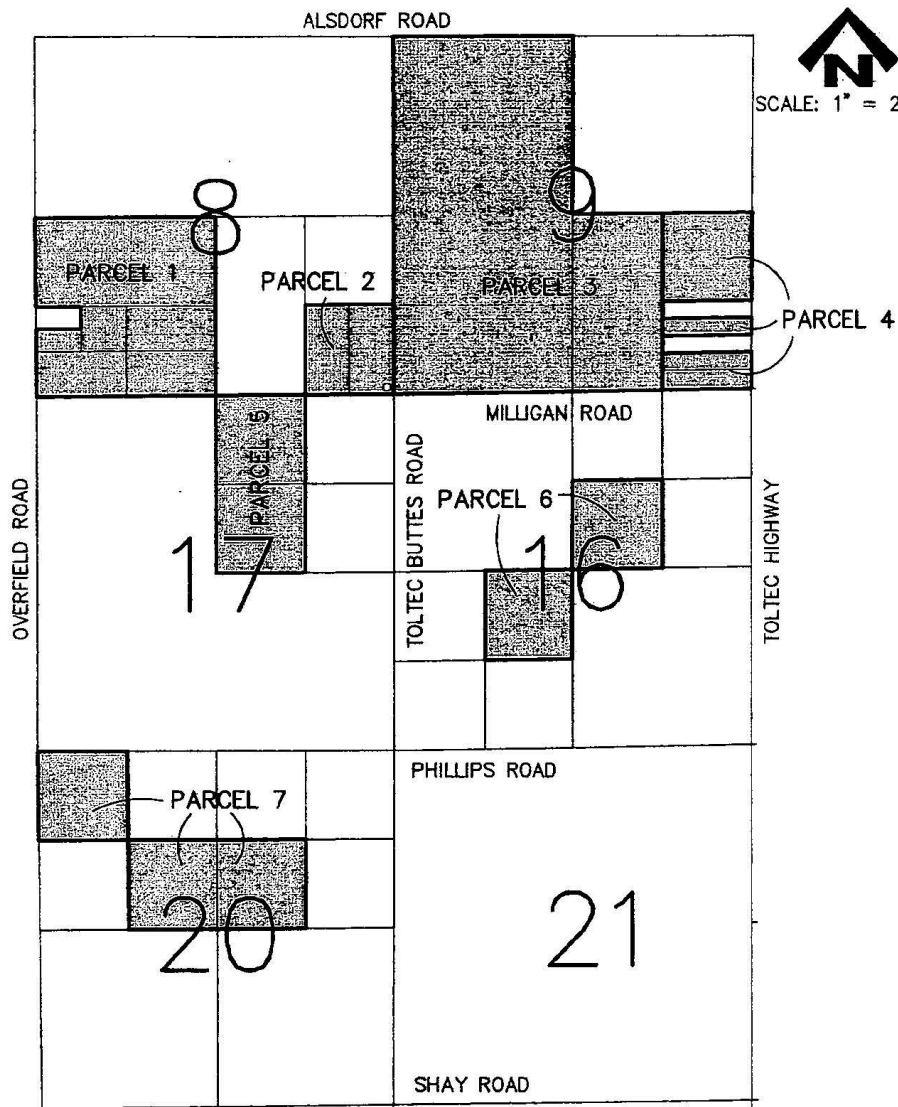


EXHIBIT B

M M L A
PSOMAS
1001 E. Williams Road, Suite 100, Tempe, AZ 85281
Tel (520) 282-2300 (800) 441-5875
Fax (520) 282-0281
www.mmla-psomas.com

PORTIONS OF SECTIONS 8, 9, 16, 17 & 20
OF TOWNSHIP 8 SOUTH, RANGE 7 EAST OF THE
GILA & SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

06010-01

DATE: MARCH 2006 • DRAWN BY: EG

Appendix B
Pinal County Assessor Numbers

TN.08S RG.07E

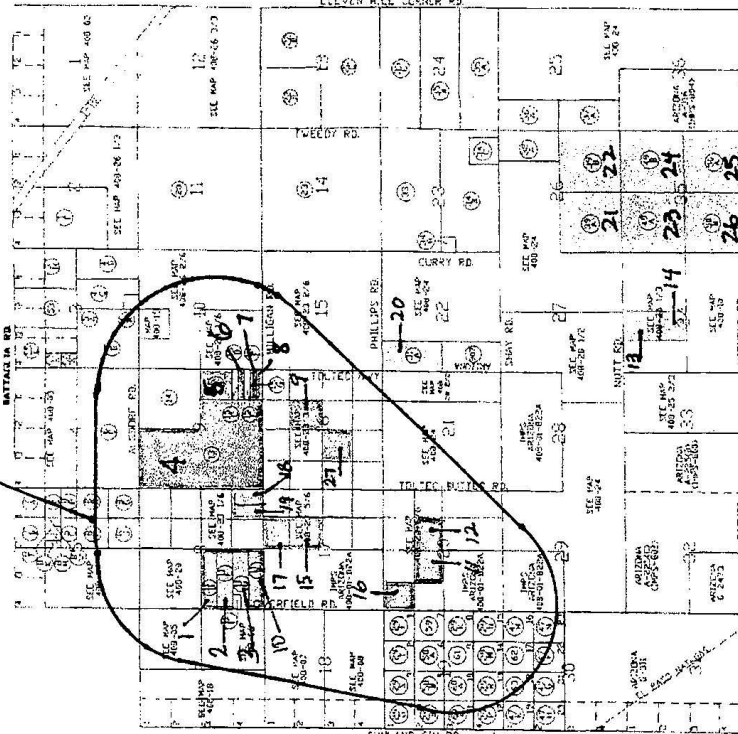
**AREA CODE
0000**

SPECIAL DISTRICTS
10250
10250
11644
12664
00000
00100

THIS MAP IS FOR TAX PURPOSES ONLY.
THIS OFFICE WILL NOT ASSUME LIABILITY FOR
REPRESENTATION, MERCHANTABILITY OR ADEQUACY.

PICACHO VIEW I

SEE BOOK 403



SEE BOOK 511

SUNLAND ESTATES
PARCELS 1 THRU 23

408-01

**SUNLAND ESTATES
PARCELS 1 THRU 23**

BK 2 (SUR) - PG 6

THE ORIGINAL PLAT OF THIS SUBDIVISION IS
ON FILE WITH THE PINAL COUNTY RECORDS
AND MAY BE VIEWED AT THE PINAL COUNTY
AND CLERK'S OFFICE, 1001 N. 1ST AVE., PHOENIX, AZ 85004.



SCALE: 1" = 4000'

08-09-2004

SEE MAP 408-11

PINAL COUNTY ASSESSORS MAP

#	Parcel #'s	Legal Description	Acreage
1	408-01-011-D	N1/2 N1/2 SW SEC 8-8S-7E 40 AC	40
2	408-01-011-E	S1/2 N1/2 SW SEC 8-8S-7E 40 AC	40
3	408-01-011-G	N1/2 S1/2 SW OF SEC 8-8S-7E EXC N1/2 NW SW SW THEREOF 35.00 AC	35
4	408-01-013	W 1/2 AND W 1/2 SE SEC 9-8S-7E 400 AC	400
9	408-23-027	AMD ELOY VALLEY WEST LOT 27 SEC 16-8S-7E 40.45 AC BK 1 PG 139-142	40.45
10	408-01-011-B	S1/2 S1/2 SW SEC 8-8S-7E 40 AC	40
11	408-23-058	AMD ELOY VALLEY WEST LOT 58 SEC 20-8S-7E 40.62 AC BK 1 PG 139-142	40.62
12	408-23-059	AMD ELOY VALLEY WEST LOT 59 SEC 20-8S-7E 40.61 AC BK 1 PG 139-142	40.61
13	408-25-003	LOTS 1 THRU 5 OF PINAL VISTA ESTATES LOC IN BK 3 PG 31 FORMERLY KNOWN AS LOT 3 OF TOLTEC VALLEY WEST LOC IN BK 1 PG 154 & 155 SEC 34-8S-7E 40.57 AC	40.57
14	408-25-040	TOLTEC VALLEY WEST LT 10-40-475 AC SEC 34-8S-7E BK 1 SURVEYS PG 154	40.475
15	408-23-047	AMD ELOY VALLEY WEST LOT 47 SEC 17-8S-7E 40.89 AC BK 1 PG 139-142	40.89
16	408-23-056	AMD ELOY VALLEY WEST LOT 56 SEC 20-8S-7E 40.81 AC BK 1 PG 139-142	40.81
17	408-23-046	AMD ELOY VALLEY WEST LOT 46 SEC 17-8S-7E 40.87 AC BK 1 PG 139-142 E1/2 OF PCL 44 OF ELOY VALLEY WEST SEC 8-8S-7E BK 1 PG 140 EXCEPT N-100 OF S-579.59 OF W-100 OF E-150 0.23 AC WEELSITE 20.01 AC	40.87 20.01
18	408-23-044-A	W1/2 OF PCL 44 ELOY VALLEY WEST SEC 8-8S-7E BK 1 OF SURVEYS PG 140 20.25 AC	20.25
19	408-23-044-B	W1/2 NW OF SEC 22-8S-7E 80.00 AC	80
20	408-01-031-A	SW OF SEC 26-8S-7E 160.00 AC	160
21	408-01-030-A	SE OF SEC 26-8S-7E 160.00 AC	160
22	408-01-030-B	NW OF SEC 37-8S-7E 160.00 AC	160
23	408-01-049-A	NE OF SEC 35-8S-7E 160.00 AC	160
24	408-01-040-B	SE OF SEC 35-8S-7E 160.00 AC	160
25	408-01-050-A	SW OF SEC 35-8S-7E 160.00 AC	160
26	408-01-050-B	AMD ELOY VALLEY WEST LOT 31 SEC 16-8S-7E 40.43 AC BK 1 PG 139-142	40.43
27	408-23-031	AMD ELOY VALLEY WEST LOT 31 SEC 16-8S-7E 40.43 AC BK 1 PG 139-142	40.43

#	Parcel #'s	Legal Description	Acreage
5	408-01-015-A	NE SE OF SEC 9-8S-7E 40.00 AC	40
6	408-01-015-D	N-255' OF THE S-1053' OF THE SE SE OF SEC 9-8S-7E 7.75 AC	7.75
7	408-01-015-F	N-255' OF THE S-543' OF THE SE SE OF SEC 9-8S-7E 7.50 AC	7.5
8	408-01-015-G	S-288' OF THE SE SE OF SEC 9-8S-7E 8.75 AC	8.75

Appendix C
Arizona Game & Fish Letter



THE STATE OF ARIZONA
GAME AND FISH DEPARTMENT

2221 WEST GREENWAY ROAD, PHOENIX, AZ 85023-4399
(602) 942-3000 • WWW.AZGFD.COM

GOVERNOR
JANE DEE HULL
COMMISSIONERS
CHAIRMAN, MICHAEL M. GOUGHTLY, FLAGSTAFF
JOE CARTER, SAFFORD
SUSAN E. CHILTON, ARIZONA
W. HAYS GILSTRAP, PHOENIX
JOE MELTON, YUMA
DIRECTOR
DUANE L. SHROUFE
DEPUTY DIRECTOR
STEVE K. FERRELL



Appendix C: Arizona Game and Fish Letter

RECEIVED

November 14, 2002

NOV 15 2002

Ms. Amanda Best
WestLand Resources, Inc.
2343 E. Broadway Blvd.
Suite 202
Tucson, AZ 85719

Re: Special Status Species Information for Township 8 South, Range 7 East,
Sections 7-10, 14-17, 20-23; Eloy Rezoning, WestLand Job No. 901.01 A
3300.

Dear Ms. Best:

The Arizona Game and Fish Department (Department) has reviewed your letter, dated November 1, 2002, regarding special status species information associated with the above-referenced project area. The Department's Heritage Data Management System (HDMS) has been accessed and current records do not indicate the presence of any special status species as occurring in the project vicinity (5-mile buffer). In addition, this project does not occur in the vicinity of any proposed or designated Critical Habitats.

The Department's HDMS data are 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. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity.

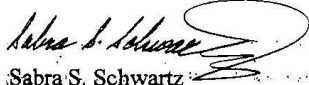
Making available this information does not substitute for the Department's review of project proposals, and should not decrease our opportunities to review and evaluate new project proposals and sites. The Department is also concerned about other resource values, such as other wildlife, including game species, and wildlife-related recreation. The Department would appreciate the opportunity to provide an evaluation of impacts to wildlife or wildlife habitats associated with project activities occurring in the subject area, when specific details become available.

AN EQUAL OPPORTUNITY REASONABLE ACCOMMODATIONS AGENCY

Ms. Amanda Best
November 14, 2002
2

If you have any questions regarding this letter, please contact me at (602) 789-3618. General status information and county distribution lists for special status species are also available on our web site at http://www.azgfd.com/frames/fishwild/hdms_site/Home.htm, as well as some abstracts for special status species.

Sincerely,



Sabra S. Schwartz
Heritage Data Management System, Coordinator

SSS:ss

cc: Bob Broscheid, Project Evaluation Program Supervisor
Joan Scott, Habitat Program Manager, Region V

AGFD# 11-08-02(04)



Tucson Office
343 West Franklin Street
Tucson, Arizona 85701
Tel 520.325.9194 Fax 520.325.2033
www.swca.com

March 2, 2006

Mr. Tim Ensign
AXIS CORP. REALTY & ENGINEERING
801 E. Placita de Arnoldo
Tucson, AZ 85718

RE: CULTURAL RESOURCES ARCHIVAL REVIEW OF THE PROPOSED 958-ACRE PICACHO VIEW I DEVELOPMENT, PINAL COUNTY, ARIZONA

Mr. Ensign:

Per your request, SWCA Environmental Consultants (SWCA) conducted a cultural resources archival review of 958 acres of land near Arizona City, Pinal County, Arizona. Specifically these lands include Parcels 1-12 and 15-19 of T8S, R7E, Sections 8, 9, 17, and 20. The review consisted of a check of archaeological project and site files using AZSITE, the on-line database of archaeological projects and sites within Arizona. Maps were also reviewed at ASM to search for additional data not yet entered in the AZSITE database. This research indicated that the project parcels have not been surveyed for cultural resources. Two cultural resources surveys have been conducted within a 1.0-mile radius of the project parcels. Less than 1 percent of land within 1.0 mile of the project parcel has been surveyed (Figure 1). The previous surveys were conducted for Bureau of Reclamation projects. No sites have been previously identified within the project parcels. One site was documented within 1.0 mile of the project parcel (Figure 1).

Archaeological site AZ AA:6:35(ASM) was originally identified in 1910 as a prehistoric site affiliated with the Hohokam culture. The site consisted of a water/soil control feature represented by a five-foot high wall. An associated ceramic artifact scatter was also present. The site has been destroyed and is presently a flat agricultural field.

The lack of adequate survey data makes predictive modeling of archaeological site density somewhat problematic. However, based on past experience, the landscape, and the fact that the majority of the area has been utilized for agriculture, site density in the project parcel is expected to be low. Expected site types may include small prehistoric or historic period Native American artifact scatters. No large prehistoric habitation sites are predicted for the project parcel. Sites consisting of artifact scatters may or may not have subsurface cultural remains depending on the depositional setting and thickness of the plow zone. Because the project parcel has not been previously surveyed and there is the potential for National Register-eligible archaeological sites, a pedestrian field survey is recommended.

Should you have any questions concerning the results of the archival review or my recommendations for additional survey, please do not hesitate to call Tom Euler or me.

Respectfully,

A handwritten signature in dark ink, appearing to read "H. West", is written over a horizontal line.

Heather M. West
Archaeologist

Enclosures

cc: T. Euler \ SWCA

③

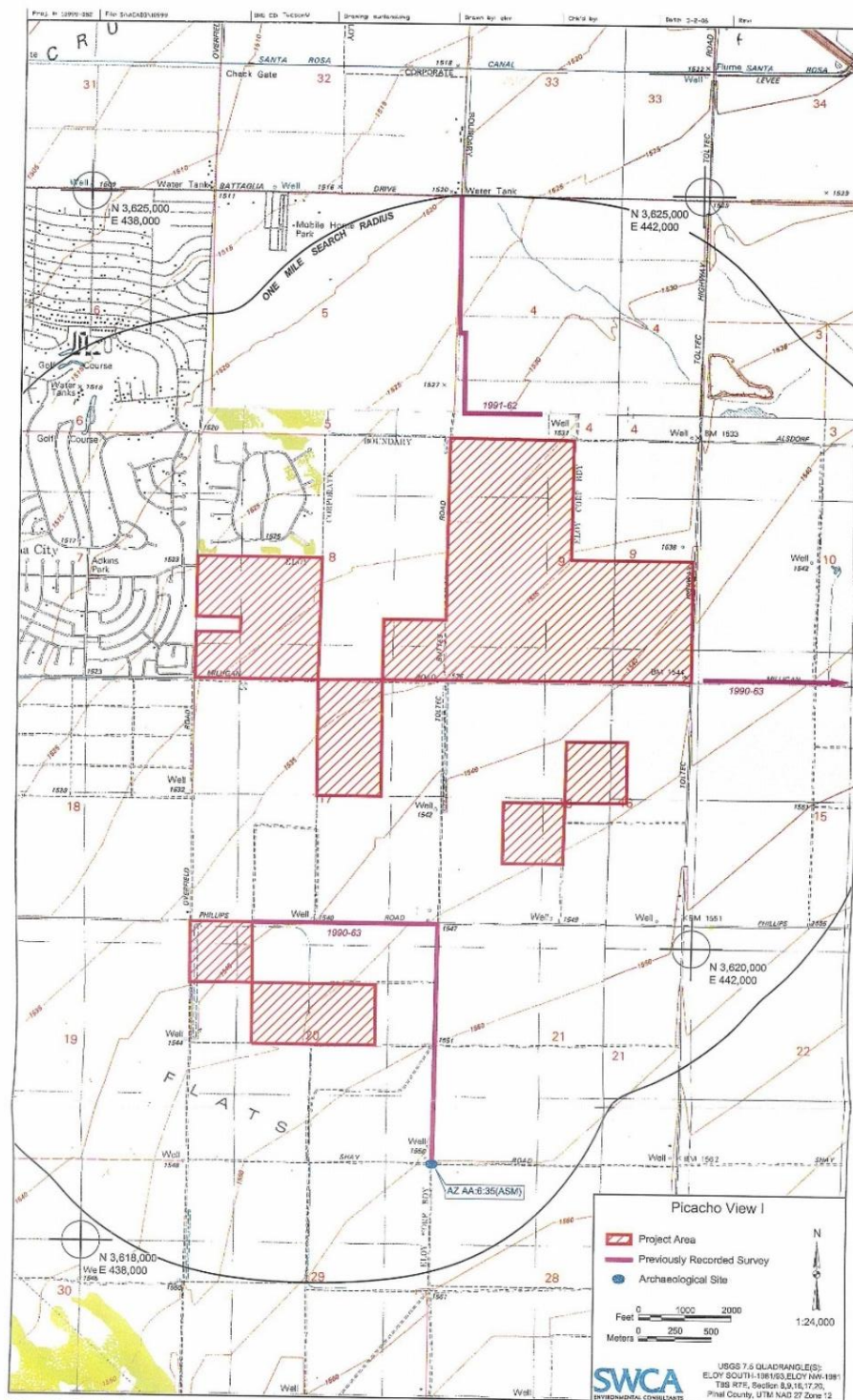


Figure 1. Previously recorded sites and surveys within 1.0 mile of the project areas.

Appendix E
Preliminary Environmental and Biological Analysis

TECHNICAL MEMORANDUM

Prepared for: Mr. Tim Ensign
Marklin Properties, LLC

Prepared by: WestLand Resources, Inc.

Date: November 14, 2002

Subject: **PRELIMINARY ENVIRONMENTAL AND BIOLOGICAL ANALYSIS
FOR THE ELOY REZONING PROJECT**
WestLand Resources, Inc Job No. 901.01

INTRODUCTION

This report documents the findings of a preliminary environmental and biological analysis conducted on behalf of the Marklin Properties, LLC for their proposed Eloy Rezoning project located in Township 8 South, Range 7 East in Pinal County. WestLand Resources, Inc. (WestLand) was retained by Marklin Properties, LLC to conduct this analysis for the approximately 14- square mile proposed project area. The objectives of this analysis are to 1) document existing conditions on the site and 2) determine the potential for the occurrence of and any adverse impacts the project may have on special status species or designated critical habitat. The special status species considered in this document include U.S. Fish & Wildlife Service (USFWS) listed (endangered and threatened), proposed, and candidate species for Pinal County and special status species as identified by the Arizona Game and Fish Department (AGFD). The USFWS federal list of species for Pinal County is included as Attachment 1 and a response letter dated November 14, 2002 from the AGFD regarding special status species information within the subject area is included as Attachment 2.

METHODS

To evaluate the potential occurrence of special status species within the project area, WestLand characterized existing habitat components within the project area to allow for comparisons with habitats known to support special status species considered in this document. This was accomplished through review of habitat descriptions and geographic ranges of species on the USFWS Pinal County list of threatened, endangered, proposed, and candidate species, and evaluation of the site for its potential to support the species on the list. A WestLand biologist visited the site on November 7, 2002 to perform site evaluation.

WestLand Resources, Inc.
Engineering and Environmental Consultants

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RESULTS

SITE DESCRIPTION

The approximately 14-square mile Eloy Rezoning Project Area is located just west of Eloy and Interstate-10 within the Santa Cruz Flats (Township 8 South, Range 7 East). Viewsheds from the subject property include the Picacho Mountains to the east, the Sawtooth Mountains to the southwest, the Silver Reef Mountains to the west, and the Casa Grande Mountains to the northwest.

Elevations range from approximately 1,510 feet above mean sea level (amsl) in northwest portions to approximately 1,610 feet amsl in southeast portions of the subject area. Soils within the subject area are identified by Hendricks (1985) as Casa Grande-Mohall-La Palma Association, which are described as deep stratified, coarse to fine textured, nearly level to gently sloping soils on floodplains and lower alluvial fans¹. There is no perennial water and there are no caves, adits, shafts, rock outcroppings, or cliffs within the subject area.

VEGETATION

The subject area occurs within Lower Colorado River Valley subdivision of the Sonoran desertscrub biotic community². However, the subject area consists mainly of agricultural lands. As such, diversity of vegetation generally is less than that found in typical Lower Colorado River Valley subdivision habitats, creating an open canopy and bare ground throughout significant portions of the area. Vegetation that was commonly noted in the subject area includes mesquite (*Prosopis velutina*), Mexican palo verde (*Parkinsonia aculeata*), burroweed (*Isocoma tenuisecta*), Russian thistle (*Salsola* sp.), desert broom (*Baccharis sarothroides*), mustard species (*Sisymbrium* sp.), Johnson grass (*Sorghum halepense*), aster species (*Helianthus* sp.). Generally speaking, irrigation canals occur along the Section gridlines throughout the subject area. Vegetation diversity and tree density and stature increases along these canals due to an ephemeral water supply provided there. Vegetation noted only along these canals includes cottonwood (*Populus* sp.) and arrowweed (*Pulchea purpurascens*). The subject area has been highly disturbed due to agricultural activities, with large areas of monoculture (cotton) present and many disturbance-type species present along roadways (i.e. Russian thistle, desert broom, and Johnson grass). No saguaros (*Carnegiea gigantea*) were noted within approximately ¼-mile of the ROW.

GENERAL WILDLIFE

¹ Hendricks, D.M. 1985. Arizona Soils. College of Agriculture, University of Arizona.

² Brown, D.E., ed. 1994. Biotic Communities of the American Southwest: United States and Mexico. Desert Plants 4(1-4):1-342.

WestLand Resources, Inc.
Engineering and Environmental Consultants

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Wildlife that was noted during the site evaluation included black-tailed jackrabbit (*Lepus californicus*), desert cottontail (*Sylvilagus audubonii*), common raven (*Corvus corax*), red-winged blackbird (*Agelaius phoeniceus*), American kestrel (*Falco sparverius*), prairie falcon (*Falco mexicanus*), red-tailed hawk (*Buteo jamaicensis*), loggerhead shrike (*Lanius ludovicianus*), turkey vulture (*Cathartes aura*), and mourning dove (*Zenaida macroura*).

INITIAL SCREENING ANALYSIS

The USFWS lists 18 special status species (federally endangered, threatened, proposed, and candidate species, and species with federal conservation agreements) as occurring or suspected to occur within Pinal County (Attachment 1). The AGFD Heritage Data Management System (HDMS) does not indicate the presence of any special status species as occurring in the subject area (Attachment 2). Upon initial review of the federal list and subject area, it was determined that there is low to no potential for the occurrence of all the species found on this list and there is no designated critical habitat within the subject area. These species have ranges that do not include the project area and/or are found in habitats dissimilar to those within the proposed project area and, therefore, are not expected to occur within the proposed project area. One species, the bald eagle (*Haliaeetus leucocephalus*), may occasionally fly over the subject area during migration but habitat within the subject area is not similar to habitats known to support this species. These determinations were based upon field habitat analysis and review of information available regarding the species, comparisons of information with habitats available at the project site, and the known ranges of the species.

CONCLUSION

WestLand has evaluated the potential for the presence of the 18 special status species that are listed as federally endangered, threatened, proposed, and candidate species, and species with federal conservation agreements that are known or suspected to occur within Pinal County (Attachment 1). Of these species, all have low to no potential to occur within the subject area. Therefore, no adverse effects are expected to occur due to proposed project activities. There are no special status species that are known to occur within the subject area as indicated by the AGFD HDMS (Attachment 2).

Attachments: Listed, Proposed, and Candidate Species for Pinal County, Arizona
Response Letter from Arizona Game and Fish Regarding Special Status Species

WestLand Resources, Inc.
Engineering and Environmental Consultants

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LISTED, PROPOSED, AND CANDIDATE SPECIES FOR PINAL COUNTY, ARIZONA

(Main Source: U.S. Fish & Wildlife Department, Listed, Proposed, and Candidate Species for Arizona, November 28, 2001 with Website Updates))
TOTAL = 18

Name	Status	Critical Habitat	Recovery Plan	CFR	Description	Elevation Range (ft.)	Habitat
Arizona hedgehog cactus (<i>Echinocereus triglochidiatus arizonicus</i>)	Endangered	No	No	44 FR 61556, 10-15-79	Dark green cylindroid that is 2.5 to 12 inches in diameter, single or in clusters, 1 to 3 gray or pinkish central spines with the largest deflexed and 5 to 11 shorter radial spines. Flower: brilliant red, side of stem in April through May.	3,700 – 5,200	Ecotone between interior chaparral and madrean evergreen woodland.
Nichols' Turk's head cactus (<i>Echinocactus horizonthalonius</i> var. <i>nicholii</i>)	Endangered	No	No	44 FR 61927, 10-26-97	Blue-green to yellowish-green, columnar, 18 inches tall, 8 inches in diameter, spine clusters have 5 radial and 3 central spines (one downward short and 2 upward and red or basally gray). Flower: pink with woolly white fruit.	2,400 – 4,100	Sonoran desert scrub at the foot of limestone mountains and on inclined terraces and saddles on limestone mountains.
Lesser long-nosed bat (<i>Leptonycteris curasoae yerbabuena</i>)	Endangered	No	Yes	53 FR 38456, 09-30-88	Elongated muzzle with a small leaf nose and long tongue. Yellowish brown or gray above and cinnamon brown below. Tail minute and appears to be lacking. Easily disturbed.	less than 6,000	Desert scrub habitat with agave and columnar cacti present as food plants.
Desert Pupfish (<i>Cyprinodon macularius</i>)	Endangered	Yes	Yes	51 FR 10842, 03-31-86	Small (2 inches), smoothly rounded body shape with narrow vertical bars on the sides. Breeding males are blue on the head and sides with yellow on tail. Females and juveniles have a tan- to olive-colored back and silvery sides.	less than 5,000	Shallow springs, small streams, and marshes. Tolerates saline and warm water.
Gila topminnow (<i>Poeciliopsis occidentalis occidentalis</i>)	Endangered	No	Yes	32 FR 4001, 03-11-67	Small (2 inches), guppy-like, live bearing, and lacks dark spots on its fins. Breeding males are jet black with yellow fins.	less than 4,500	Small streams, springs, cienegas, and with shallows.

Name	Status	Critical Habitat	Recovery Plan	CFR	Description	Elevation Range (ft.)	Habitat
Loach minnow (<i>Tiaroga cobitis</i>)	Threatened	Yes	Yes	51 FR 39468, 10-28-86; 59 FR 10898, 03-08-94	Small (less than 3 inches), slender, elongated fish. Olive colored with dirty white spots at the base of the dorsal and caudal fins. Breeding males are vivid red on mouth and base of fins.	less than 8,000	Small to large perennial streams with swift, shallow water over cobble and gravel.
Razorback sucker (<i>Xyrauchen texanus</i>)	Endangered	Yes	Yes	56 FR 54957, 10-23-91; 59 FR 13374, 03-21-94	Large (up to 3 feet and up to 16 pounds), long with high, sharp-edged, keel-like hump behind the head. Flattened on top, olive-brown above to yellowish below.	less than 6,000	Riverine and lacustrine areas. Generally, not in fast moving water and may use backwaters.
Spinedace (<i>Meda fulgida</i>)	Threatened	Yes	Yes	51 FR 23769, 07-01-86; 65 FR 24327, 04-25-00	Small (less than 3 inches long) and slim with silvery sides and "spine" on the dorsal and pelvic fins. Breeding males are a brassy golden color.	less than 6,000	Moderate to large perennial streams in shallow riffles and moderate to swift currents or pools with a sand or gravel substrate.
Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	No	Yes	60 FR 35999, 07-12-95	Large. Adults have white head and tail. Height is 28 to 38 inches with a wingspan of 66 to 96 inches. Those one to four years of age are dark with varying degrees of mottled brown plumage. Feet bare of feathers.	varies	Large trees or cliffs near water (reservoirs, rivers, and streams) with abundant prey.
Brown pelican (<i>Pelecanus occidentalis californicus</i>)	Endangered	No	Yes	35 FR 16047, 10-13-70; 35 FR 18320, 12-02-70	Large, dark gray-brown, webbed-footed water bird with a pouch underneath its long bill. Adults have a white head and neck, brownish black breast, and silver-gray upper parts.	varies	Coastal land and islands. Arizona lakes and rivers. A subspecies is an uncommon transient in Arizona.
Cactus ferruginous pygmy-owl (<i>Glaucidium brasilianum cactorum</i>)	Endangered	No	No	62 FR 10730, 03-10-97	Small (approximately 7 inches), diurnal owl. Reddish-brown overall color with cream-colored belly streaked with reddish brown. Some individuals are grayish brown.	less than 4,000	Mature cottonwood/willow, mesquite bosques, and Sonoran desert scrub.
Mexican spotted owl (<i>Strix occidentalis lucida</i>)	Threatened	Yes	Yes	56 FR 14678, 04-11-91; 66 FR 8530, 02-01-01	Medium-sized with dark eyes and no ear tufts. Brownish and heavily spotted with white or beige.	4,100 – 9,000	Nests in canyons and dense forests with multi-layered foliage structure.

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Page 2 of 2

Name	Status	Critical Habitat	Recovery Plan	CFR	Description	Elevation Range (ft.)	Habitat
Southwestern willow flycatcher (<i>Empidonax traillii extimus</i>)	Endangered	Yes	No	60 FR 10694, 02-27-95	Small passerine (about 6 inches) with a grayish-green back and wings, whitish throat, light olive-gray breast and pale yellowish belly. Two wingbars are visible. Eye-ring is faint or absent.	less than 8,500	Cottonwood/willow and tamarisk vegetation communities along rivers and streams.
Yuma clapper rail (<i>Rallus longirostris yumanensis</i>)	Endangered	No	Yes	32 FR 4001, 03-11-67; 48 FR 34182, 07-27-83	Water bird with long legs, short tail, and long, slender, decurved bill. Mottled brown on gray on its rump. Flanks and undersides are dark gray with narrow verticle stripes producing a barring effect.	less than 4,500	Fresh water and brackish marshes with dense emergent riparian vegetation.
Gila Chub (<i>Gila intermedia</i>)	Proposed Endangered	No	No	-----	Deep compressed body, flat head, dark olive-gray color above, silver sides. Endemic to Gila River Basin.	2,000 - 3,500	Pools, springs, cienegas, and streams.
Mountain plover (<i>Charadrius montanus</i>)	Proposed Threatened	No	No	64 FR 7587, 02-16-99	Wading bird; compactly built; in breeding season with white forehead and line over the eye; contrasting with dark crown; nondescript in winter. Voice is a low, variable whistle.	varies	Open arid plains, short-grass prairies, and cultivated form.
Acuna Cactus (<i>Echinomastus erectocentrus acunensis</i>)	Candidate	No	No	-----	Less than 12-inches high spine clusters borne on tubercles each with a groove on the upper surface. Two to three central spines and 12 radial spines. Flowers: pink to purple.	1,300 - 2,000	Well-drained knolls and gravel ridges in Sonoran desertscrub.
Yellow-billed cuckoo (<i>Coccyzus americanus</i>)	Candidate	No	No	66 FR 38611, 07-25-01	Medium-sized bird with a slender, long-tailed profile, and slightly down-curved bill, which is blue-black with yellow on the lower half. Plumage is grayish-brown above and white below with rufous primary flight feathers.	less than 6,500	Large blocks of riparian woodlands (cottonwood, willow, or tamarisk galleries).

Appendix F
Plant Palette List

APPENDICES

Appendix F: Recommended Plant Palette List

LANDSCAPE ZONE #1 (Primary - Community Entry):

Botanical Name	Common Name
Trees:	
<i>Acacia</i> spp.	Acacia
<i>Bauhinia congesta</i>	Anacacho Orchid
<i>Carya illinoensis</i>	Pecan
<i>Cercidium</i> spp.	Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Fraxinus greggii</i>	Gregg Ash, Littleleaf Ash
<i>Olea europaea</i> 'Swan Hill'	Fruitless Olive
<i>Olneya tesota</i>	Ironwood
<i>Palmae</i> spp.	Palm
<i>Pinus</i> spp.	Pine
<i>Pithecellobium</i> spp.	Ebony
<i>Prosopis</i> spp.	Hybrid Mesquite
<i>Quercus virginiana</i> 'Heritage'	Heritage Oak
Shrubs:	
<i>Acacia</i> spp.	Acacia
<i>Atriplex canescens</i>	Four Wing Saltbush
<i>Berberis</i> spp.	Barberry
<i>Caesalpinia gilliesii</i>	Bird of Paradise
<i>Caesalpinia pulcherrima</i>	Red of Paradise
<i>Calliandra eriophylla</i>	Fairy Duster
<i>Chamaerops humilis</i>	Mediterranean Fan Palm
<i>Coursetia microphylla</i>	Baby Bonnets
<i>Cupressus sempervirens</i> 'Stricta'	Italian Cypress
<i>Dalea</i> spp.	Dalea
<i>Elaeagnus ebbingei</i>	Ebbing Silverberry
<i>Encelia farinosa</i>	Brittlebush
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Jasminum mesneyi</i>	Primrose Jasmine
<i>Larrea tridentata</i>	Creosote
<i>Nolina</i> spp.	Bear Grass
<i>Plumbago scandens</i>	Plumbago
<i>Salvia</i> spp.	Salvia
<i>Simmondsia chinensis</i>	Jojoba
<i>Sophora secundiflora</i>	Texas Mountain Laurel
<i>Vauquelinia californica</i>	Arizona Rosewood
<i>Viguiera deltoidea</i>	Goldeneye

Picacho View I Planned Area Development

APPENDICES

Vitex agnus-castus

Monk's Pepper Tree

Accent Shrubs:

Agaves pp.

Century Plant

Cactus spp.

Cactus

Dasylirion spp.

Desert Spoon, Sotol

Fouquieria splendens

Ocotillo

Opuntia spp.

Prickly Pear

Penstemon spp.

Penstemon

Yucca spp.

Native Yuccas

Ground Covers/Vines:

Antigonon leptopus

Queen's Wreath

Berlandiera lyrata

Chocolate Flower

Calylophus hartwegii

Calylophus

Dalea spp.

Dalea

Ficus pumila

Creeping Fig

Mascagnia macroptera

Yellow Orchid

Oenothera spp.

Primrose

Rosa banksiae

Lady Bank's Rose

Rosmarinus officinalis

Rosemary

Teucrium chamaedrys

Germander

Verbena spp.

Verbena

LANDSCAPE ZONE #2 (Secondary - Collector Entry):

All plant materials in the Primary Landscape Zone plus the following:

Botanical Name

Common Name

Trees:

Carya illinoensis

Pecan

Celtis reticulata

Western Hackberry

Cupressus arizonica

Arizona Cypress

Fraxinus velutina

Arizona Ash

Pistachia chinensis

Chinese Pistache

Quercus virginiana 'Heritage'

Heritage Oak

Shrubs:

Buddleia marrubifolia

Wooly Butterfly Bush

Cassia spp.

Cassia

Picacho View I Planned Area Development

APPENDICES

<i>Ruellia</i> spp.	Ruellia
<i>Xylosma congestum</i>	Xylosma

Accent Shrubs:

<i>Asclepias</i> spp.	Milkweed
<i>Bougainvillea</i> spp.	Bougainvillea
<i>Euphorbia</i> spp.	Euphorbia

Ground Covers/Vines:

<i>Asparagus densiflorus</i> 'Spengeri'	Asparagus Fern
<i>Gelsemium sempervirens</i>	Carolina Jasmine
<i>Myoporum parviflora</i>	Myoporum
<i>Trachelopermum</i> spp.	Jasmine
<i>Vinca Major</i>	Periwinkle

REVEGETATION SEED MIX:

<u>Botanical Name</u>	<u>Common Name</u>
<i>Acacia constricta</i>	Whitethorn Acacia
<i>Acacia greggii</i>	Catclaw Acacia
<i>Aristida purpurea</i>	Purple Threeawn
<i>Atriplex canescens</i>	Four Wing Saltbush
<i>Baileya multiradiata</i>	Desert Marigold
<i>Bouteloua curtipendula</i>	Sideoats Grama
<i>Bouteloua gracilis</i>	Blue Grama
<i>Calliandra eriophylla</i>	Fairy Duster
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Eschscholzia californica</i>	California Poppy
<i>Forestiera neomexicana</i>	Desert Olive
<i>Gaillardia pulchella</i>	Firewheels
<i>Justicia</i> spp.	Chuparosa
<i>Larrea tridentata</i>	Creosote
<i>Oryzopsis hymenoides</i>	Indian Ricegrass
<i>Penstemon parryi</i>	Parry's Penstemon
<i>Sphaeralcea ambigua</i>	Desert Globe Mallow

Additional Plants will be considered upon review by the Master Developer.

Picacho View I Planned Area Development

APPENDICES

<i>Cordia parviflora</i>	Little-Leaf Cordia
<i>Leucophyllum</i> spp.	Texas Ranger
<i>Myrtus communis</i>	Classic Myrtle
<i>Rosa Banksiae</i>	Lady Bank's Rose
<i>Rosmarinus officinalis</i>	Rosemary

Accent Shrubs:

<i>Aloe barbadensis</i>	Aloe Vera
<i>Hesperaloe parviflora</i>	Red Yucca
<i>Muhlenbergia</i> spp.	Deer Grass

Ground Covers:

<i>Acacia redolens</i>	Trailing Acacia
<i>Lantana montevidensis</i>	Trailing Lantana

LANDSCAPE ZONE #3 (Tertiary - Residential):

All plant materials in the Primary and Collector Landscape Zones, plus the following:

<u>Botanical Name</u>	<u>Common Name</u>
Trees:	
<i>Brachychiton populneus</i>	Bottle Tree
<i>Brahea armata</i>	Mexican Blue Palm
<i>Carya illinoensis</i>	Pecan
<i>Citrus</i> spp.	Citrus
<i>Fraxinus velutina</i> 'Rio Grande'	Fan-Tex Ash
<i>Lysiloma thornberi</i>	Feather Tree
<i>Quercus virginiana</i> 'Heritage'	Heritage Oak
<i>Trachycarpus fortunei</i>	Windmill Palm
Shrubs:	
<i>Campsis radicans</i>	Trumpet Creeper
<i>Jasminum humile</i>	Italian Jasmine
<i>Juniperus</i> spp.	Juniper
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Nerium oleander</i>	Oleander
<i>Pittosporum</i> spp.	Pittosporum
<i>Plumbago scandens</i>	Summer Snow
<i>Punica granatum</i>	Pomegranate

Picacho View I Planned Area Development

APPENDICES

PROHIBITED PLANT PALETTES

The following are prohibited plant materials:

Botanical Name	Common Name
<i>Baccharis sarothroides</i> (female)	Desert Broom
<i>Cynodon dactylon</i>	Common Bermuda
<i>Morus alba</i>	Mulberry Tree
<i>Olea europea</i> *	Olive Tree
<i>Parkinsonia aculeata</i>	Mexican Palo Verde
<i>Pennisetum setaceum</i>	Fountain Grass

* *Olea europea* 'Swan Hill' is permitted

Picacho View I Planned Area Development

Picacho View I

Planned Area Development
City of Eloy, AZ

Appendix G

Interim Project Development Plan Poblano Project

Presented by:

Poblano Solar, LLC

A subsidiary of:

Longroad Energy Holdings, LLC



**220 Montgomery Street, Suite 860
San Francisco, CA 94104**

Table of Contents

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Generation Tie-Line Fire and Safety.....	2
Fire and Safety.....	2
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Solar Project Decommissioning	2

List of Exhibits

Exhibit A: Vicinity & Project Parcel Map
Exhibit B: Picacho View I PAD Interim Development Context Map
Exhibit C: Conceptual Site Plan
Exhibit D: Conceptual Sections for Utility Scale Solar Development

Utility Scale Solar – Development Concept

The Poblano Project

The Poblano Project consists of the development and construction of a 175 mega wats (“**MW**”) PV solar electric generating facility with up to 200 MWs of an on-site Battery Energy Storage System (“**Poblano Project**”) on approximately 938 acres (“**Property**”), of which approximately 816 acres are within the Picacho View I PAD (“**PVI Property**”) and the remaining approximate 122 acres are within the Eloy Valley PAD (“**EVP Property**”).

The Poblano Project is being developed by Poblano Solar, LLC (“**Poblano**”), a wholly-owned subsidiary of Longroad Energy Holdings, LLC (“**Longroad**”), which is a developer, owner, and operator of renewable energy projects across the United States. The Poblano Project will be designed and developed in accordance with all Picacho View I PAD property development standards, which are substantially in conformance with the Eloy Zoning Ordinance (“**Ordinance**”).

The Poblano Project and **PVI Property** will consist of photovoltaic (“PV”) modules mounted on a single axis tracking rack system. The typical height of the PV modules, when mounted on the racks, will be approximately 8 feet and the maximum height at full rotation will be approximately 14 feet. The solar arrays would be fenced for security and screened as prescribed by the Ordinance. Each array will include a power conversion station, and electricity will be routed to the Poblano Project substation by aboveground and underground collection lines. At the on-site substation located on the **PVI Property**, the generated electricity will be stepped up to transmission voltage of up to 230 kV and transmitted to the electrical grid via a gen-tie line.

The Poblano Project may include an onsite Battery Energy Storage Systems (“BESS”) on the **PVI Property**. The BESS location is anticipated to be near the Poblano Project substation and consist of self-contained battery storage modules placed in racks. The enclosures will have appropriate safety systems built to applicable safety regulations. Poblano will work with the local electric utilities to determine the timing and mechanics of the Poblano Project’s interconnection to the grid. Construction could begin as early as 2026, but the exact schedule will be determined based on market demand and entering necessary agreements with applicable utilities. The Poblano Project’s BESS will conform to local and national safety standards and in compliance with applicable regulations.

A proposed O&M and laydown area together encompasses approximately 5.2-acres of the Poblano Project, with the substation (approximately 5.2-acres) and BESS area (approximately 10.5-acres) together occupying another approximate 15.7-acres of the southern area of the Poblano Project **of the PVI Property**. The remaining Poblano Project area is anticipated to be set aside for the PV Solar array field and supporting structures landscaping area, and interior access roads. See Exhibit C: Conceptual Site Plan; Exhibit D: Conceptual Sections.

Generation Tie-Line

The Poblano Project would interconnect to the grid via a 230 kV generation interconnection transmission (“**gen-tie**”) line on Milligan with a preferred Point of Interconnection to the future TS-32 Substation. The final point of interconnection will be determined in conjunction with interconnection studies done with Arizona Public Service (“**APS**”).

Poblano Interim Project Development Plan

Fire and Safety

Fire protection will be provided to limit the risk of personnel injury, property loss, and possible disruption of the electricity generated by the Poblano Project. Poblano will work with local first responders to offer formal and informal training opportunities and establishing a site-specific Emergency Response Plan and will comply with all applicable Fire District Standards, Policies and Fire & Safety Code Regulations. A minimum of a 25,000-gallon water tank for fire suppression will be provided within the Poblano Project in a location approved by the Eloy Fire District.

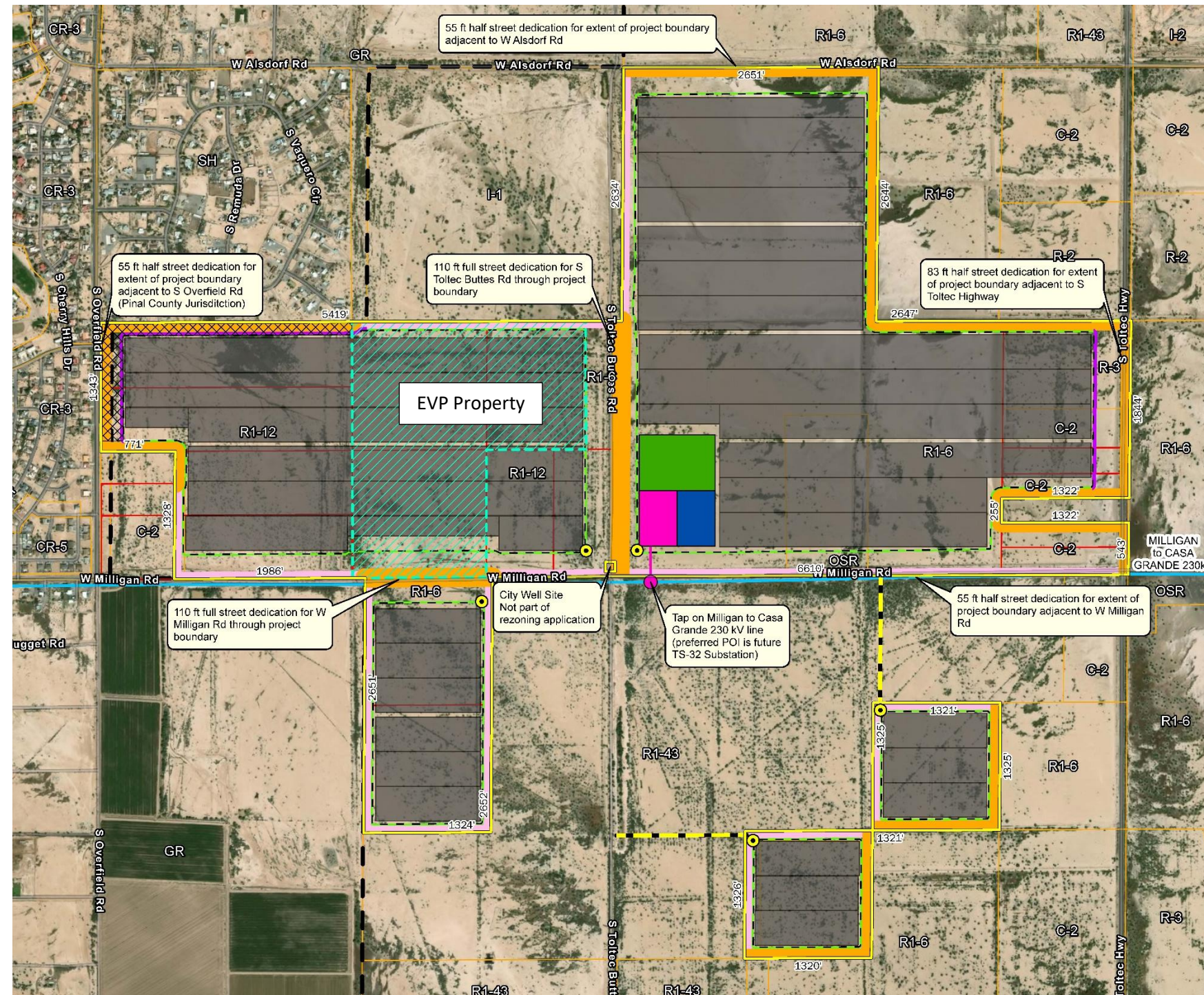
Water use for Operations, Maintenance and Construction

The Poblano Project will not require water and sewer hookups. This is a very low-water use, limited to bathroom facilities at the O&M building for approximately three to five employees and the possibility of occasionally washing the panels, which likely occurs no more than once per year. The limited water requirements are anticipated to be provided via hauled water. It is not anticipated that a sewer connection will be required. A low-volume septic system will be provided for the bathroom facilities. Most of the water use associated with the Poblano Project will occur during the construction phase of development. Water use during construction is primarily for dust suppression and soil compaction. During operation, the Poblano Project will use a small amount of water from the water tank provided for fire suppression for the operations and maintenance building, bathroom facilities, occasional washing of the solar panels, and landscape irrigation.

Solar Project Decommissioning

The decommissioning and subsequent maintenance activities would be conducted in a manner that would minimize unnecessary disturbance. Methods of restoration, if deemed necessary when the Poblano Project is terminated, would adhere to the generally accepted standard operating procedures at that time and the Zoning Ordinance. In addition, restoration would be implemented to achieve results that would maximize reuse/recycling, where available.

Exhibit A, Vicinity and Poblano Project Parcel Map



Poblano Project Area

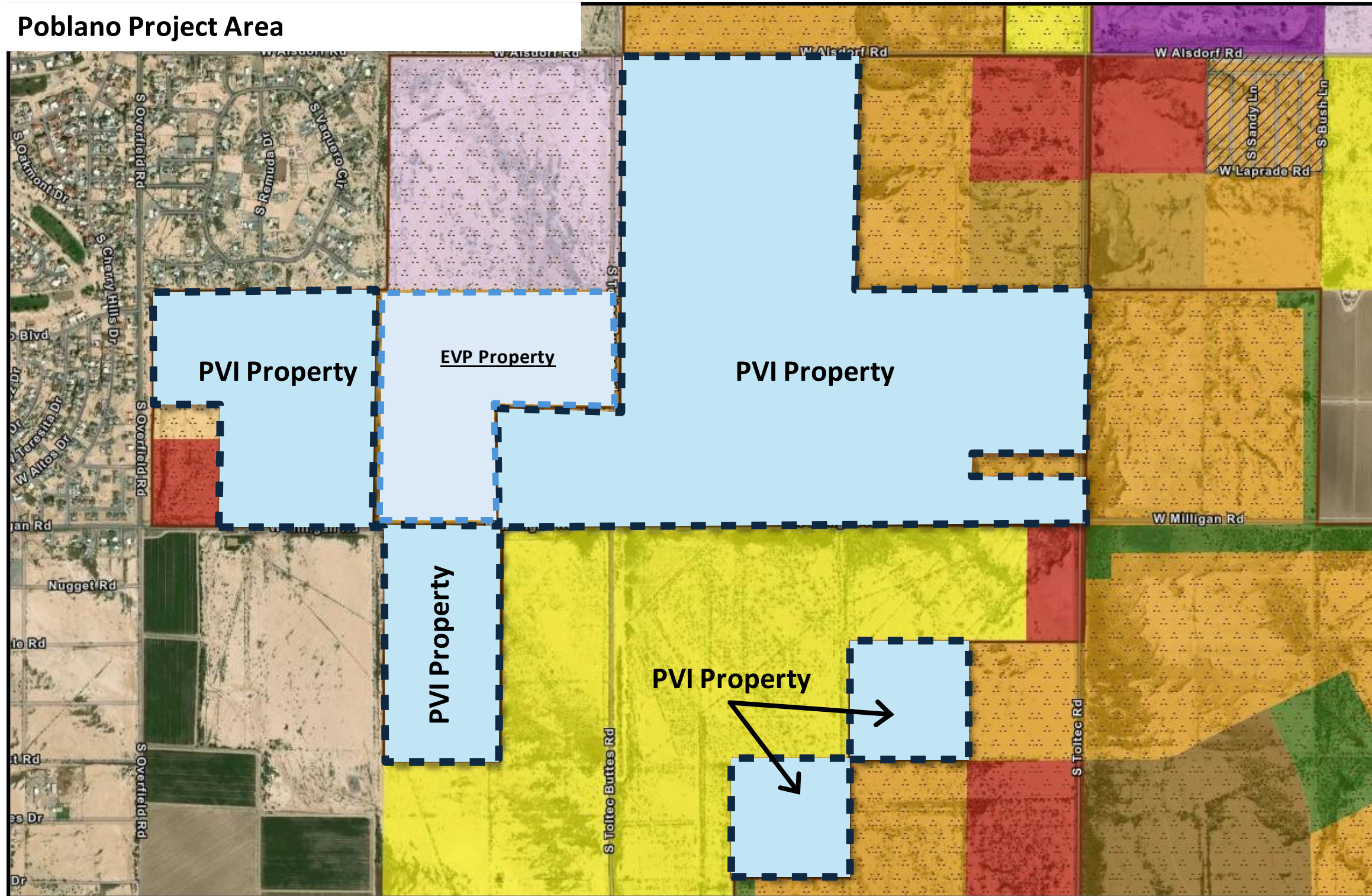


Exhibit C: Conceptual Site Plan- Poblano Project

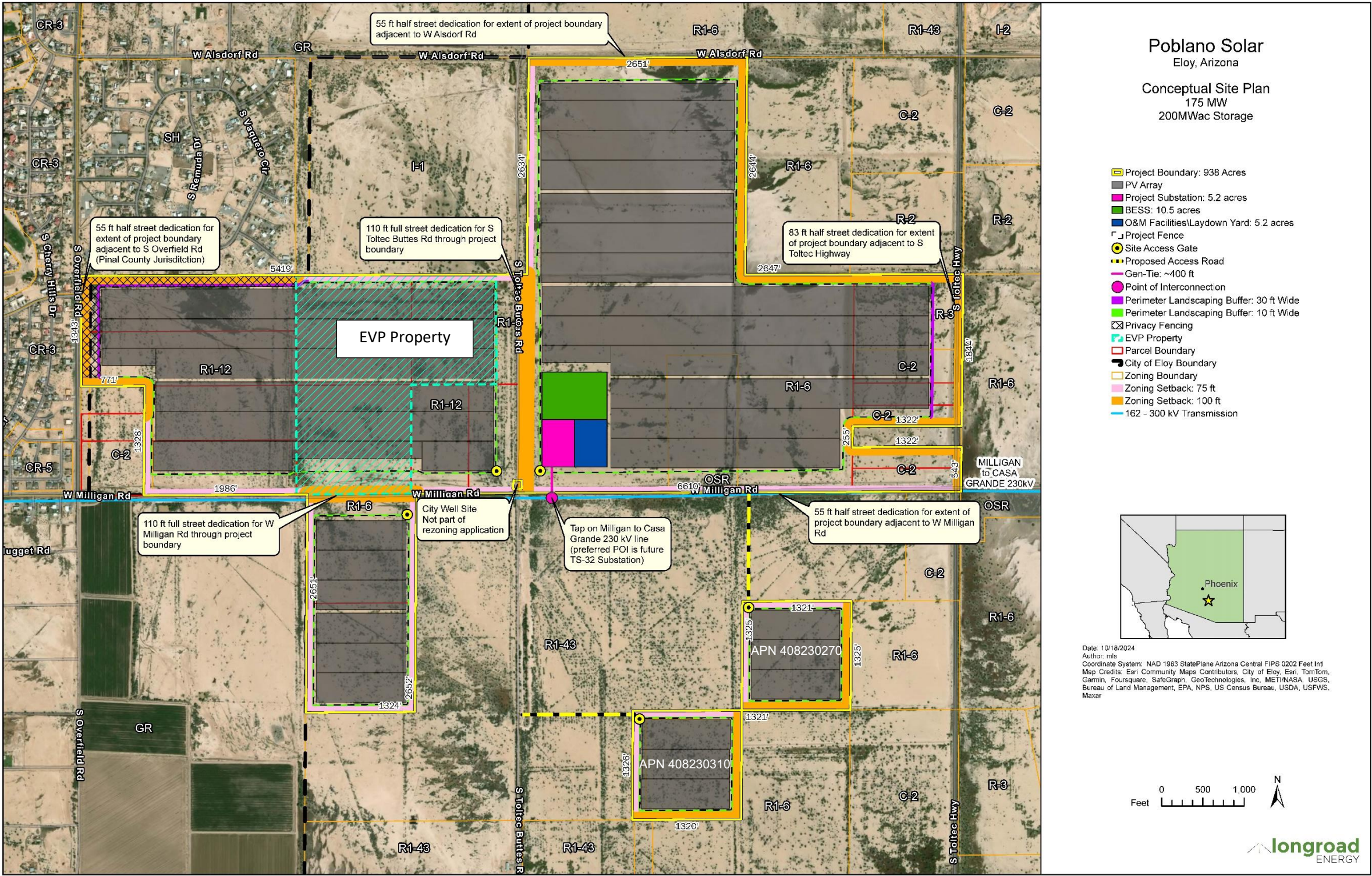
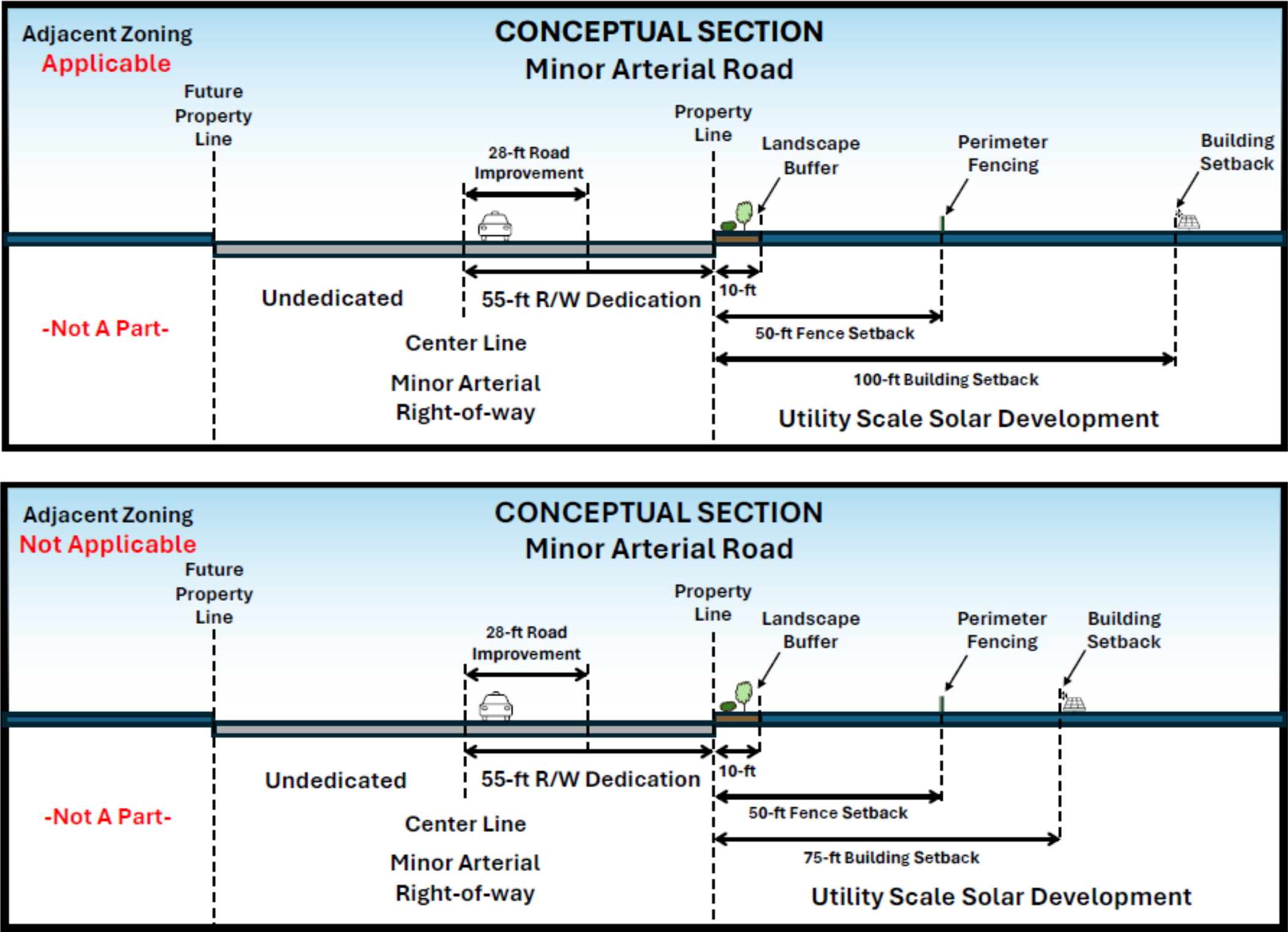
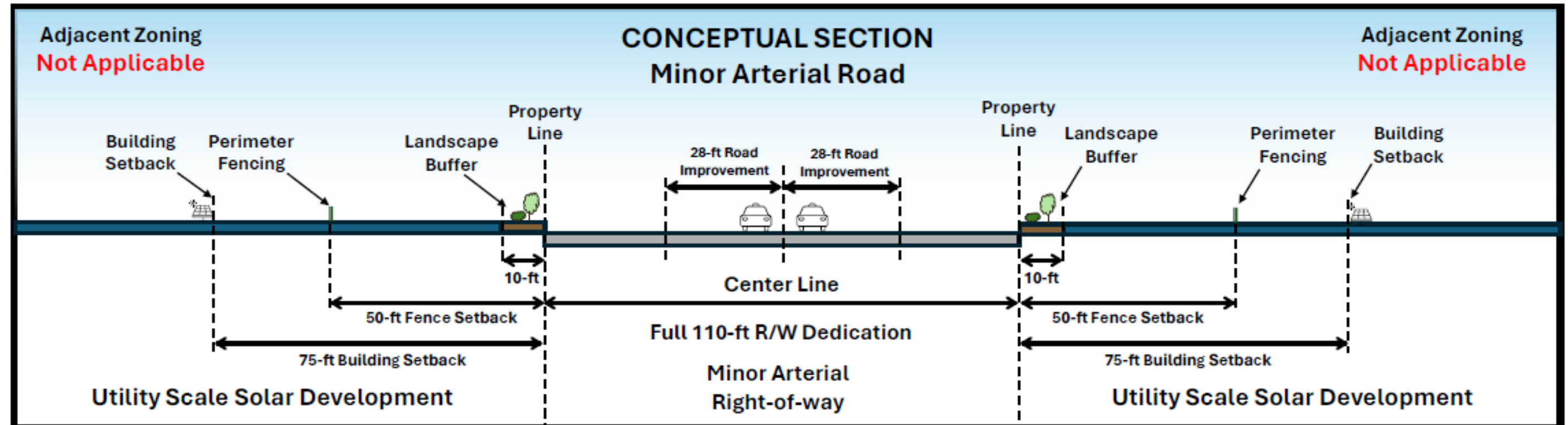
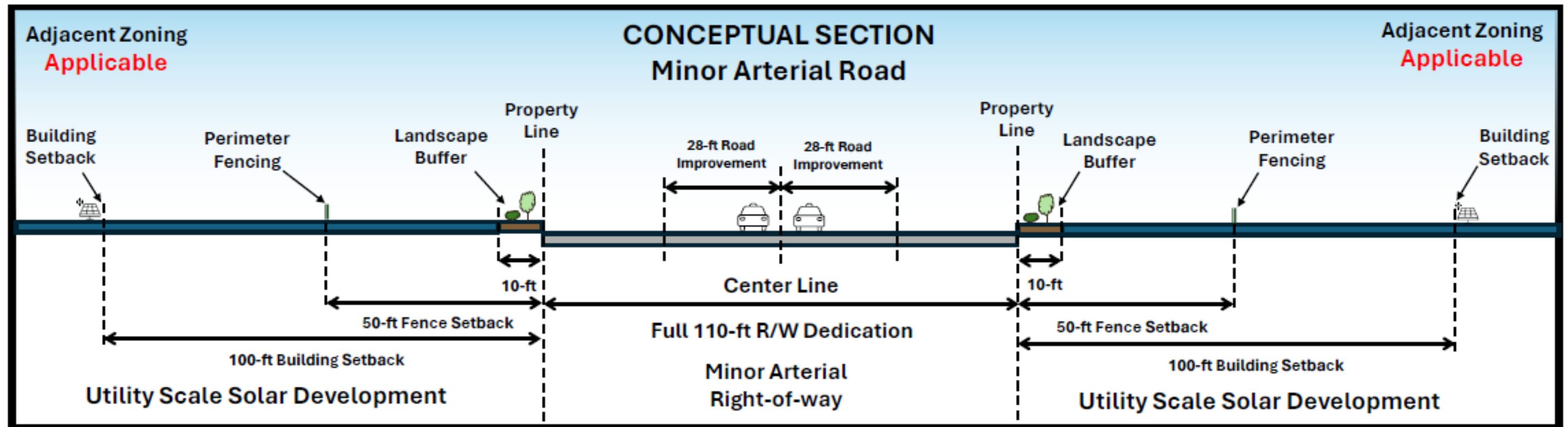
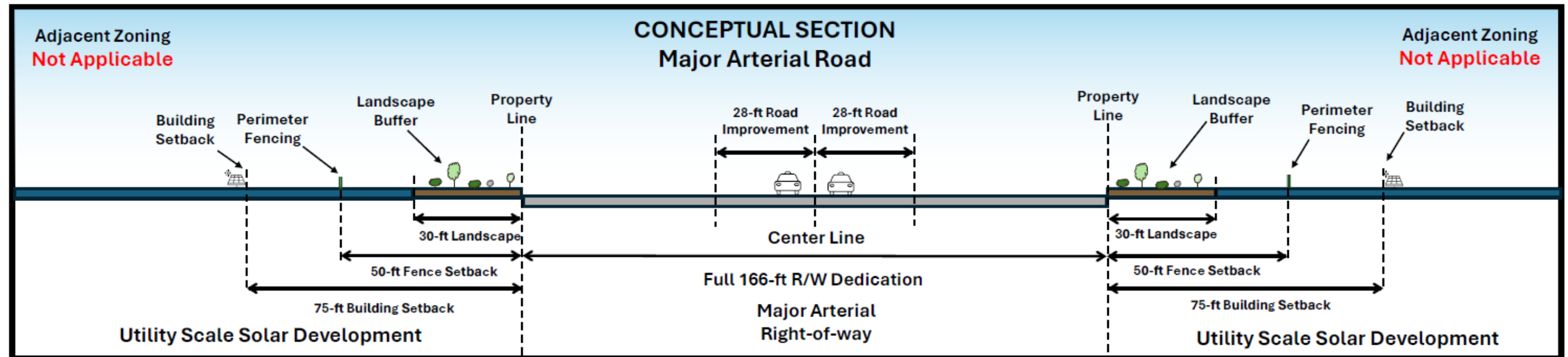
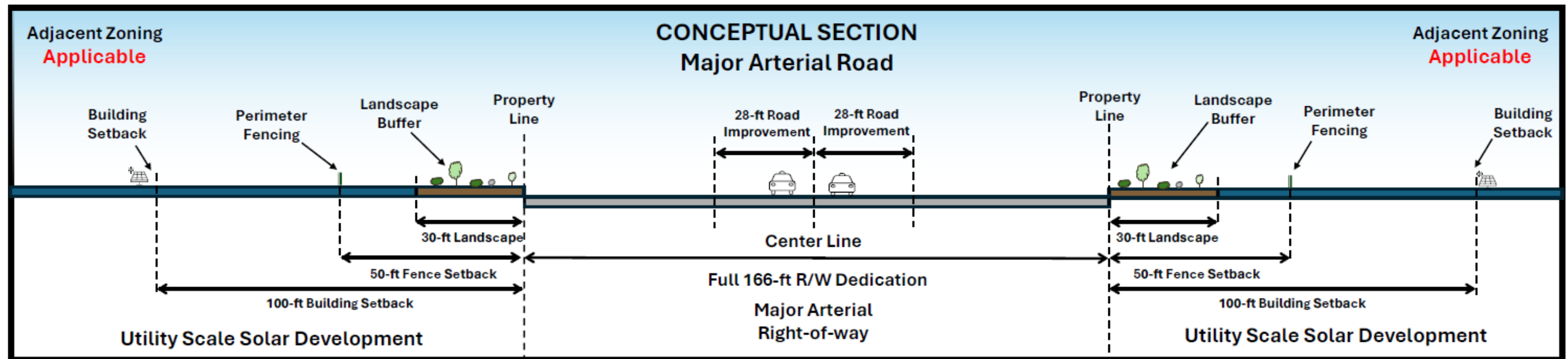


Exhibit D: Conceptual Sections for Utility Scale Solar Development







Citizen Participation Report

Longroad Poblano

Northwest corner of, and south and west of the intersection of Milligan Road & Toltec Road

Case Numbers

RZPAD2024-001.A2 Eloy Valley PAD

RZPAD2006-037.A1 Picacho View I PAD

October 22, 2024

PREPARED BY:

Bergin, Frakes, Smalley & Oberholtzer PLLC

Contact: Andrew Yancey

ayancey@bfsolaw.com

(602) 899-0318

Introduction

The Poblano Project consists of the development and construction of a 175 megawatts solar electric generating facility with up to 200 megawatts of on-site battery storage on 938 acres, of which approximately 122 acres are within the Eloy Valley PAD and the remaining approximate 816 acres are within the Picacho View I PAD. Both PADs are being amended for the Poblano project.

Section 21-6-2.3 of the Zoning Ordinance outlines the requirements for the Citizen Review Process component for all rezoning applications. Included in these requirements is the provision of a detailed Citizen Participation Plan, which identifies the steps to be taken to ensure adequate notification is provided to the surrounding property owners. Property owners within 300 feet of the application area were notified of the meeting by first class mail and the property was posted in accordance with City requirements in eight (8) locations.

A copy of the Citizen Participation Plan is included in this report.

Neighborhood Meeting Summary

The required neighborhood meeting was held from 6:00pm to 7:00pm on October 21, 2024 in the Community Room at Eloy City Hall. In attendance from the applicant team was Andrew Yancey, Fae Sowders, Adam Pruett, and Lauren Trobaugh. Alyssa Menzel from Longroad Energy and Dan Symer from the City of Eloy were also in attendance. The meeting was held in an open house format where property owners would speak directly with members of the team and have specific questions answered.

Five property owners were in attendance over the course of the meeting, and each asked generalized questions about the project. Information was provided about the solar equipment location, height, and screening. Discussion was also had about the required arterial right-of-way dedication and road improvements. One property owner asked about proposed access points, which have not been determined at this time; however, it was explained that this use generates very few daily trips. Several owners inquired about the potential to include their property in the solar project in the future.

There was no stated or indicated opposition to the project during the meeting or via phone or email communication; therefore, no changes are being made in response to public feedback.

The following documents are attached as exhibits

- Citizen Participation Plan
- Property Owners within 300 feet
- Notification Radius Map
- Site Posting Affidavits
- Neighborhood Meeting Notices
- Sign in sheets
- Neighborhood Meeting Presentations Boards (reduced)

Conditions of Approval for Zoning Map Amendment:

Case No. RZPAD2006-037.A1

1st Amendment to Picacho View I – Poblano Solar

These stipulations are in order to protect the public health, safety, and welfare of the City of Eloy.

SITE DEVELOPMENT

1. **APPLICABILITY.** Case No. RZPAD2006-037.A1, 1st Amendment to Picacho View I – Longroad Energy, and Conditions of Approval herein shall supersede all previous approvals, including Ordinance No. 06-645.
2. **CONFORMANCE TO DEVELOPMENT PLAN.** The development shall conform to the Development Plan, entitled “1st Amendment to the Picacho View I Development Plan – Poblano Solar,” which is on file with the City Clerk and made a public record by Resolution No. *(To Be Determined at the City Council Hearing)* and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning and Zoning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
 - 2.a. All perimeter walls and fencing, including entry gates, for the Solar, Utility Scale Generation and Battery Energy Storage System Facility shall be setback a minimum of 50 feet from the right-of-way.
3. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** The development shall conform to the amended development standards included in the Development Plan. Any change to the development standards shall be subject to additional public hearings before the Planning and Zoning Commission and City Council.
4. **CITY OF ELOY WELL SITE.** No development is allowed on the City of Eloy’s well-site property on the parcel currently known as Pinal County Assessor Parcel Number 408-23-072 without a separate agreement approved by the City of Eloy City Council.
5. **DEVELOPMENT BETWEEN CITY OF ELOY WELL SITES AND RIGHT-OF-WAY.** Development of the property shall not obstruct two-way vehicle access to the City of Eloy’s well-site property.
6. **SCREENING.** All equipment and structures used to store (e.g., batteries, etc.) and convey electricity (e.g., substations, batteries, etc., but excluding transmission towers) shall be screened by a minimum seven-foot-tall opaque wall, fence, or chain-link fence with opaque slates on all sides, subject to the approval of the Community Development Director.
7. **EASEMENTS.** No development shall be constructed in publicly dedicated easements without an encroachment permit. The property owner/developer shall obtain approval from the City of an easement release for any easement determined by the City Engineer or the Community Development Director that needs to be removed to accommodate the development of the property. The property owner/developer shall

dedicate all easements necessary to serve the development as determined by the City Engineer or the Community Development Director.

8. **INTERNAL ROADWAYS.** All internal roadways for a Solar, Utility Scale Generation and Battery Energy Storage System Facility shall be compacted to withstand a minimum gross vehicle weight of 75,000 pounds, and comply with the most recent Fire Code requirements of the Eloy City Code applicable at the time of permit issuance.
9. **PROPERTY ACCESS.** With the permit application for any modifications/improvements to the property with the Pinal County Accessor Parcel Number (APN) of 408230270 and 408230310 identified on Exhibit C: Conceptual Site Plan- Poblano Project of the 1st Amendment to the Picacho View I Development Plan – Poblano Solar,” the owner/developer shall provide recorded documentation of legal access and public emergency access to each property to the satisfaction of the Zoning Administrator, or designee.
10. **OPEN SPACE.** For uses other than a farm or Solar, Utility Scale Generation and Battery Energy Storage System Facility: 1) A minimum of fifteen percent (15%) of the net property acreage of the Picacho View I shall be provided as Open Space Conservation (OSC) and/or Open Space Recreation (OSR) zoned and/or designated area; and 2) The developer shall provide an update to the total, and location of, the Open Space Conservation (OSC) and/or Open Space Recreation (OSR) that been zoned and/or designated with each preliminary plan and/or site plan application.

MASTER PLANS AND STUDIES

11. **MASTER INFRASTRUCTURE PLANS.** Prior to the submittal of any preliminary plat, or site plan, for any part of the property for a use other than a farm or a Solar, Utility Scale Generation and Battery Energy Storage System Facility, the property owner/developer shall submit the new Master Infrastructure Plans specified below for the entire Picacho View I, by a registered engineer licensed to practice in Arizona. The aforementioned Master Infrastructure Plans shall be accepted/approved by the City of Eloy’s City Engineer prior to receiving approval of any preliminary plat, or site plan. The Master Infrastructure Plans shall be sealed by the registrant no more than 30 days before the submittal date to the City, and shall be prepared to conform to the standards specified by the City of Eloy’s City Engineer. Each Master Infrastructure Plan shall include a complete description and plans of the infrastructure improvements, any project phasing of the improvements, and identifying the timing and parties responsible for the construction of the improvements. The following Master Infrastructure Plans shall be submitted:
 - a. Master Transportation Systems Plan
 - b. Master Drainage Systems Plan
 - c. Master Water Systems Plan
 - d. Master Wastewater Systems Plan
12. **TRAFFIC IMPACT ANALYSIS.** With each site plan or preliminary plat submittal for a use other than a farm or a Solar, Utility Scale Generation and Battery Energy Storage

System Facility, the property owner/developer shall submit a Traffic Impact Analysis by a registered Traffic Engineer licensed to practice in Arizona if required by the City for review and acceptance by the City Engineer. At a minimum, the Traffic Impact Analysis shall address on-site and off-site traffic flows, project impacts, and mitigation measures, anticipated trip generations, and level of service.

INFRASTRUCTURE

13. **WATER RESERVOIR.** Prior to, or concurrent with, the issuance of any building permit for a Battery Energy Storage System Facility, substation, or other occupiable structure, the property owner/developer shall obtain permits to construct a minimum 25,000-gallon water reservoir tank on the property near the battery storage facilities and substation in a location approved by the Eloy Fire District Fire Chief or designee. The water reservoir tank shall be operational and filled with water prior to any Final Inspection for the development project.
14. **WATER RESERVOIR LANDSCAPE.** Prior to, or concurrent with, the issuance of any building permit for a Solar, Utility Scale Generation, and Battery Energy Storage System Facility, the property owner/developer shall obtain permits to construct a water reservoir tank capable of holding a minimum of a one-month supply of water for landscape irrigation. The size of the reservoir shall be calculated by an Arizona Registered Landscape Architect.
15. **WASTEWATER.** The developer shall provide sewer connections, or a septic field in accordance with Pinal County requirements, for all sink(s) and toilet(s)/lavatory room(s) provided on the property for the Solar, Utility Scale Generation and Battery Energy Storage System Facility. No temporary portable toilet(s) or similar facilities will be allowed on site, except during construction. All portable toilet(s) or similar facilities shall be removed prior to receiving a final inspection for the associate building permit activities.
16. **STANDARDS OF IMPROVEMENTS.**
 - a. With the development of the property for a Solar, Utility Scale Generation and Battery Energy Storage System Facility, the property owner/developer shall construct improvements as required by the Zoning Ordinance and the City Engineer. All required infrastructure improvements shall be constructed in accordance with the Eloy City Code, and the applicable Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction.
 - b. With the development of use other than farm or a Solar, Utility Scale Generation and Battery Energy Storage System Facility, the improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Eloy City Code, accepted/approved Master Infrastructure Plans, and Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, or other standard

specifications and details for public works construction accepted by the City Engineer.

17. CONSTRUCTION COMPLETED. Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, or Final Inspection, whichever is first, for the development project, the property owner shall complete all the infrastructure and improvements required by the Eloy City Code and these stipulations.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **V.C.**

Date: **12/18/2024**

Date submitted:
11/13/2024

Action: Other

Date requested:
12/18/2024

Subject: Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. RZPAD2024-001.A2: Eloy Valley Specific Plan PAD - Poblano Solar, proposing an Amendment to the Eloy Valley Specific Plan Planned Area Development to permit Solar, Utility Scale Generation, and Battery Energy Storage System facilities as an allowed land use in all underlying zoning district of the PAD. The development will be located on approximately 122 acres of land.

TO: Planning and Zoning Commission

FROM: Dan Symer, Belinda Cota

RECOMMENDATION:

The staff recommends that the Planning and Zoning Commission recommend to the City Council the approval of Case No. RZPAD2024-001.A2 (Eloy Valley Specific Plan PAD - Poblano Solar) in accordance with the attached Conditions of Approval.

DISCUSSION:

Request:

The applicant Bergin, Frakes, Smalley & Oberholtzer, PLLC, c/o Andrew Yancey, on behalf of Poblano Solar, LLC, has submitted an application for a Zoning Map 2nd Amendment to modify the existing Eloy Valley Specific Area Plan Planned Area Development (PAD). The purpose of the amendment is to incorporate 122 acres of land situated about four miles west of Interstate 10 (I-10) and generally north and south of Milligan Road and west of Toltec Buttes Road in the City of Eloy to permit a Solar Utility Scale Generation and Battery Energy Storage System Facilities land use as an allowed use.

Context (Eloy Valley Specific Area Plan Planned Area Development-Northwest 122 Acre Site of the PAD)

Located on approximately 122 acres of land, four miles west of Interstate 10 (I-10) and

generally north and south of Milligan Road and west of Toltec Buttes Road in the City of Eloy, the site is surrounded by undeveloped and vacant land.

Direction	General Land Use Map Designation	Existing Property Zoning	Existing Use of the Property
North	Light Industrial, Public/Institutional	I-2, General Industrial	Vacant land
South	Medium Density Residential, Estate Density Residential	R1-6, Single Family Residential, R1-12, Single Family Residential	Vacant land
East	Medium Density Residential	R1-6, Single Family Residential	Vacant land
West	Low Density Residential	R1-12 Single Family Residential, C-2, General Commercial	Vacant land

Zoning Ordinance Issues for Consideration:

In determining whether to approve, approve with conditions, or deny the proposed Official Zoning Map amendment, issues for consideration shall include but not be limited to: (Staff's analysis of the consideration is included in bold italic text, and the application's analysis is included in their narrative, attached):

A. Consistency (or lack thereof) with the adopted Eloy General Plan and other adopted plans;

- ***The Utility Scale Solar use may also be allowed in any zoning district and land use designations when incorporated as an allowed use of a PAD zone. Adding the Utility Scale Solar to the PAD will assist in providing for a more sustainable community as specified in the General Plan Goal 3.1.1.1. It should be noted that according to the applicant, the Utility Scale Solar use is interim until such time that the development of the property for the zones and uses specified in the PAD is more viable and utilities are available.***

B. Compatibility with the existing zoning and conforming uses of nearby property and with the character of the neighborhood;

- ***The proposed Zoning Map Amendment and associated uses are consistent and compatible with the abutting and adjacent properties and character of the area/neighborhood. The PAD amendment will allow that property to be developed with a Utility-Scale Solar development for interim use. In***

accordance with the Zoning Ordinance, with the development of the property as a Utility-Scale Solar use, landscape buffers and setbacks that are 75 feet and greater will be provided to provide transitional buffers adjacent to streets and property zoned with the residential district.

C. Suitability of the subject property for uses permitted by the proposed zoning district

- **The property is relatively flat undisturbed and vacant farmland. To develop it as a Utility-Scale Solar site and to develop it in the future for the uses allowed in its designated zoning, the property owner/developer will be required to provide all necessary infrastructure improvements to serve the property.**

D. Suitability of the subject property for uses permitted by the existing district; and

- **The approximate 122-acre site is currently zoned in various districts with the PAD Overlay. The property may be developed under its existing zoning designations, provided that the property owner/developer provides all necessary infrastructure improvements to serve it. The property may also be developed as a Utility-Scale Solar site with limited infrastructure improvements.**

E. Availability of sewer and water facilities.

- **The approximate 122-acre subject site currently does not have immediate Eloy water or sewer/wastewater service to the site. The nearest water lines are located in W. Milligan Road, approximately 1,000 feet west of the W. Milligan Road and S. Eleven Mile Corner Rd intersection. The nearest wastewater service lines are located near the W. Milligan Road and S. Sunshine Boulevard. With the development of the property as a Utility Scale Solar use, the property owner/developer will be required to provide septic infrastructure for sewer/wastewater for any occupiable buildings and a minimum of 25,000-gallon water storage tank for landscaping, restrooms, fire suppression, etc. purposes. When the property is developed for any other use, the property owner/developer will be required to provide all sewer/wastewater and water facilities to serve the development in accordance with city, county, and state requirements.**

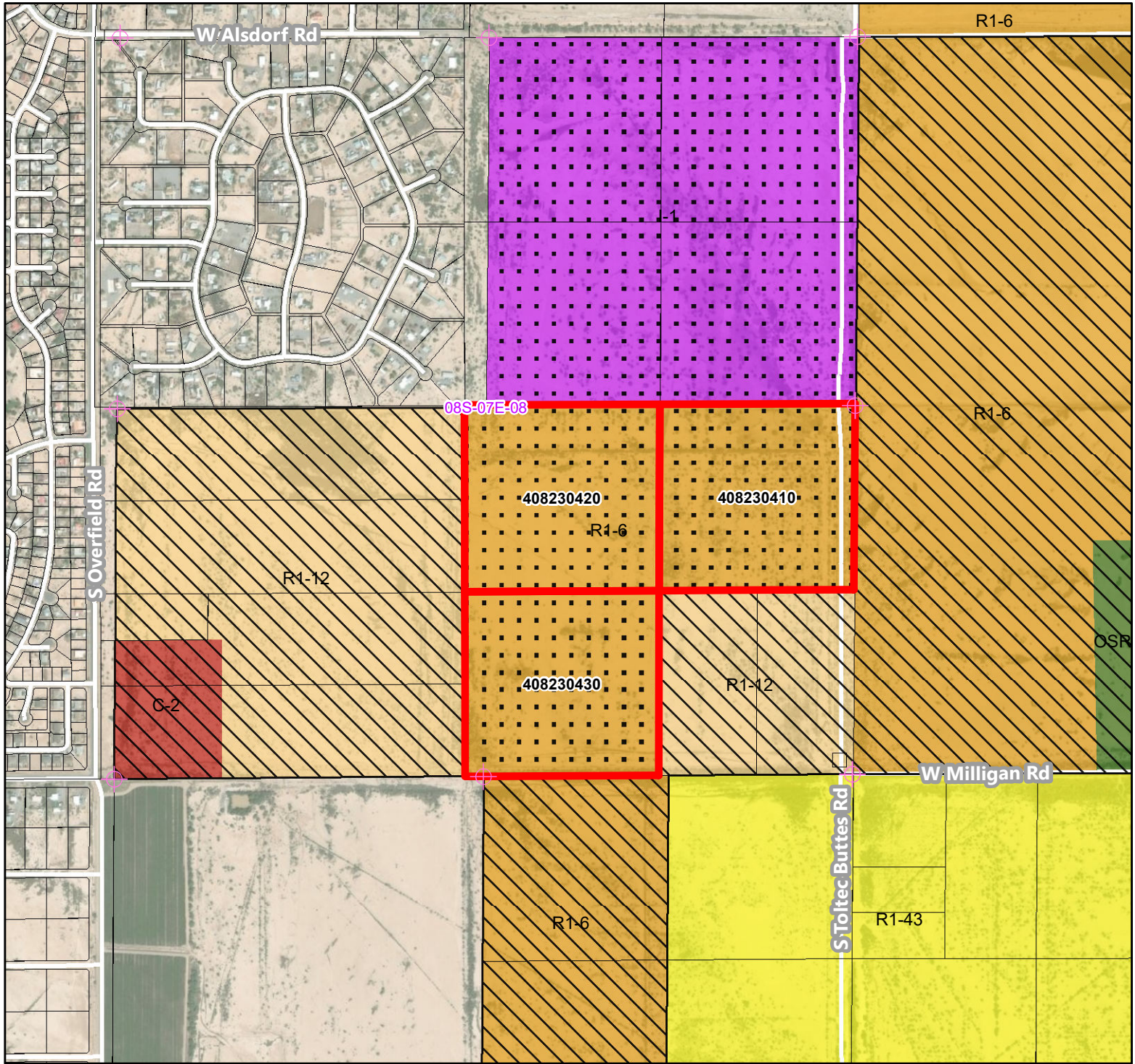
A. A PAD District may be approved only when the City Council determines that the proposed PAD would result in a greater benefit to the City as a whole than would development under conventional zoning district regulations and would not adversely affect the existing and/or future permissible uses of adjacent properties. Such greater benefits may include the implementation of adopted planning policies/design standards,

natural resources preservation/conservation, enhance provision of utilities, urban design, neighborhood/community amenities, or an overall level of increased development quality.

- ***The incorporation of the Utility-Scale Solar Facility as an allowed use in the Eloy Valley Specific Plan PAD will assist in providing a sustainable community through the provision of enhanced/alternative utility-scale solar energy production (GP Goal 3.1.1.1). The proposed modifications to the PAD are not anticipated to alter the City Council's previous determination of the PAD Approval Criteria when the Eloy Valley Specific Plan PAD was originally approved.***

FISCAL IMPACT:

There are no anticipated fiscal impacts associated with this discussion.



Picacho View I Solar Project
PAD Amendment - Case No: RZPAD2024-001.A2
128.21 acres

Subject Parcels (3)

PAD Overlay

- Eloy Valley
- Picacho View I

Zoning Designations

Single Family

- RR-20 Rural Residential (20 acres/du)
- RR-5 Rural Residential (5 acres/du)
- RR-2.5 Rural Residential (2.5 acres/du)
- R1-54 Estate Residential (1.25 acres/du)
- R1-43 Estate Residential (43,560 sq. ft.)

- R1-12 Single Family Residential (12,000 sq. ft.)
- R1-6 Single Family Residential (6,000 sq. ft.)

Multi-Family

- R-2 Small Lot Residential (6-10 du/acre)
- R-3 Multiple Family Residential (10-24 du/acre)

Commercial

- C-1 Neighborhood Commercial
- C-2 Community Commercial
- MU Mixed Use

Industrial

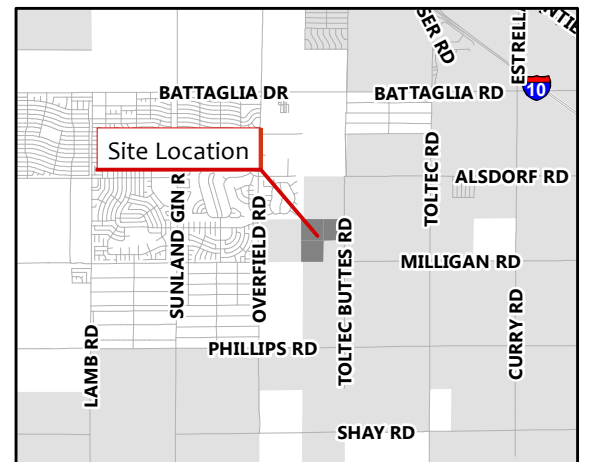
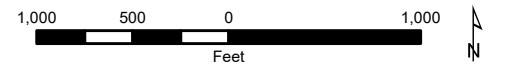
- BP Business Park
- I-1 Light Industrial
- I-2 General Industrial

Public Facility

- PF Public Facility

Open Space

- OSC Open Space Conservation
- OSR Open Space Recreational



Disclaimer: This map is for reference purposes only and is not suitable for legal, financial, engineering, or surveying purposes or commitments. The City of Eloy assumes no responsibility for errors, omissions, or inaccuracies presented, and shall have neither liability nor responsibility for any direct or indirect loss or damage in connection with, or arising from, the information on this map. Any conclusions derived from this map are the responsibility of the user.

Eloy Valley PAD 2nd Amendment

Case No. RZPAD2024-001.A2

Project Narrative

Poblano Solar Project

Prepared for
City of Eloy
Planning & Zoning



Submittal: September 19, 2024

Resubmittal: October 24, 2024

I. INTRODUCTION

Bergin, Frakes, Smalley & Oberholtzer, PLLC, on behalf of Poblano Solar, LLC (“**Poblano**”), is applying for a 2nd amendment to the Eloy Valley PAD to allow the Solar, Utility Scale Generation and Battery Energy Storage System Facilities land use (hereinafter “Utility Scale Solar”) as an allowed use on vacant property in close proximity to existing electrical transmission infrastructure (“**Poblano Project**”). The overall Poblano Solar Project area is comprised of 938 acres of private land (“**Property**”), approximately 122 acres of which is located in the Eloy Valley PAD (“**EVP Property**”). The remaining approximately 816 acres are within the Picacho View I PAD (“**PVI Property**”) and are subject to a separate application.

Despite the Eloy Valley PAD approval in 2006, and the recent first amendment approved on August 12, 2024 (Ordinance No. 24-971) the Property has remained vacant and has limited near-term development potential due to a lack of public services and limited transportation infrastructure. The proposed Poblano Project would put this land to productive use, generating much-needed electricity. Current economic growth in Pinal County and throughout the State is causing an increased infrastructure burden, with a particular emphasis on electricity needs when coal plants are being phased out. This solar generation project can help support these electrical power needs without creating a drain on other services, such as water or wastewater. This Utility Scale Solar project will also provide transportation benefits with additional roadway dedication and improvements while generating very few trips. Under these circumstances, the Poblano Project represents the highest and best use of the land at this time for the owner and the City as an interim use of the property until such time when infrastructure and the development of the property as originally intended is economically feasible to be a residential as part of the Eloy Valley PAD. It would also provide additional tax revenue, short-term construction jobs, and several full-time jobs on otherwise vacant land.

Poblano is a wholly-owned subsidiary of Longroad Energy Holdings, LLC, a developer, owner, and operator of renewable energy projects across the United States. Longroad is currently operating multiple solar projects in Arizona with enough generation either under construction or in operation to power over 500,000 homes in the State. They have identified the Property as appropriate for additional solar generation because of its proximity to utility infrastructure and general remoteness.

II. PURPOSE OF REQUEST

This PAD amendment is limited in scope to expanding the PAD’s allowed uses to permit Utility Scale Solar in accordance with Eloy Zoning Ordinance (“**Ordinance**”), Section 21-3-1.39: Solar, Utility Scale Generation and Battery Energy Storage System Facilities (“**Solar Ordinance**”) within the EVP Property. The amendment will accommodate a Utility Scale Solar project that will bolster, stabilize, and provide redundant service to the existing power grid. The proposed amendment also includes limited deviations from the Solar Ordinance development standards as follows:

- i. The facilities shall be limited to the locations indicated on the Poblano Interim Use Project Plan (“**Poblano Interim Project Plan**”) specific to the **EVP Property**: Conceptual Site Plans (See **Figure 1**; Eloy Valley Specific Plan, 2nd Amendment, Appendix J- Exhibit C).
- ii. Interior setbacks to property within the Poblano Interim Project Plan of the **EVP Property** and those side and rear yards abutting the **PVI Property** within the Picacho View I PAD that are not adjacent to a street: 0 feet.
- iii. Rear setbacks to property within the Poblano Interim Project Plan specific to the **EVP Property** that are not adjacent to a street, excluding rear property setbacks to abutting properties that is not part of the **EVP Property**: 0 feet.
- iv. Perimeter fence color: sage green color that has color equivalency with a LVR of 40% or less.
- v. The development shall comply with the Industrial Development Requirements and Guidelines and Additional Standards of Sections 21-2-5.5 and 21-2-5.6 of the Ordinance, as amended, except that only the landscape provisions of 21-2-5.6.B are replaced with the landscape provisions of Section 21-3-1.39 of the Solar Ordinance.
- vi. Perimeter fencing, including gated access through the fence, shall be setback a minimum of 50’ from the right-of-way dedicated in accordance with Section 21-3-1.39 of the Solar Ordinance.

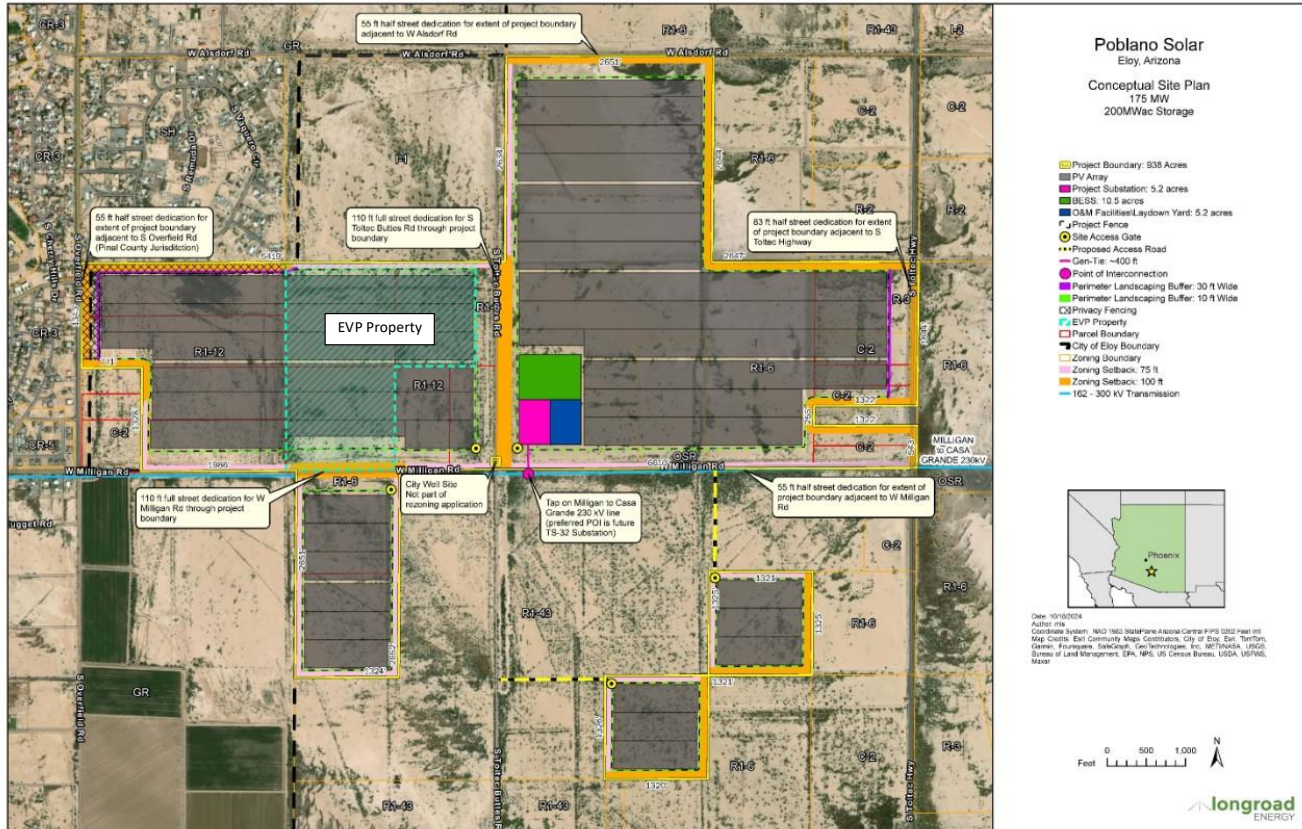
III. SITE LOCATION AND CONTEXT

The Property is located approximately two miles south of Interstate 10 and generally north of Milligan Road and west of Toltec Buttes Road. See **Figure 1**. It is in a largely undeveloped area of the City approximately 3.5 miles southwest of downtown Eloy. The Property is currently vacant and unserved by any utilities. The EVP Property is within the Eloy Valley PAD. It is surrounded on the west, south, and east by vacant portions of the Picacho View I PAD that are proposed as part of the Poblano Project and are subject to a separate PAD amendment application. To the north is vacant land with industrial zoning. The balance of the surrounding area is primarily residentially zoned land of varying densities. A city landfill is located northeast of the Property along the east side of Toltec Road.

IV. PROJECT DESCRIPTION

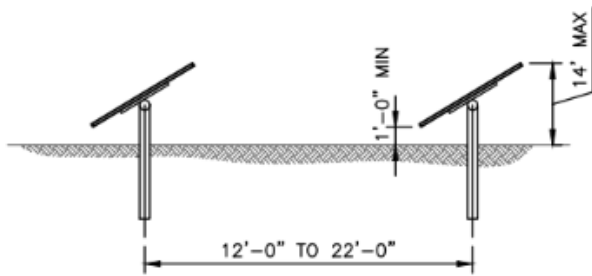
The Poblano Project will add Utility Scale Solar uses on an interim basis consistent with the concept plan for the Poblano Project specific to the **EVP Property** as shown in **Figure 1**, and with the Solar Ordinance with the limited modifications described above. It will include approximately 175 megawatts (“**MW**”) of solar generation capacity and 200 MW of Battery Energy Storage and will interconnect to the grid via a 230 kV generation interconnection transmission (“**gen-tie**”) line, which will require a separate permit from the Arizona Corporation Commission.

Figure 1: Poblano Project Conceptual Plan



The solar field will consist of photovoltaic (“PV”) modules mounted on a single-axis tracking rack system. The typical height of the PV modules, when mounted on the racks, will be approximately 8 feet and the maximum height at full rotation will be approximately 14 feet. See **Figure 2**. The solar arrays would be fenced for security and screened as prescribed by the Solar Ordinance. Each array will include a power conversion station, and electricity will be routed by aboveground and underground collection lines to the off-site Poblano Project substation located on a separate property that is not part of this application. The off-site substation, the generated electricity will be stepped up to a transmission voltage of up to 230 kV and transmitted to the electrical grid via a gen-tie line. The final point of interconnection will be determined in conjunction with interconnection studies performed with Arizona Public Service (“APS”).

FIGURE 2 SAMPLE SINGLE ACCESS TRACKING SYSTEM



The Poblano Project may include an on-site Battery Energy Storage System (“**BESS**”) similar to what is shown in **Figure 3**, which will consist of self-contained battery storage modules placed in racks. The BESS location would be located near the Poblano Project substation on a separate property that is not part of this application. The enclosures will have appropriate safety systems built to applicable safety regulations. As part of the Poblano Project, the Applicant will work with local first responders to offer formal and informal training opportunities and establish a site-specific Emergency Response Plan. The BESS will be screened with chain link fencing with slates.

FIGURE 3: LONGROAD ENERGY BESS PROJECT IN MARICOPA COUNTY (SUN STREAMS 3)



Lighting and security may include motion-activated or infrared security lighting and cameras at the Poblano Project's perimeter, operations and maintenance buildings, storage facilities, substation, and each power conversion station and photovoltaic combining switchgear. Lighting will be designed to provide the minimum illumination needed to achieve safety and security objectives and will be downward facing and shielded to focus illumination on the desired areas only and minimize light spillage.

During construction, non-potable water will be used to facilitate soil compaction and control dust on exposed soils as needed. A minimum of a 25,000-gallon water tank for fire suppression will be provided in a location approved by the Eloy Fire District. During operation, the Poblano Project will use a small

amount of water from the water tank provide for fire suppression for the operations and maintenance building, bathroom facilities, occasional washing of the solar panels and landscape irrigation.

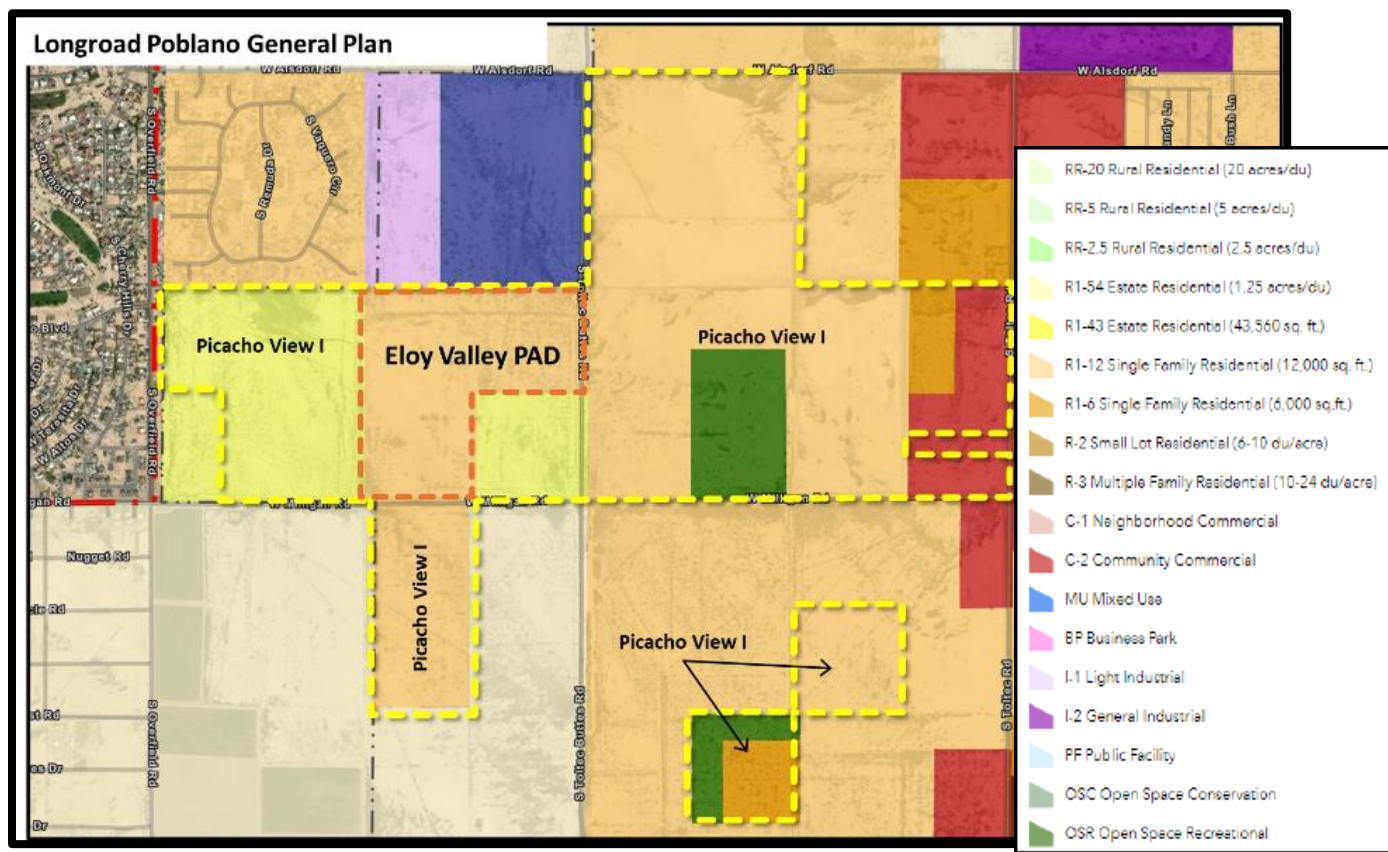
Poblano will work with the local electric utilities to determine the timing and mechanics of the Poblano Project's interconnection to the grid. Construction could begin as early as 2026, but the exact schedule will be determined based on market demand and entering necessary agreements with applicable utilities. Up to 300 workers will be employed during construction, which is anticipated to take 18-24 months. During operations, up to five full-time workers are expected to be employed to maintain the Poblano Project, including site and vegetation management.

As part of the Poblano project improvements for the EVP Property, Milligan Road and Toltec Buttes Road will improved in accordance with the Zoning Ordinance, as amended. These improvements will include a double chip seal pavement width of twenty-eight (28) feet within the projects' half-street rights of way. The subbase of such roadways shall be six (6) inches of aggregate base course material. Low water crossings shall be installed at grade, in locations where drainage model shows flow, and side ditches on the side of roads shall capture regular storm flows and convey flows along current drainage paths. Furthermore, Internal roadways used for fire vehicle circulation and access into and within a Solar, Utility Scale Generation and Battery Energy Storage System Facility shall be compacted to withstand a minimum gross vehicle weight of 75,000 pounds, and comply with the most recent Fire Code requirements of the Eloy City Code applicable at the time of permit issuance.

V. ZONING MAP AMENDMENT CRITERIA

Section 21-6-6.4 of the Zoning Ordinance sets forth five criteria to be considered in the evaluation of a rezoning request. Adding Utility Scale Solar as a allowed use subject to the EVP Property's PAD Amendment meets the City's criteria for a zoning map amendment as follows.

Figure 4 Poblano - General Plan



1. Consistency (or lack thereof) with the adopted Eloy General Plan and other adopted plans;

Response: *The Utility Scale Solar project use will advance the goals and policies of the General Plan consistent with A.R.S. 9-462.01(F) and with the General Plan rezoning criteria as provided in Section 21-6-6.4. The EVP Property is within the Eloy Valley PAD, which was adopted by the City Council in October 2006 and found to conform with the City's General Plan. See **Figure 4**. The underlying General Plan land use designation is Medium Density Residential (3.0 – 6.0 du/ac). This PAD amendment maintains the existing permitted uses established by the Eloy Valley PAD and adds the Solar, Utility Scale Generation, and Battery Energy Storage System Facilities, as an interim use consistent with the Solar Ordinance. Further, the proposed use is in alignment with and complementary to the city's land use and economic goals, as provided below.*

Relevant General Plan Goals include:

Land Use Element Goal 3.1.1.1: Provide a range of residential, employment, and supportive land uses to encourage and maintain a sustainable community.

Land Use Element Goal 3.1.1.2: Maintain, update, and create standards and guidelines to which developments should adhere in an effort to achieve a sustainable community.

Economic Prosperity Element Goal 3.10.1.4: Create a community with adequate infrastructure, utilities, community amenities, and housing that will attract new businesses and residents.

The Land Use Element goals above support land uses and standards that encourage, achieve, and maintain a sustainable community. This Poblano Project (inclusive of the related Amendment to the Zoning Map (ReZone) (RZPAD2006-037.A1)) will produce up to 175 MW of renewable energy to bolster the existing power grid. Arizona is ideal for solar development because of its 300+ days of sunshine, and this Property is well-suited for solar generation due to its close proximity to a utility interconnection point and to other proposed solar uses, such as the Tierra Del Sol, Eloy Acres, Sawtooth, and Cooley Eloy solar projects.

The Economic Prosperity goal above encourages adequate infrastructure, utilities, community amenities, and housing that will attract new businesses and residents. This Poblano Project is a large renewable energy project that will enhance the existing power grid to meet the electricity demands created by the type of industrial and high-tech manufacturing uses that have been driving recent job growth.

2. Compatibility with the existing zoning and conforming uses of nearby property and with the character of the neighborhood;

Response: *Solar is a passive use with minimal impact to surrounding properties in terms of noise, dust, glare, or vibration. It also has a very low impact on infrastructure and services, such as*

water, wastewater, traffic, and police. The Poblano Project will maintain compatibility by implementing and exceeding the setback and screening requirements of the Solar Ordinance.

While this request adds solar energy generation and battery storage as a permitted use within the PAD, it is on an interim basis, and the request preserves the Property's underlying residential zoning for future development. Unlike most other types of development, the City requires a decommissioning plan for this use to enhance the Property's future development potential, and the decommissioning will be conducted in a manner that minimizes unnecessary disturbance.

3. Suitability of the subject property for uses permitted by the proposed zoning district

Response: *The Property is ideal for the proposed solar use. There is existing electrical transmission in the area as well as other solar energy generation projects nearby. The land is relatively flat and shares the approximate grade as the surrounding property, thereby minimizing visual impacts.*

4. Suitability of the subject property for uses permitted by the existing district; and

Response: *At this time, more traditional development potential is limited by the general lack of infrastructure, services, and overall remoteness. In addition, some nearby uses and zoning are not conducive to the residential development of the Property at this time. The Property abuts industrial zoning on a portion of its northern boundary. There is also a City landfill located near the Property to the northeast.*

5. Availability of sewer and water facilities.

Response: *The Utility Scale Solar project will not require water and sewer hookups. This is a very low-water use, limited to bathroom facilities at the O&M building for approximately three to five employees, and the possibility of occasionally washing the panels, which occurs no more than once per year. The limited water requirements are anticipated to be provided via hauled/delivered water. Due to the nature of this use, it is not anticipated that a sewer connection will be required. It is not anticipated that the EVP Property will have sink(s) and toilet(s)/lavatory room(s) provided on the property. If so, a septic system will be provided. Water for landscape plant irrigation, and sink(s) and toilet(s)/lavatory room(s) will be provided from the minimum 25,000 water tank that will also be used for fire suppression for the Poblano Project. The water tank will be provided in a location approved by the Eloy Fire District.*

VI. PAD AMENDMENT CRITERIA

Section 21-2-7.2 of the Zoning Ordinance sets forth five general statements regarding the criteria for amending Planned Area Developments. As described below, the Poblano Project is consistent with these criteria.

- A. To encourage the City's development growth while enhancing the public health, safety, and general welfare;

Response: *This Utility Scale Solar project will add new electrical generation to help meet the growing demand for power driven by growth in general, and in particular by the manufacturing and high-tech industries that are attracted to Arizona.*

- B. To encourage innovations in residential, commercial, and industrial development to assist in expanding opportunities for diverse choices of housing, recreation, shopping, and employment to Eloy residents, workers and visitors;

Response: *The Utility Scale Solar project will not inhibit these innovations. The proposed amendment would expand the current permitted uses to allow Utility Scale Solar as an interim use in an area with little residential density or other development activity.*

- C. To reflect enhanced community sustainability and economic health in the design and construction of future development;

Response: *The Utility Scale Solar project would use vacant land to increase electrical power generation through a sustainable resource. It would also increase tax revenue and provide job opportunities on land that otherwise lacks a productive use. Further, by complying with the Solar Ordinance, the Utility Scale Solar will improve local roadways to enhance other near- and long-term development opportunities in the area.*

- D. To encourage a more creative and compact approach in the utilization of land and resources in order to accomplish a more efficient, aesthetic, and sustainable development which may be characterized by special features of the geography, topography, size or shape of a particular property; and

Response: *The Utility Scale Solar project is a low-impact use with panels limited to approximately 14' in height and with minimal noise, dust, vibration, and traffic. The Property is generally flat with only a few very minor natural washes traversing it. With virtually no changes in topography, this use will not interfere with any scenic views from surrounding properties.*

- E. To provide a compatible and stable developed environment, in harmony with the Sonoran Desert.

Response: *Where possible, native vegetation will be protected or preserved and all perimeter landscape screening materials will be native, drought tolerant plants and trees. The sage green coated perimeter chain link fence will help this low-profile use blend into the desert surroundings.*

APPENDIX A:
POBLANO PARCELS AND ACREAGES

Table 1: Poblano Solar Project Parcels and Acreages		
Assessor Parcel Number	Property Owner	Acreage
408-01-015A	BENHAM JAMES, TRUSTEE	40.05
408-01-15D	BENHAM JAMES, TRUSTEE	7.78
408-01-15F	BENHAM JAMES, TRUSTEE	7.77
408-01-015G	BENHAM JAMES, TRUSTEE	8.78
408-01-015C	BENHAM JAMES, TRUSTEE	7.89
408-01-011B	LINMARK, LLC (partial)	27.00
408-01-011D	LINMARK, LLC	40.97
408-01-011E	LINMARK, LLC	40.90
408-01-011G	LINMARK, LLC (partial)	28.84
408-01-013	LINMARK, LLC	402.84
408-23-027	LINMARK, LLC	40.44
408-23-031	LINMARK, LLC	40.41
408-23-044A	LINMARK, LLC	20.12
408-23-044B	LINMARK, LLC	20.36
408-23-046	LINMARK, LLC	40.86
408-23-047	LINMARK, LLC	40.88
	Total Picacho View I PAD	815.89
408-23-041	LINMARK, LLC	40.79 (Eloy Valley PAD)
408-23-042	LINMARK, LLC	40.82 (Eloy Valley PAD)
408-23-043	LINMARK, LLC	40.75 (Eloy Valley PAD)
	Total Eloy Valley PAD	122.36
	Total Project Area	938.25

ELOY VALLEY SPECIFIC PLAN

October 2003

Original PAD

Prepared For:

City of Eloy

595 N. C Street, Suite 102
Eloy, Arizona 85231

Original PAD Narrative

Prepared By:

**Marklin Properties LLC,
and AXIS CORP.**

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Zoning Map Amendment

1st Amendment to the Eloy Valley Specific Plan A “Planned Area Development”

Submitted to:

City of Eloy, AZ

595 N. C. Street Ste. 104
Eloy, AZ 85131

Case #: RZPAD2024-001

Final:

August 12, 2024

Applicant, prepared on behalf of Sawtooth Solar, LLC

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Sawtooth Solar LLC

A Subsidiary of:

EDF Renewables, North America



Attn: Kelsey Knoche

Development Director, West Region
15445 Innovation Dr. | San Diego, CA 92128

*2nd Amendment to the
Eloy Valley Specific Plan*

Zoning Map Amendment

2nd Amendment to the Eloy Valley Specific Plan A “Planned Area Development”

Submitted to:

City of Eloy, AZ

595 N. C. Street Ste. 104
Eloy, AZ 85131

Case #: _____

Submitted:

October 24, 2024

B | F | S | O

BERGIN, FRAKES, SMALLEY & OBERHOLTZER

Andrew Yancey, Attorney

Bergin, Frakes, Smalley, & Oberholtzer
(602) 899-0217
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Prepared for:

Poblano Solar, LLC

A Subsidiary of:

Longroad Energy Holdings, LLC



**220 Montgomery Street, Suite 860
San Francisco, CA 94104**

*2nd Amendment to the
Eloy Valley Specific Plan*

APPROVALS

**Eloy Valley Specific Plan
A “Planned Area Development”
Approved: November 24, 2003
Ord. No. 03-550**

**1st Amendment to the
Eloy Valley Specific Plan
A “Planned Area Development”
Case: RZPAD2024-001
Approved: August 12, 2024
Ord No. 24-971**

**2nd Amendment to the
Eloy Valley Specific Plan
A “Planned Area Development”
Case: RZPAD2024-001.A2
Approved: _____
Ord No. _____**

*2nd Amendment to the
Eloy Valley Specific Plan*

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APPENDICES

Appendix A: Ownership and Tax Code

Appendix B: Legal Description

Appendix C: Arizona Game & Fish Letter

Appendix D: Arizona State Museum Letter

Appendix E: West Land Resources Cultural Resources Overview

Appendix F: Plant Palette List

Appendix G: Will Serve Letter from Arizona Public Service Company

Appendix H: Will Serve Letter from Southwest Gas Corporation

Appendix I: Interim Project Development Plan: - Sawtooth West Energy Center

Exhibits to the Interim Development Plan: Exhibits A- F

Appendix J: Poblano Solar Interim Project Development Plan (“Poblano Interim Project Plan”): - Poblano Solar, LLC

Exhibits to the Poblano Interim Project Plan: Exhibits A- D

LIST OF EXHIBITS

- Exhibit 1:** ~~Specific Plan Study Area Map~~ (Intentionally not included)
- Exhibit 2:** Regional Map
- Exhibit 3:** Vicinity Map
- Exhibit 4:** City of Eloy General Plan (As Approved in Case No. GPA2024-001)
- Exhibit 5:** Existing Zoning (Context Plan)
- Exhibit 6:** Existing Utilities Plan - Water and Sewer
- Exhibit 7:** Soils and Topography Map
- Exhibit 8:** Offsite Watershed Map
- Exhibit 9:** Existing Utilities Plan - Electric and Gas
- Exhibit 10:** ~~Land Use Plan (Site Plan)~~ Existing and Proposed Zoning Map
- Exhibit 11:** Circulation Plan
- Exhibit 12:** Street Cross-Sections (intentionally left blank)
- Exhibit 13:** Water Resources Concept Plan
- Exhibit 14:** Typical Channel Cross-Sections Exhibit 15: Concept Grading Plan
- Exhibit 16:** Landscape Concept Plan
- Exhibit 17:** Parks, Recreation, and Trails Map

Appendix I: Interim Project Development Plan: - Sawtooth West Energy Center

- Exhibit A: *Vicinity & Project Parcel Map***
- Exhibit B: *Eloy Valley PAD Interim Development Context Map***
- Exhibit C: *Conceptual Site Plan- Sawtooth West Energy Center***
- Exhibit D: *Open Space Conservation Plan***
- Exhibit E: *Conceptual Sections for Utility Scale Solar Development***
- Exhibit F: *Eloy Fire District Service Boundary Map***

Appendix J: Poblano Solar Interim Project Development Plan: - Poblano Solar, LLC

- Exhibit A: *Vicinity & Poblano Project Parcel Map***
- Exhibit B: *Eloy Valley PAD-Poblano Interim Project Plan Context Map***
- Exhibit C: *Conceptual Site Plan- Poblano Project***
- Exhibit D: *Conceptual Sections for Utility Scale Solar Development***

I. STATEMENT OF FINDINGS

A. Introduction

Eloy Valley is a master-planned community comprised of residential, commercial, industrial park, and recreational activity (See Exhibit 1: Specific Plan Study Area Map). Located within the City of Eloy in Pinal County, the approximately 4,509-acre site is located south of Interstate 10 and is roughly bisected by Toltec Highway. The Specific Plan area is approximately 40 miles south of the City of Phoenix and just minutes east of the City of Casa Grande. The plan is located about 40 miles northwest of the City of Tucson metropolitan area (See Exhibit 2: Regional Map).

The Specific Plan project area includes portions of T8S, R7E Sections 8-10, 14-17, 20-23, 26-29, 34, and 35. The Pinal County Assessor tax parcel numbers are indicated in Appendix A, and the Legal Description is provided in Appendix B.

The availability of suitable land and accessibility to transportation corridors will attract Pinal County's growing population to Eloy Valley. Eloy Valley is readily accessible via existing and proposed roadways. Currently, access is available from Interstate 10 and Toltec Highway. The site is also accessible via Milligan Road (See Exhibit 3: Vicinity Map).

This plan focuses on optimizing the site by creating recreational opportunities, a mix of housing products and densities, a City Recreational Lake Park (which will furnish all the Eloy area residents with a social and cultural core), public services, opportunity for interim utility scale solar uses, and business and retail centers. The community will provide vitality and foster a high quality of life. Development will be balanced with open space and public recreational amenities. The City Center and adjacent office and retail areas will reduce the need for excessive travel and provide opportunities for alternative transportation modes, such as pedestrian and bike travel.

Responsible planning will be ensured through the adoption of this Specific Plan, which reflects thorough and comprehensive land use planning. This Plan includes the flexibility to anticipate and adequately adapt to future needs of the community.

Eloy Valley is environmentally suitable for development. The parcel is relatively flat, with no major geologic formations on site.

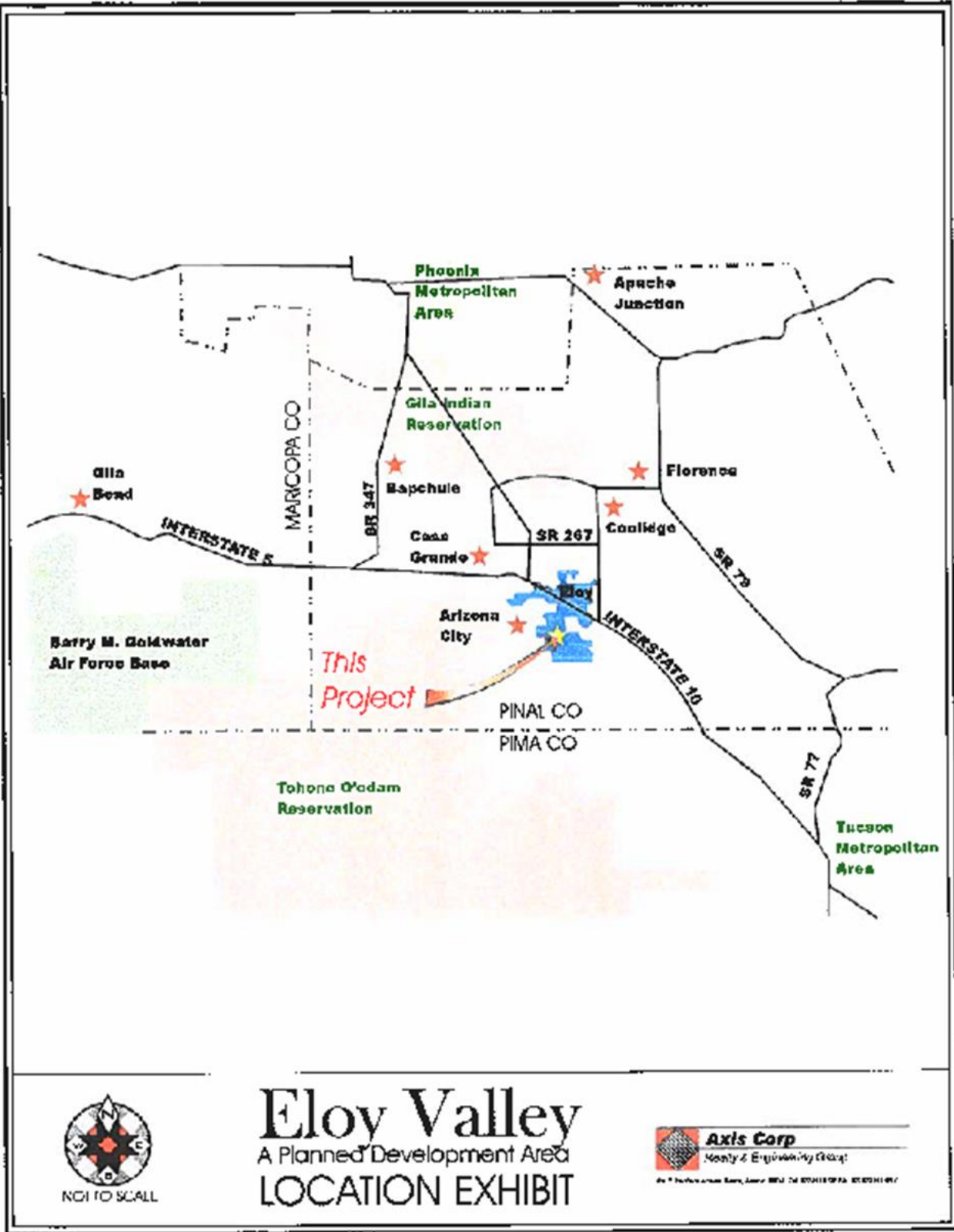


Exhibit 2: Regional Map

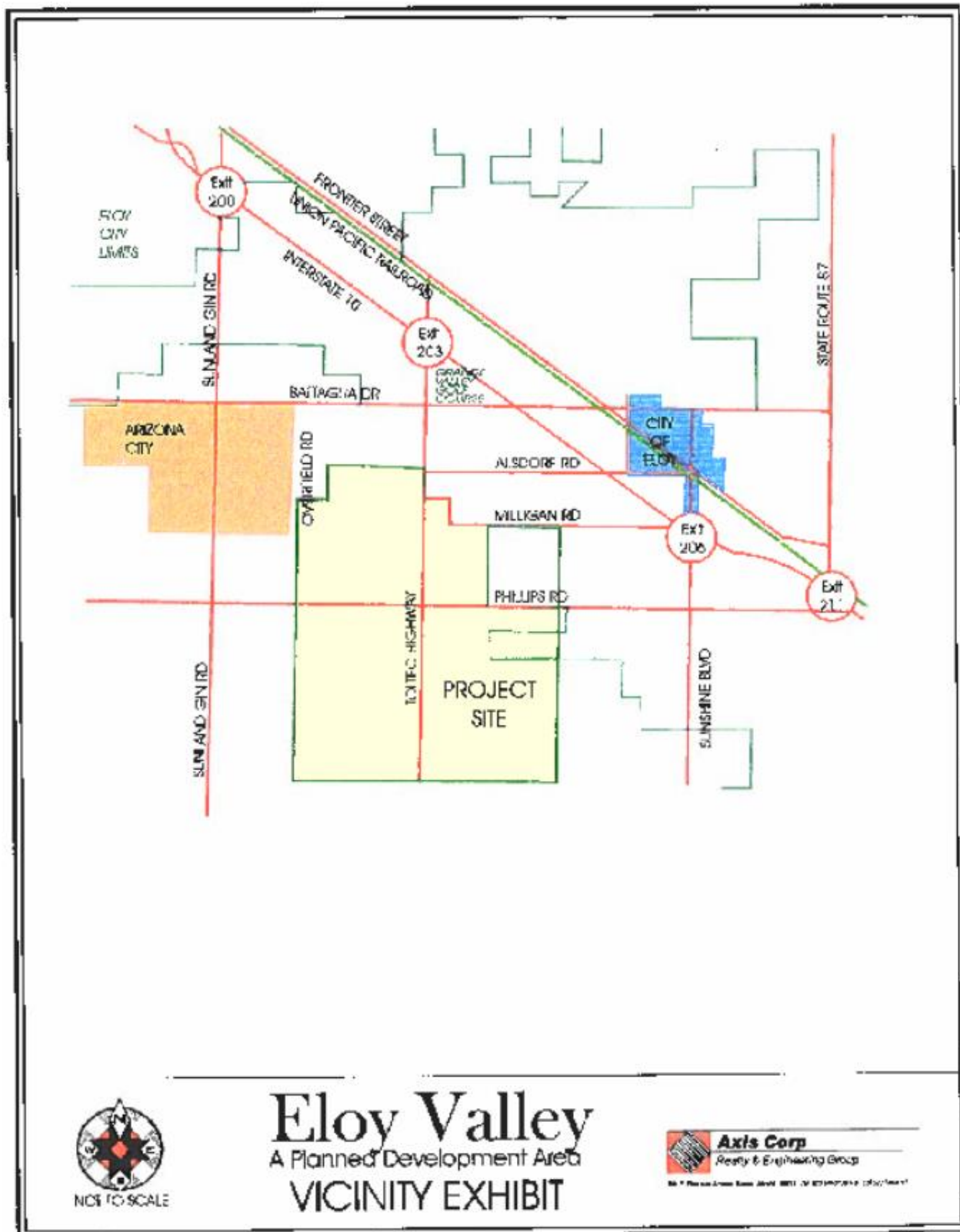


Exhibit 3: Vicinity Map

B. Plan Objectives

As in the adoption of the Ordinance No. 03-550, the Eloy Valley Specific Plan PAD was found to comply with the applicable criteria of the City of Eloy Zoning Ordinance establishing the Eloy Valley PAD overlay district with underlying zoning of, R1-6, R-3, C-2 & OSR.

The first amendment to the Eloy Valley PAD has three parts, which is to incorporate:

- 1) The Sawtooth Solar Interim Use Project Plan: Utility Scale Solar Conceptual Site Plan (Appendix “I”);
- 2) Solar, Utility Scale Generation and Battery Energy Storage System Facilities land use (hereinafter “Utility Scale Solar”) as an allowed use to the underlying base zones of the PAD overlay in accordance with the provisions of Section 21-2.7.4. A. of the Eloy Zoning Ordinance (hereinafter “Ordinance”) and limited to the properties located on Exhibit “A” of Appendix “I”.
- 3) Modification to the existing provisions of this PAD, including reducing interior and rear building setbacks to properties to zero; applying Industrial Development Requirements and Guidelines and Additional Standards of Sections 21-2-5.5 and 21-2-5.6 of the City of Eloy Zoning Ordinance, as amended.
- 4) Finally, the incorporation of two (2) parcels (APNs: 408-23-022 & 408-23-021A) encompassing approximately 50.6-acres into the Eloy Valley PAD boundary as shown on Exhibit “A” of Appendix “I”, with Single-Family (R1-43) zoning, as part of this Zoning Map Amendment.

The second amendment to the Eloy Valley PAD has three parts, which is to incorporate:

- 1) The Poblano Interim Project Plan: Poblano Solar Utility Scale Solar Conceptual Site Plan (Appendix “J”);
- 2) Solar, Utility Scale Generation and Battery Energy Storage System Facilities land use (hereinafter “Utility Scale Solar”) as an allowed use to the underlying base zones of the PAD overlay in accordance with the provisions of Section 21-2.7.4. A. of the Eloy Zoning Ordinance (hereinafter “Ordinance”), and limited to the properties located on Exhibit “A” of Appendix “J”,
- 3) Modification to the existing provisions of this PAD, including reducing interior and rear building setbacks to zero within the Poblano Interim Project Plan (Appendix J, Exhibit C), including those properties that are part of Eloy Valley PAD and abutting the property within the Picacho View I PAD (RZPAD2006-037.A1) PAD that are also part of the Poblano Interim Project Plan; applying Industrial Development Requirements and Guidelines and Additional Standards of Sections 21-2-5.5 and 21-2-5.6 of the City of Eloy Zoning Ordinance, as amended.

Additional objectives of the Eloy Valley Specific Plan include, but are not limited to, the following:

- Utilize the City of Eloy's Planned Area Development Process to plan and promote the development of a large-scale, master-planned, intergenerational community.
- Facilitate a compact development pattern.
- Manage and control growth through efficient development community.
- Opportunities for affordable housing will be provided.
- Opportunities for a variety of single-family residential developments, including large lots and custom homes, will be provided.
- New, high-quality residential environments will be provided.
- Multi-family housing will be developed near community parks and open space areas.
- Construct developer-financed City parks in conjunction with new residential development by providing infrastructure, housing density, and development agreement assurances.
- Residential developments will be located in suitable areas.
- Residential developments shall provide pedestrian linkages to schools, parks, and community services through the community's roadway and park/ trail system.
- Commercial, light industrial, and office employment centers will be scaled and located to complement the community.
- Plan neighborhood commercial nodes convenient to residential areas.
- Provide a low-density residential transition between developed areas and agricultural land uses.

C. Alternate Planning Tools

The Eloy Valley Specific Plan establishes a reliable, flexible, and cost-effective framework for the development of this property. The Specific Plan is the only planning tool capable of maintaining the structure of the City of Eloy's regulations while allowing the flexibility to respond to future development conditions. The Specific Plan includes development regulations and design guidelines which are compatible with the City of Eloy Development Code to ensure quality and coordinated development.

Traditional zoning does not promote coordinated development, nor does it provide the flexibility to responsively adapt to future community needs or market conditions. Conventional zoning categories apply to the entire city and can be less appropriate for land planning than a detailed Specific Plan designed for the site and surrounding land uses.

D. Plan Consistency

This plan is consistent with the City of Eloy General Plan adopted in May 2020, as subsequently modified, and further amended in Case No. 2024-001 (See Exhibit 4: General Plan).

This Specific Plan is being adopted in conformance with the City of Eloy ordinance 98-442, Eloy Planned Area Development District.

E. Zoning Code Consistency

The Eloy Valley Specific Plan is consistent with the City of Eloy Zoning Code regarding relative importance of surrounding public and private interests (See Exhibit 5: Existing Zoning). The City of Eloy has adopted zoning ordinances. The Specific Plan provides needed zoning and regulatory guides that supplement these ordinances.

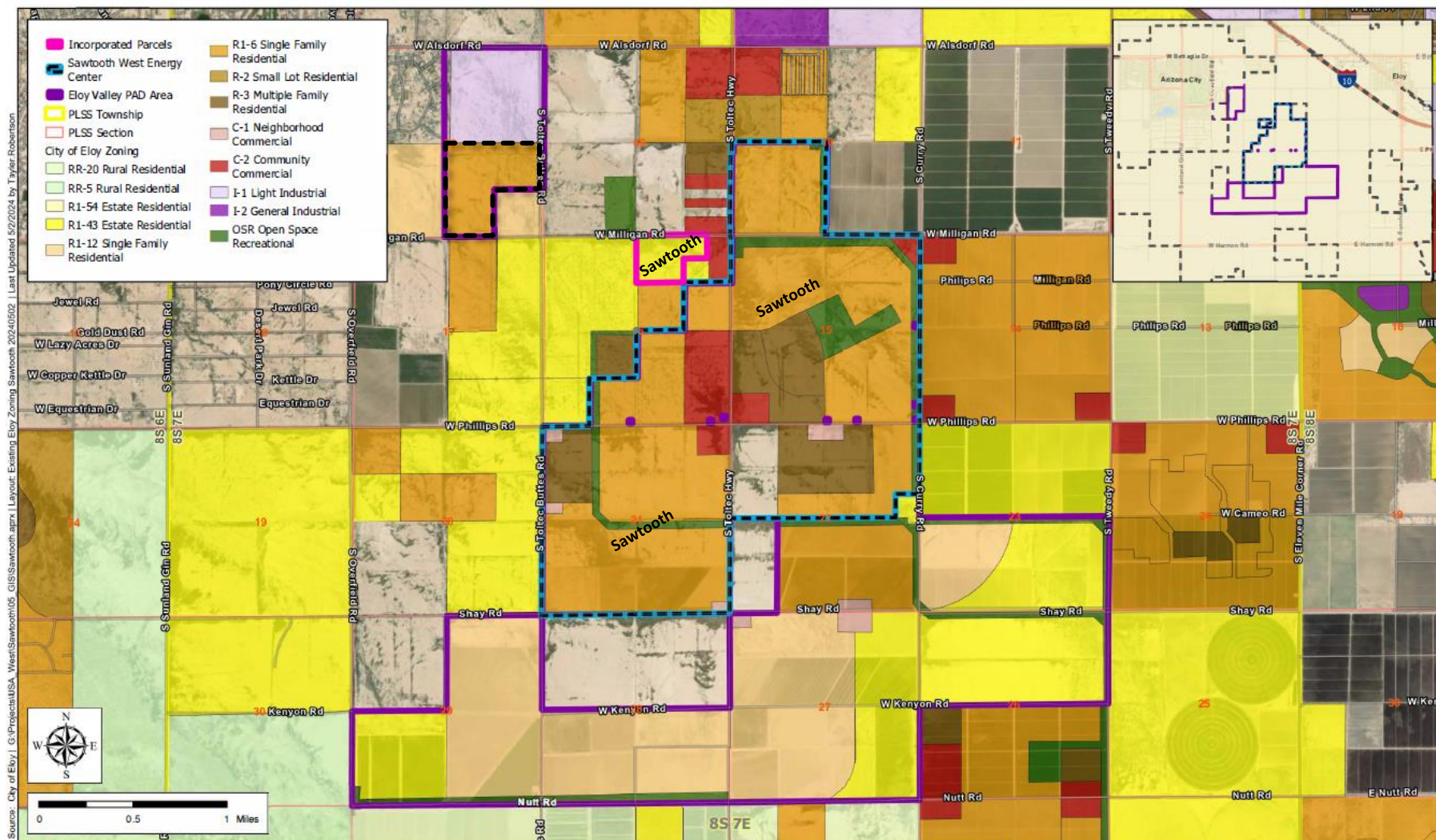
F. Community Benefits

The Specific Plan will enhance the broad-based planning efforts in the region and should increase surrounding property values by providing homes priced at or above comparable values in the general area. Creating a quality recreational facility and improving the overall street and utility infrastructure will enhance property values on- and off-site. It will also address long-range community goals regarding transportation, school sites, concentration of recreational activities, and wastewater treatment. The proposed uses within this Specific Plan will provide needed long-range residential and recreational opportunities for the City of Eloy.

The share of the tax-supported cost of public services for the Specific Plan area will be effectively reduced. This development will pay its fair share of all necessary public improvements. Its approval will lock in a long-term public and private commitment to a regional growth scenario. The Eloy area is experiencing rapid growth and will continue to do so for some time. The area is currently impacted by piecemeal development. This plan will set the trend towards more precise planning and integrate all development components into a comprehensive, phased package. It will contribute to upgrading regional facilities as well as assuring a long-term commitment to a designated set of land uses.

As the population of Eloy increases, the demand for housing and services increases. The community's needs will be met with this residential development, which includes a city lake amenity, schools, commercial facilities, H.O.A. swim and fitness recreation center, and related amenities.





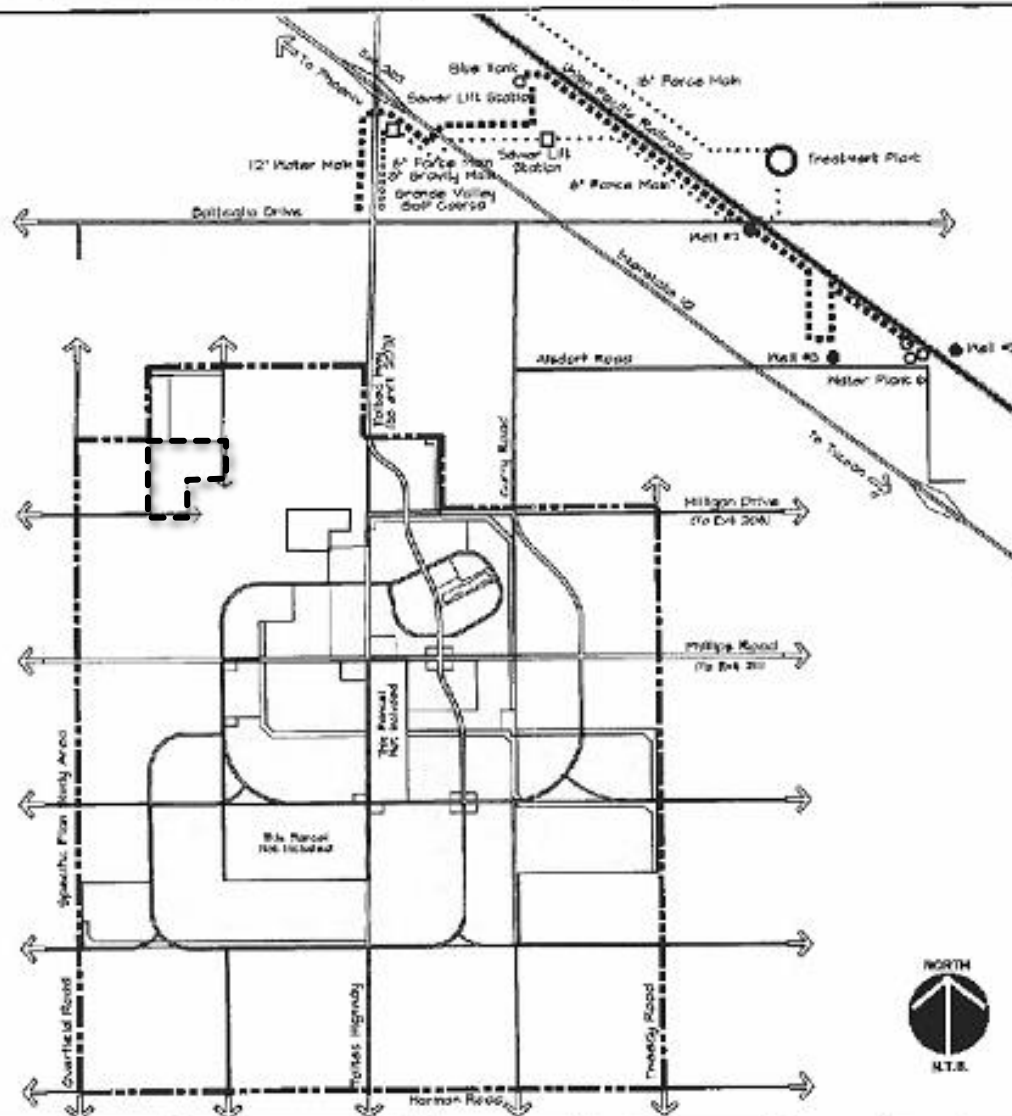
LEGEND

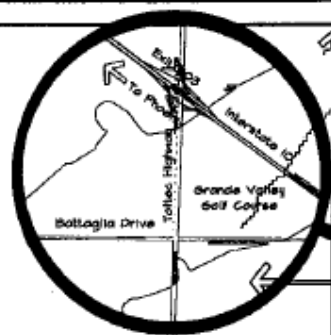
Sewer Gravity Main



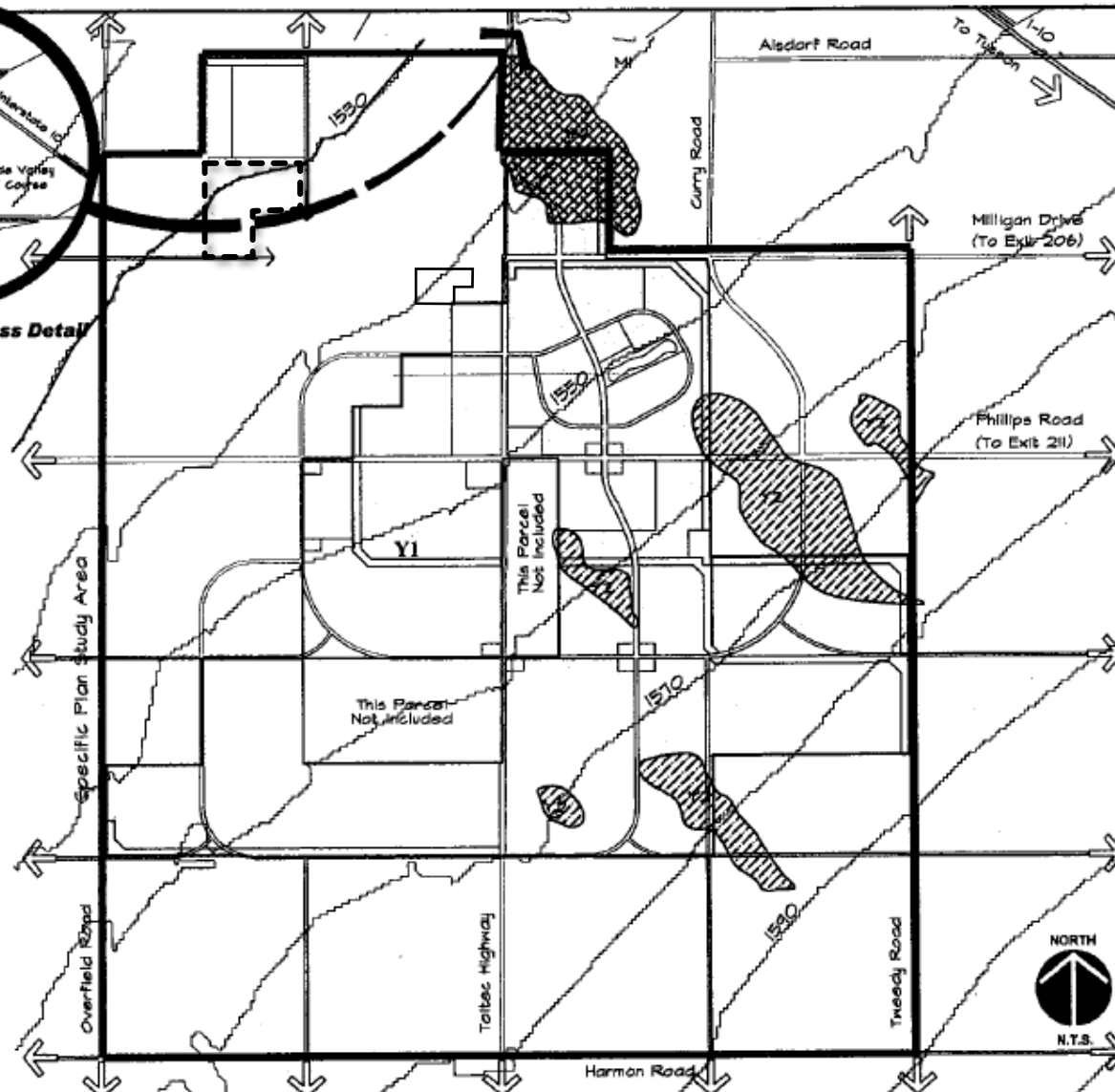
Axis Corp
Realty & Engineering Group

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Freeway Access Detail



Soils and Topography Map

Exhibit #7

LEGEND

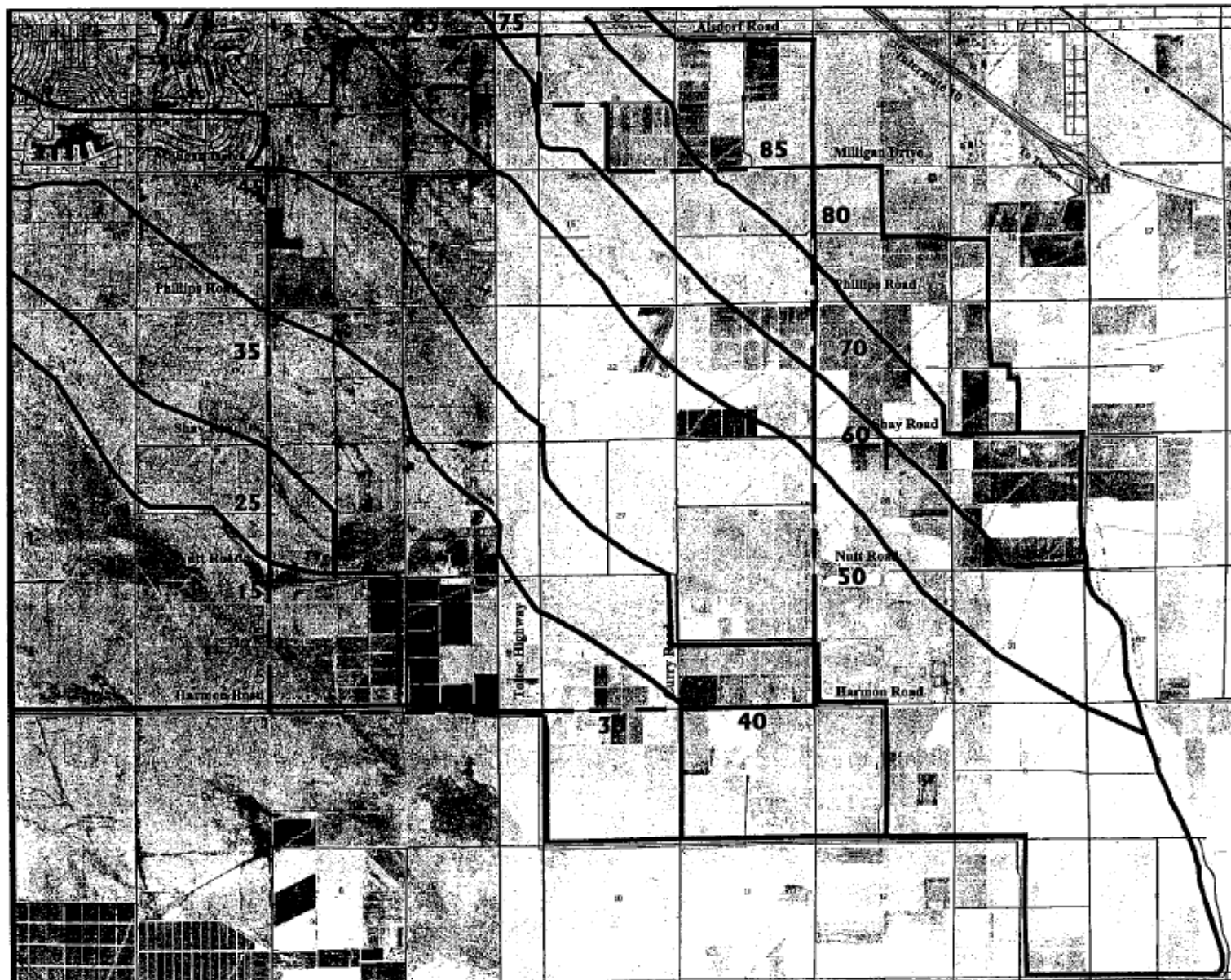
- Y1 - Mid to late Holocene basin terraces Y1
- Y2 - Active stream channels
- M2 - Late Pleistocene-early Holocene basin terraces
- Contour Line (10 Foot Intervals)

Escondido Valley
A Planned Area Development



Axis Corp
Realty & Engineering Group

801 E. Placita de Amado Tucson, Arizona 85716 Tel.: 520 544-5138



Watershed Boundary Map (Existing Conditions) Exhibit# 8

LEGEND

Watershed Boundary

Topographic Contours, Inlet Canals
(all boundaries shown 10-foot intervals)

Existing Drainage Canals (Determined
by Census, Aerial Photographs and Ground
Surveys, May, A.T., C.A.B.)

Drainage Concentration Point

Base Map: U.S. Geological Survey 7.5 Minute
Topographic and Geologic Map
of the Eloy Valley, A.T., C.A.B. and Data from Other Sources

Summary of Estimated Flood Peaks
Based on USGS Generalized Regression Equations
For Region 13 (Southern Arizona)

Watershed	Area (Sq. Mi.)	2-Year Flood Peak (cfs)	10-Year Flood Peak (cfs)	100-Year Flood Peak (cfs)
10	0.4	113	443	1216
15	0.95	113	443	1216
20	0.4	113	443	1216
25	0.33	82	229	570
30	0.98	122	451	1242
35	4.29	281	1074	3076
40	1.51	157	589	1647
45	1.30	115	425	1140
50	4.14	300	1147	3290
55	10.44	424	1733	4987
60	2.00	184	695	1954
65	4.43	287	1086	3140
70	1.42	165	614	1722
75	2.84	224	853	2426
80	1.53	158	593	1641
85	1.79	173	652	1834

NORTH



1"=4000'

Eloy Valley
A Planned Area Development



R. ROYO
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Water Resources & Civil Engineering Consultants
5675 N. ORACLE ROAD, SUITE 3201, TUCSON, ARIZ. 85714
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January, 2003

G. Context Compatibility

The Eloy Valley Specific Plan is a project which addresses present and future growth in the City of Eloy and provides the framework for appropriate land uses and the provision of needed services. The plan provides for sensitivity to the region, the neighborhood, and the site.

Some of the properties in the City of Eloy are in the initial planning phases of development. Undeveloped land adjoins the Specific Plan property to the south. The property to the north is privately held and undeveloped. Properties to the east and west are largely undeveloped, apart from Arizona City. Existing zoning in the area is primarily agricultural.

H. Environmental Suitability

The Eloy General Plan classified the Eloy Valley Specific Plan Area as part of a larger assessment to identify those areas least and most suitable for urban development and to focus urbanizing development on those areas where impact on the environment was minimized.

The examination of these features utilized a Geographic Information System (GIS) platform to perform an analysis of seven key environmentally suitable layers. The layers selected include:

- Topography and Slope
- Soil Conditions
- Land Subsidence
- Vegetation and Habitat
- Rivers, Streams, and Canals
- 100-Year Floodplain
- Natural Resource Land Ownership (where BLM and State Trust Lands may limit development)

The key development characteristics of each environmental feature were assigned a “development suitability” rating ranging from 0 to 3. The rating is based on the presence of positive or negative attributes to guide future development. The suitability ratings were as follows:

- 0 – Not suitable for development
- 1 – Least suitable for development
- 2 – Moderately suitable for development
- 3 – Highly suitable for development

The conclusion of the Eloy General Plan indicated that the Eloy Valley Specific Plan Area rated a “3” or was “highly suitable for development”.

I. Public Services Suitability

Transportation System

Primary access to the proposed development will be through I-10 and the interchanges that provide access into the area. At this time, there are three interchanges that are expected to be used by residents of this development. They are Exit 200 – Sunland Gin Road, Exit 203 – Toltec Highway, and Exit 206 – Sunshine Blvd. Other roadways that will be impacted by the project are Battaglia Drive, Frontier Street, and SR 87. Milligan Road and Phillips Road are also proposed to provide access for the project. These roadways are described below. They are currently discontinuous, mostly unpaved roadways with very low traffic volumes in the study area. A physical inventory of these roadways is as follows:

Existing Roadways

- Sunland Gin Road is a paved, two-lane collector roadway that extends south from Frontier Street, connecting to I-10 with a diamond interchange and continuing south through Arizona City to serve the agricultural areas beyond the community. Freeway commercial services are located on both sides of the interstate and interchange. The stop control is on Sunland Gin Road at Frontier Street and Battaglia Drive, which is a four-way stop.
- Toltec Highway is located three miles east of Sunland Gin Road. It is a paved, two-lane collector roadway that extends south from Frontier Road through the project site and beyond to serve the agricultural area. Toltec Road also has a traffic interchange with I-10 and freeway commercial services located on both sides of the freeway. Toltec Highway is stop-controlled at Frontier Street and at Battaglia Drive, which is a four-way stop.
- Sunshine Boulevard is located three miles east of Toltec Highway and provides connection to I-10. This roadway is also a paved, two-lane roadway that continues south through the agricultural area. The roadway provides access to commercial uses north of I-10 and continues into the town center. It is designated as an arterial roadway between I-10 and Frontier Street and a collector between Frontier and Battaglia. Sunshine Blvd is stop-controlled at Frontier Street.
- Battaglia Drive is a paved, two-lane collector roadway that extends from Wheeler Road on the east to Chuichu Road, five miles west of Sunland Gin Road, providing alternate access to Interstate 8 and the west side of Casa Grande. Battaglia Drive crosses over I-10 without connection to the freeway. A major area employment center is located along both sides of the roadway between I-10 and Frontier Street.
- Frontier Street is an arterial roadway that extends from SR 87 on the east side of the study area into the City of Casa Grande, northwest of the area. It is a two-lane, divided roadway from SR 87 to Tryon Avenue, a four-lane, divided roadway

from Tryon Avenue to Eleven Mile Road, a five-lane section with center left-turn lane to Battaglia Drive, and then continues northwesterly into Casa Grande as a two-lane, undivided roadway. This roadway serves as a primary access into the center commercial district of Casa Grande and is used as an alternate route to Interstate 10.

- State Route 87 is a paved, two-lane state highway that provides access to the Cities of Coolidge and Florence, north of Eloy. This state highway extends north from Florence, providing a connection to State Route 60 that continues east to the New Mexico state line and west to the Quartzsite area.

Water Facilities¹

The existing City of Eloy water system consists of the following facilities:

- Three – 1.0-million-gallon reservoirs
- Two – booster stations
- Four – well sites

These four wells are named as follows:

- New Well # 3
- Old Well # 3 (available for use during emergencies or maintenance of primary wells)
- Well # 5
- Well # 6

The Eloy area is served entirely by two booster stations, Public Works and Blue Tank (See Exhibit 6: Existing Utilities Plan – Water and Sewer). Three of the existing wells (New Well # 3, Old Well # 3, and Well # 6) can pump to either water plant while Well # 5 pumps only to the Public Works facility. Currently, the entire Eloy system is served by pressure due to the lack of elevation difference across the city. The Eloy water service area has been divided into two pressure zones, roughly separated by the 1,535-foot contour.

Public Works is located in the upper pressure zone and consists of two 1.0-million-gallon reservoirs, a Well (# 6), and three booster pumps, as well as an emergency booster pump that can service both Public Works and Blue Tank in the event of a power failure.² The pressure range at the booster pumps is set at approximately 64 pounds per square inch (psi). Public Works is at an approximate elevation of 1,562 feet. This equates to an average high-water elevation of 1,690 feet.

Blue Tank is located in the lower pressure zone and consists of one 1.0-million-gallon reservoir and three booster pumps, as well as an emergency booster pump that can

¹ Overview of Existing Water System, Water System Master Study, City of Eloy (February 2007), <https://eloyaz.gov/DocumentCenter/View/229/Water-System-Master-Study-PDF>.

² Water System Master Study, *supra* note 1, at 2-1.

service both Public Works and Blue Tank in the event of a power failure.³ The pressure range at the booster pumps is set at approximately 64 psi. Blue Tank is at an approximate elevation of 1,523 feet. This equates to an average high-water elevation of 1,652 feet.

The existing pressure zones encompass only half of the Eloy Valley Specific Plan area. New pressure zones would need to be developed to serve the entire project.⁴

The nearest water main to the Eloy Valley property is located approximately one mile north of the boundary in Toltec Road.⁵ This is a 12-inch main that is tied to the Blue Tank booster system.

Sewer Facilities⁶

The existing City of Eloy sewer system consists of the following facilities:

- One – 2.0-million-gallon-per-day treatment plant
- Six – sewer lift stations⁷
- A combination of gravity and pressure mains

Eloy is primarily served by individual septic systems in the older areas and by a 2.0-million-gallon-per-day extended aeration treatment facility (See Exhibit 6: Existing Utilities Plan – Water and Sewer). Two sewer lift stations and approximately 7 miles of force main (10 and 16-inch HDPE) have been constructed to convey flows to the existing treatment facility. The first lift station is located east of Sunland Gin Road behind the Petro truck wash and pumps to a second lift station located at Highway 84 and Maricopa Road. The second lift station pumps directly to the wet well at the head of the treatment plant. These lift stations have been designed to serve the Petro truck stop, Blue Beacon truck wash, some existing commercial and residential areas which are currently on individual septic systems, and some future platted communities.

There are two smaller lift stations that currently convey flow from Toltec Road and the I-10 area to a gravity main that leads to the treatment plant. Both of these force mains are six-inch.

The nearest sewer main to the Eloy Valley property is located approximately one mile north of the boundary in a subdivision east of Toltec Road.⁸ This is an eight-inch main that conveys flows to the first of the two lift stations that feed the treatment plant.

³ *Id.*

⁴ *Id.* at Fig. 4.

⁵ Water and Sewer Availability Map, City of Eloy, <https://eloyaz.maps.arcgis.com/apps/webappviewer/index.html?id=25aba7d58ca04ae4b8c38761c5cd287b> (last visited Aug. 29, 2022).

⁶ Existing WWTP Evaluation and Expansion Planning, Wastewater Master Plan, City of Eloy (September 2007), <https://eloyaz.gov/DocumentCenter/View/270>.

⁷ Wastewater Master Plan, *supra* note 6, at Fig. 10.

⁸ Water and Sewer Availability Map, *supra* note 5.

II. SITE ANALYSIS AND INVENTORY

A. Existing Land Uses

1. **Site Location in Regional Context:** The project site consists of approximately 4,509 acres, located primarily within the incorporated city limits of Eloy, Arizona (See Exhibit 3: Vicinity Map). The Eloy Valley Specific Plan site is currently zoned for agricultural uses (See Exhibit 5: Existing Zoning).
2. **Existing Land Uses on Site:** The site is currently vacant and undeveloped agricultural land. Several paved and unpaved roads, utility easements, and irrigation ditches are located on the site.
3. **Surrounding Property Within ¼ Mile Radius:** Existing land uses within ¼ mile include several small “pockets” of development, such as Arizona City, with much of the adjacent land vacant or agricultural.

B. Topography

1. **General:** Eloy Valley is an area of land approximately 4,509 acres in size located on the south side of I-10 and southeast of Arizona City in Eloy, Arizona. The area topography ranges in elevation from 1,600 feet to 1,525 feet and slopes to the northwest at a rate of approximately 0.23%.
2. **Restricted Peaks & Ridges:** There are no restricted peaks or ridges designated in the Pinal County Zoning Code.
3. **Rock Outcrops:** There are no rock outcrops on the site. This information was compiled from examination of aerial photographs at 1" =40' scale and verified by on-site investigation.
4. **Slopes of 15% or Greater:** The topography of the site is generally flat, gradually sloping from the east to the west (See Exhibit 7: Soils and Topography Map). There are no significant slopes greater than 15%, and the average slope of the area is 0.23%.

C. Hydrology

1. **Off-Site Hydrology:** The Eloy Valley area is often referred to as the Santa Cruz Flats. It is in the area where the broad, sandy channel of Santa Cruz River disappears, and consequently, relatively large floods in the past have overtopped the remaining banks of the Santa Cruz River and spread out over the valley floor. However, the recent extreme floods of 1983 and 1993 did not cause widespread flooding of the Eloy Valley area. Instead, those extreme floods followed the Greene Canal and bypassed this area. Consequently, neither the Santa Cruz River nor the Greene Canal currently flows through the Eloy Valley area.

The topography is relatively flat, with slopes averaging less than three percent and trending toward the west and northwest. In general, there are no well-defined

watercourses within the Eloy Valley area, and the locally derived flood waters spread out over wide areas as shallow sheet flow.

Exhibit 8 is an aerial photograph of the Specific Plan Study Area and shows the off-site watershed boundaries upstream from the subject property. Eight watersheds are shown, only five of which originate off-site.

2. **Off-Site Features That May Affect, or May be Affected by, the Site:** Two off-site features that may affect this project are the Lower Santa Cruz Levee and the Greene Canal.

In 2001, the U.S. Army Corps of Engineers and the Pima County Flood Control District completed the construction of a seven-mile-long levee along the right-hand bank of the Santa Cruz River, between Sanders Road and Avra Valley Road. This flood-control project removed approximately 4,500 acres from the 100-year flood plain and may have increased flood peaks downstream from Sanders Road. The increase in flooding caused by this flood-control project is not known.

During the 1983 flood, the Greene Canal, located south of Picacho Peak and near the Pinal Air Park, became much wider and deeper and resulted in capturing nearly all of the flow in the Santa Cruz River. Consequently, the Eloy Valley area received little flooding in 1983, and later during the 1993 flood, except locally along roadways and irrigation ditches.

From 2003 to 2008, the Federal Emergency Management Agency (FEMA) restudied the flood plain along the Santa Cruz River, including the segment passing the northern end of the Eloy Valley area, to see what effects, if any, these two factors may have on flood hazard within this area. Updated digital flood maps from this study became effective in December 2011.

3. **Upstream Watersheds With 100-Year Discharges Greater Than 100 cfs:** Exhibit 8 lists the five off-site watersheds having existing 100-year flood peaks greater than 100 cfs.

4. **On-Site Hydrology:**

- a. 100-Year Floodplains Less Than or Equal to 100 cfs: Flood plains from watersheds producing 100-year flood peaks less than 100 cfs were not delineated.
- b. Sheet Flooding Areas with Their Average Depth: The control and elimination of sheet flow will be overcome prior to the development of the Eloy Valley area. During relatively small, frequent storms, sheet flow is generally intercepted and conveyed by roads and irrigation canals. However, during relatively large, infrequent storms, it is believed that floodwater-carrying capacities of these roadway ditches and irrigation canals may be exceeded, and widespread flooding may occur. Consequently, it is believed that the entire Eloy Valley area is subject to shallow sheet flooding. Although the depths of flooding have not been

computed, it is believed that flow depths will generally vary from 0.5 feet to two feet during a 100-year flood.

- c. Federally Mapped Floodways and Floodplains: Based on the current FEMA Pinal County FIRM⁹, most of the Eloy Valley area is designated in an unshaded Zone C, meaning these areas are outside the 100-year flood plain and will experience only minimal flooding. Additionally, there are areas in the north end of the Eloy Valley area that are designated as being within an unnumbered Zone A, meaning these areas are within the 100-year flood plain.
- d. Peak Discharges Entering and Leaving the Site: Exhibit 8 lists the eight existing watersheds that exit the north and west sides of the Eloy Valley area.

5. **Existing Drainage Conditions Along Downstream Property Boundary**: There are two significant constructed features located along, or near, the downstream property boundary that may be affected by the site. These are Arizona City and a portion of the CAIDD Canal located immediately west of, and running parallel to, Lamb Road.

Both Arizona City and the CAIDD Canal are similar to the Eloy Valley area in that they are also subject to shallow sheet flow. However, it is also believed that drainage conditions in Arizona City and near the CAIDD Canal will improve as a result of the development of Eloy Valley because future flood peaks will be significantly reduced by the construction of on-site stormwater retention basins, as well as the construction of regional drainage channels that will deliver flood waters to specific drainage channels that will then deliver flood waters to specific downstream locations where they can be picked up at the edge of this development and carried farther downstream for disposal.

D. Vegetation

1. **Vegetation Inventory and Description**: The subject area is within the Lower Colorado River Valley subdivision of the Sonoran Desert scrub biotic community. However, the subject area consists mainly of agricultural lands. As such, diversity of vegetation generally is less than that found in typical Lower Colorado River Valley subdivision habitats, creating an open canopy and bare ground throughout significant portions of the area. Vegetation that was commonly noted in the subject area includes mesquite (*Prosopis velutina*), Mexican palo verde (*Parkinsonia aculeata*), burroweed (*Isocoma tenuisecta*), Russian thistle (*Salsola* sp.), desert broom (*Baccharis sarothroides*), mustard species (*Sisymbrium* sp.), Johnson grass (*Sorghum halepense*), and aster species (*Helianthus* sp.). Generally speaking, irrigation canals occur along the Section gridlines throughout the subject area. Vegetation diversity and tree density and stature increase along these canals due to the presence of ephemeral water supply

⁹ Flood Control Viewer, Pinal County, <https://pinal.maps.arcgis.com/apps/webappviewer/index.html?id=9259e1779114435e91fe31026b1e8f11> (last visited Aug. 29, 2022).

provided there. Vegetation noted only along these canals includes cottonwood (*Populus* sp.) and arrowweed (*Pluchea purpurascens*). The subject area has been highly disturbed due to agricultural activities, with large areas of monoculture (cotton) present and many disturbance-type species present along roadways (i.e., Russian thistle, desert broom, and Johnson grass). No saguaros (*Carnegiea gigantea*) were noted within approximately ¼ mile of the ROW.

2. **Vegetative Densities:** Vegetative densities on-site were measured from aerial photographs and verified during field investigations. Densities are expressed as percent canopy coverage. Vegetative canopy coverage for shrubs and trees was calculated. Grasses and other groundcovers were not considered. Vegetation densities were divided into three categories:

- High Density 71%-100%
- Medium Density 31%-70%
- Low Density 0%-30%

Vegetation densities found on the project were classified as Low Density (0%-30%), and therefore, the Eloy Valley site is well suited for development. The site's natural drainage patterns have been altered by agricultural activities, and consequently, the quantity and quality of vegetation have been significantly decreased. Most of the site contains very low-density coverage. Due to the low vegetative density, the site's desert scrub vegetation and negligible riparian communities provide negligible wildlife value.

E. Wildlife

1. **General Wildlife:** Wildlife that was noted during the site evaluation included black-tailed jackrabbit (*Lepus californicus*), desert cottontail (*Sylvilagus audubonii*), common raven (*Corvus corax*), red-winged blackbird (*Agelaius phoeniceus*), American kestrel (*Falco sparverius*), prairie falcon (*Falco mexicanus*), red-tailed hawk (*Buteo jamaicensis*), loggerhead shrike (*Lanius ludovicianus*), turkey vulture (*Cathartes aura*), and mourning dove (*Zenaida macroura*).
2. **Endangered Species Investigation:** The USFWS lists 18 special-interest species (federally endangered, threatened, proposed, and candidate species, and species with federal conservation agreements) as occurring or suspected to occur within Pinal County. Upon initial review of the list and subject area, it was determined that there is low to no potential for the occurrence of any of the species found on this list, and there is no designated critical habitat within the subject area. These species have ranges that do not include the project area and/or are found in habitats dissimilar to those within the proposed project area and therefore, are not expected to occur within the proposed project area. These determinations were based upon field habitat analysis and review of information available regarding the species,

comparisons of information with habitats available at the project site, and the known ranges of the species. Therefore, no adverse effects are expected to occur due to proposed project activities.

3. Letter from the Arizona Game and Fish Department:

(See Appendix C)

F. Soils

1. Soil Testing:

- a. Soil Types: Descriptions of the soil types found on the property and shown on Exhibit 7: Soils and Topography Map are as follows:
 1. Y2 – Active stream channels
 2. Y1 – Mid to late Holocene basin terraces
 3. M2 – Late Pleistocene – early Holocene basin terraces
 4. M1 – Oldest terrace in the basin; mid-Pleistocene in age
- b. General Description of the Picacho Basin: The Eloy Valley Specific Plan is within the Picacho Basin, a large and complex graben surrounded by horsts and half-horsts, which are now the Picacho, Casa Grande, Silverbell, and Sacaton mountains. It formed mainly in response to late Miocene extension. Internal drainage probably persisted until about 3 million years ago. Several thousand meters of sediments fill the basin; 2,000 meters of evaporites and claystone form the bulk of the basin fill (Scarborough and Pierce, 1978). The upper 200 meters or so of basin fill was deposited by a gradually ag-grading, regionally integrated drainage system. Young alluvium of the Santa Cruz River is up to 30 meters thick and is found within 3.2 kilometers of the modern channel (Pool, 1986). Although the Picacho Basin does have external drainage, extremely low stream gradients and a lack of long-term downcutting have resulted in playa-like sediments, eolian deposits, and a lack of significant elevation differences between terraces. Unlike basins upstream, the Picacho Basin did not increase significantly during the Quaternary.

Compaction-related earth fissures can be found in the Picacho Basin. However, the highest densities of fissures can be found around the perimeter of the Picacho Basin. The highest potential for fissure development is probably in those areas.

Soil shrink-swell and soil collapse are potential design issues in the Picacho Basin. This is due to the high percentage of montmorillonite clay on the terraces. The potential for collapsing soils in the basin can be inferred from landforms in other basins known to have these soils. Holocene fan skirts and aprons commonly have collapsing soil (S. Slaff, 1986, unpub. Report).

G. Traffic

1. **Existing and Proposed Off-Site Traffic:** The Eloy Valley Master Plan Transportation Study, prepared by CLA, addresses the existing and proposed off-site traffic counts.

H. Sewers

1. **Location of Existing Public Sewers:** There are no existing public sewer facilities within the plan area that allow for a permanent long-term solution for wastewater treatment (See Exhibit 6: Existing Utilities Plan – Water and Sewer). Preliminary investigations indicate the potential for a preferred treatment method consisting of the following:
 - a. Initially, a relocatable package plant could be used and moved as needed.
 - b. Ultimately, a phased, on-site treatment plant. This appears to be the best long-term solution for the sewer basin of Eloy Valley.

I. Schools

1. **Existing Schools:** The Eloy Valley Specific Plan area is served by the Eloy Elementary School District, the Santa Cruz Valley Union High School District, the Toltec School District, and the Casa Grande Union High School District.

J. Recreation and Trails

1. **Parks, Recreation Areas, and Trails:** There are currently no parks or trails in the Specific Plan Area. The nearest recreation area is Tumble Weed Park, located approximately one mile from the northern border of the Eloy Valley project.

K. Cultural/Archaeology/Historic Resources

1. Cultural Resources:

Westland Resources, Inc. conducted a Class I Cultural Resources overview for the vicinity of the Specific Plan Area located within Township 8 South, Range 7 East, S ½ and NE ¼ of section 8, Section 9, SW ¼ of Section 10, Section 14-17, and 20-23. A Class I Cultural Resources Study is a records review that is implemented to locate cultural resource sites that have been already uncovered within the proposed project area. The records review was conducted by the staff at the Arizona State Museum (ASM) Site Files Department and included those areas within the Specific Plan Area.

The records review of the area, conducted at the ASM, revealed that one survey had been conducted, 1990-63.ASM, and two sites had been previously recorded for Township 8 South, Range 7 East, S ½ and NE ¼ of Section 8, Section 9, SW ¼ of Section 10, Section 14-17, and 20-23. There are two known archaeological sites within this area that may contain significant archaeological remains, AZ AA:6:3 (ASM) and AZ AA:6:35 (ASM).

The Arizona State Museum recommends an archaeological surface inspection, prior to grading operations, to determine if additional important prehistoric or historic sites are on the land. The requirement to conduct an archaeological survey for clearance pertains only to projects that fall under federal nexus (i.e., National Pollutant Discharge Elimination System (NPDES) or Section 404 of the Clean Water Act.

Additionally, pursuant to Arizona Revised Statute 41-844, should mortuary remains be uncovered during project clearance activities, work should stop at that location, and a qualified archaeologist should be brought in to examine the remains.

2. Archaeological Resources:

File records of past archaeological surveys and recommendations for future reports are addressed in the letter from the Arizona State Museum found in Appendix D.

L. Air Quality

Air quality is an important concern in Pinal County. Seasonal winds and continued farming present challenges for the area's particulate matter (PM₁₀) condition, as well as unpaved roads and shoulders. These are a few of the factors that have contributed to the area's air quality issues. The standard for PM₁₀ is currently a 24-hour measure under the Environmental Protection Agency's (EPA) requirements.¹⁰ Under this standard, the Phoenix metropolitan area and parts of the Tucson metropolitan area are designated "non-attainment" areas for particulate matter (PM₁₀). To enforce the requirements of the Clean Air Act (CAA) and its subsequent amendments, the EPA is charged with administering national ambient air quality standards. In Pinal County, there are four air quality monitoring stations surrounding and within the study area. The local monitoring sites are at the Casa Grande Department of Economic Security Building in Casa Grande, the Casa Grande Municipal Airport in Casa Grande, the Pinal County Housing Complex in Casa Grande, and the County Complex in Eloy.¹¹

The Arizona Department of Environmental Quality recommends paving or providing topical treatment on dirt roads when they exceed 250 trips per day. The Environmental Planning Element seeks to mitigate this problem proactively by discouraging new development that will place additional traffic burdens on dirt roads.

Land use designations and urban area patterns included in the Land Use Plan endeavor to reduce unnecessary automobile trips that increase carbon monoxide levels. Bicycle lanes and trail systems are included to help decrease automobile trips. However, even with these land use strategies to minimize air quality impacts from new development, the

¹⁰ What Are the Air Quality Standards for PM?, Environmental Protection Agency, <https://www3.epa.gov/region1/airquality/pm-aq-standards.html> (last visited Aug. 29, 2022).

¹¹ eMaps, Arizona Department of Environmental Quality, <https://adeq.maps.arcgis.com/apps/webappviewer/index.html?id=e224fc0a96de4bcda4b0e37af3a4daec&showLayers=Counties;Air%20Monitors;> (last visited Aug. 29, 2022).

continued presence of irrigated farming, travel on dirt roads, and seasonal winds will continue to dominate as the source of PM₁₀.

Eloy Valley lies within an “attainment” area for air quality. Localized air quality impacts result from elevated PM levels that originate from farming, automobile, and industrial dust and particulate matter. While Pinal County meets air quality standards today, future development may be impacted as the result of a stricter PM standard the EPA imposed within the Phoenix and Tucson metropolitan areas.

M. Electric and Gas Utilities

Existing electric and gas utilities found on or within proximity to Eloy Valley are depicted on Exhibit 9. The project falls within the service areas of Arizona Public Service Company, and Southwest Gas Corporation. “Will Serve” letters from these companies can be found in Appendices G and H.

Existing Public Utilities Plan Water & Sewer Exhibit #6

LEGEND

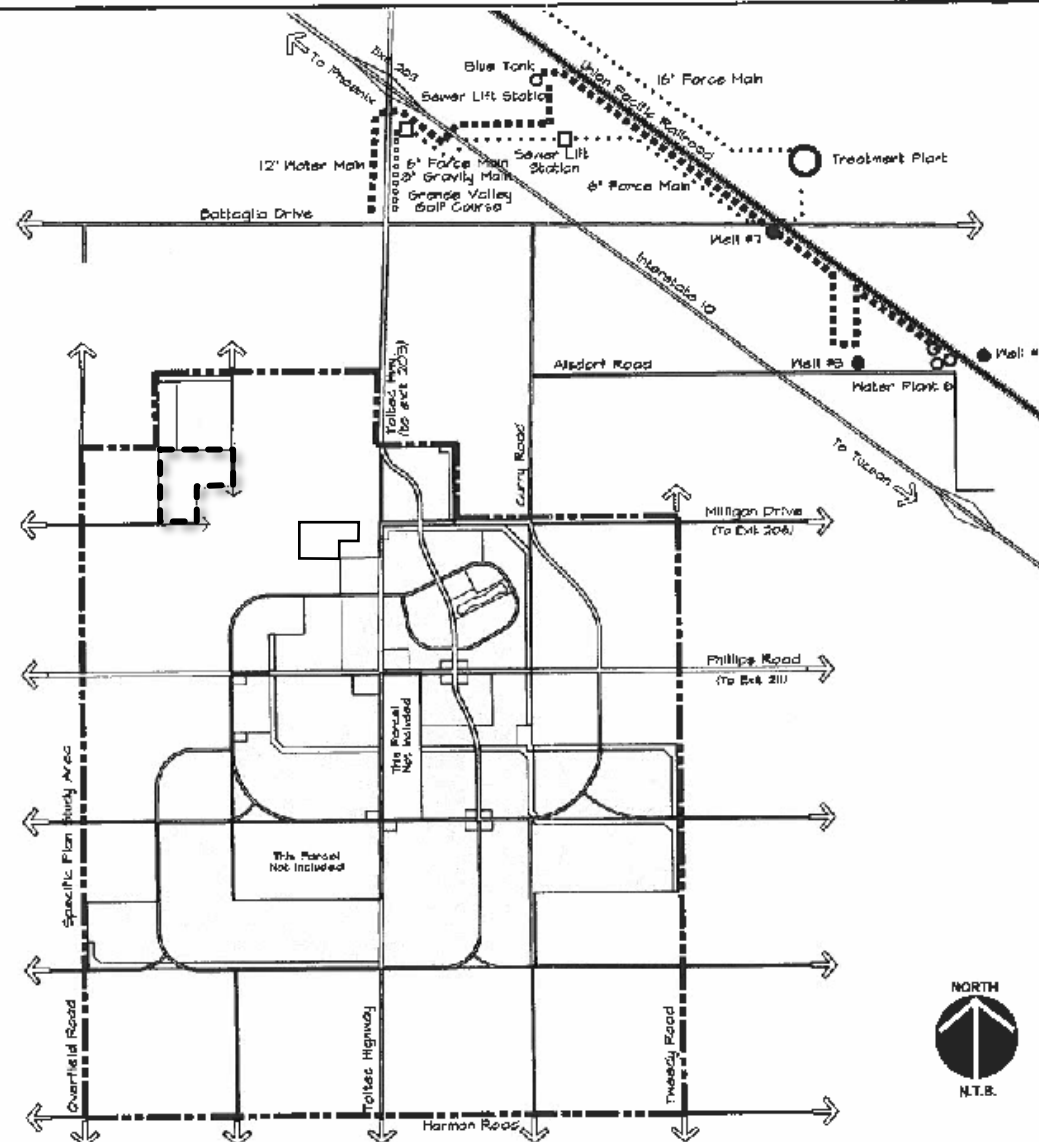
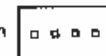
Water



Sewer Force Main



Sewer Gravity Main



Eloy Valley
A Planned Area Development



Axis Corp
Realty & Engineering Group

201 E. Pacific Ave. Anacapa, Tucson, Arizona 85718 Tel: 520-544-5138

Soils and Topography Map

Exhibit #7

LEGEND

Y1 - Mid to late Holocene basin terraces

Y1

Y2 - Active stream channels

M2 - Late Pleistocene-early Holocene basin terraces

Contour Line
(10 foot intervals)

Eloy Valley

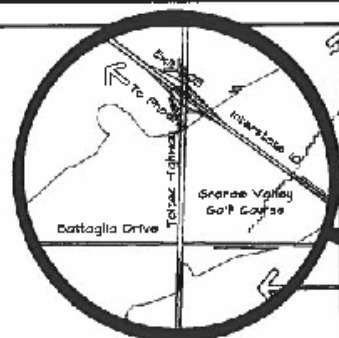
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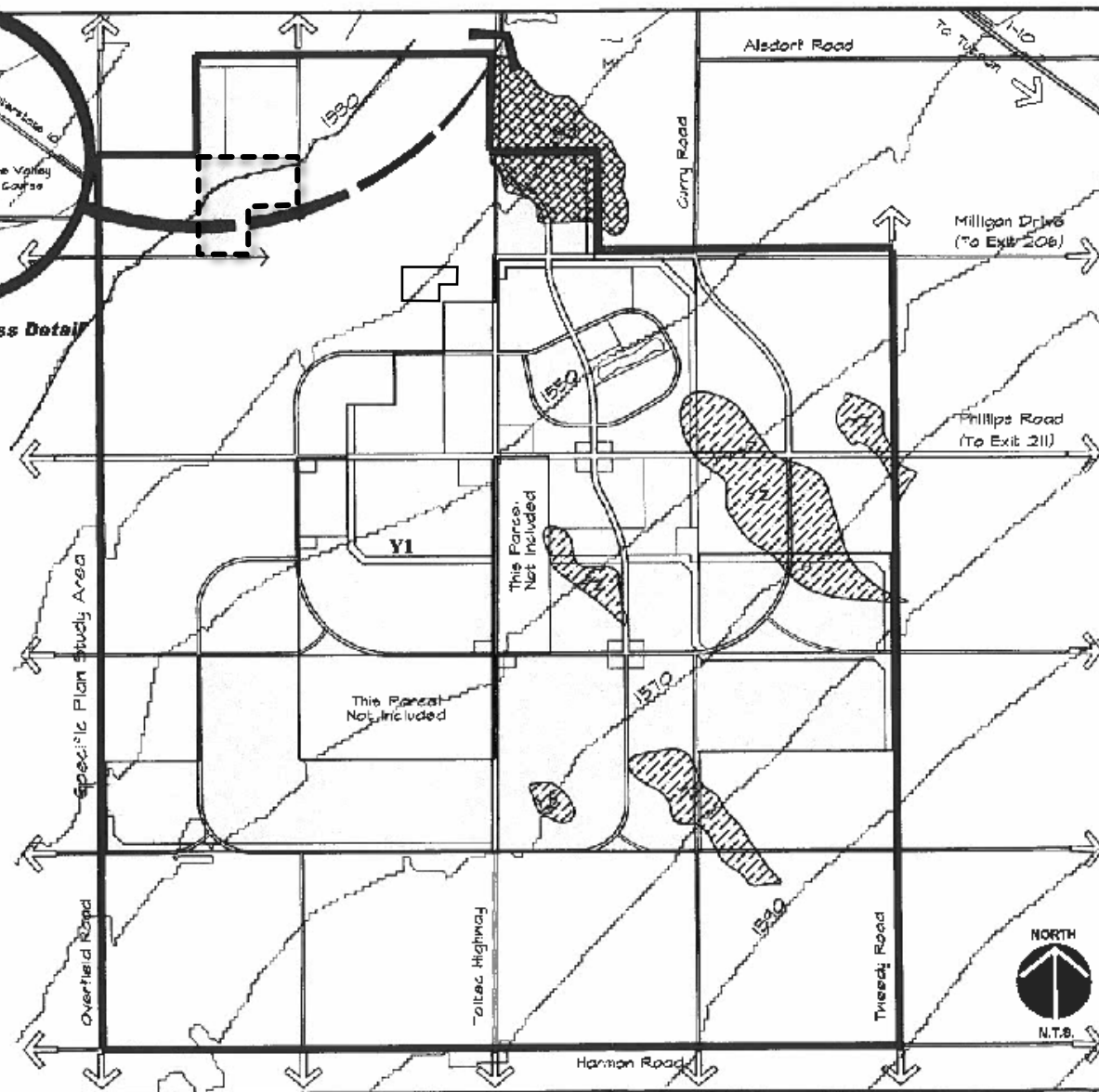
Axis Corp

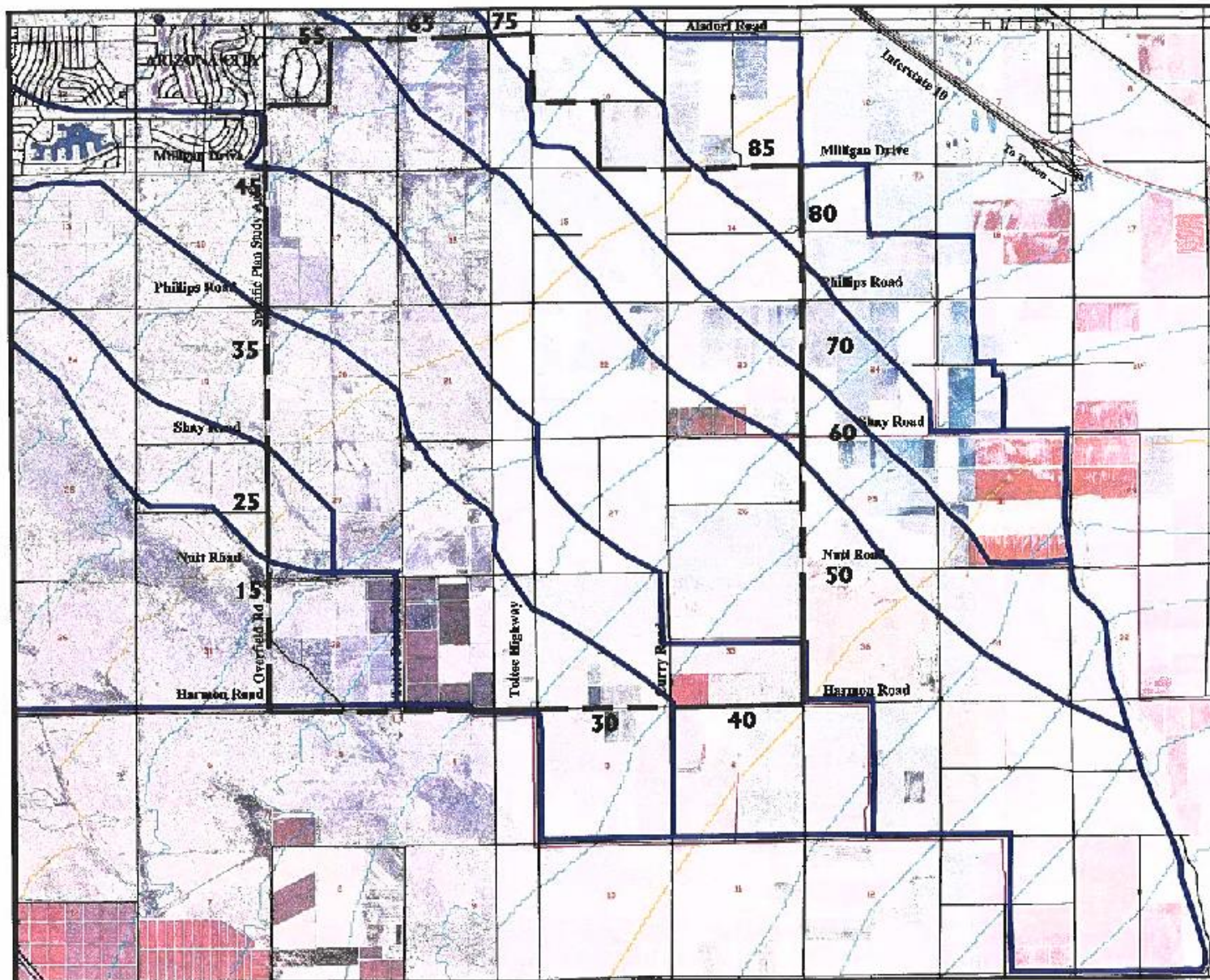
Realty & Engineering Group

801 E. Placita de Armas, Tucson, Arizona 85718 Tel: 520-564-0138



Freeway Access Detail





Watershed Boundary Map (Existing Conditions) Exhibit# 8

LEGEND

Watershed Line

Topographic Contours, Index Contours
and Elevation Contours (Elevations in Feet)

Shaded Regions (Color) Shaded by
the Flood Risk (Flood Risk and Contour
Legend, 100, 100, 100)

Contour Contour Line

See Map: 1:10,000 Scale Survey 1:10,000
Using 1:10,000 Scale Topographic Map
and 1:10,000 Scale City and County Maps

Summary of Estimated Flood Peaks
Based on 100% Generalized Regression Equations
for Region 13 (Southern Arizona)

Watershed No.	Estimated Flood Peak (Feet)	Estimated Flood Peak (Feet)	Estimated Flood Peak (Feet)	Estimated Flood Peak (Feet)
ID	100	100	100	100
15	1.4	1.3	1.4	1.3
25	1.5	1.4	1.5	1.4
35	1.6	1.5	1.6	1.5
40	1.7	1.6	1.7	1.6
50	1.8	1.7	1.8	1.7
60	1.9	1.8	1.9	1.8
70	2.0	1.9	2.0	1.9
80	2.1	2.0	2.1	2.0
85	2.2	2.1	2.2	2.1

NORTH



1"=1000'

Eloy Valley
A Planned Area Development



R. ROYO
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Water Resources & Civil Engineering Consultants
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PH. (520) 698-1200, FAX (520) 682-8674
January, 2003

III. DEVELOPMENT PLAN

A. Purpose and Intent

Eloy Valley is a planned residential, recreational, and commercial/retail centered community. The proposed development plan includes open space, recreational facilities and one or more 18-hole golf courses. Recreational facilities are planned as an integral part of all residential development areas, as well as at future school sites. Private recreational facilities will also be provided throughout the project in conjunction with residential subdivisions. A system of pedestrian, bicycle, and equestrian trails is also provided throughout the project.

This section contains a description of plan goals, combined with various Specific Plan components. These components provide the rationale for development regulations found in Section IV.

The project development plan is the result of thorough site analysis and research. As a result, the plan resolves, as much as possible, the development related issues in the form of proposed physical plans, improvements, guidelines for future development, technical information, and regulations.

B. Goals

In recognizing the major development issues, the landowners' objectives and the City of Eloy's requirements, a set of development plan goals has been established:

- Implement and clarify the goals and the policies of the City of Eloy
- Ensure coordinated, responsible planning using cohesive procedures, regulations, standards, and guidelines
- Provide a development plan which is a general and logistical estimate of how development will occur
- Process and adopt a Specific Plan which will provide a conceptual understanding of development and future growth for the region and the Specific Plan area
- Provide land uses, based on current, anticipated, and future demands with a range of opportunities
- Provide a backbone infrastructure system and public facilities to support development in an efficient manner
- Utilize the drainage-ways as a community amenity for recreation and open space
- Provide a land use plan that not only respects the adjacent land uses, but will contribute to the overall quality of the community
- Incorporate and implement standards that are economical for the developer, are consistent with the City of Eloy's standards, and can be reasonably accommodated in the project

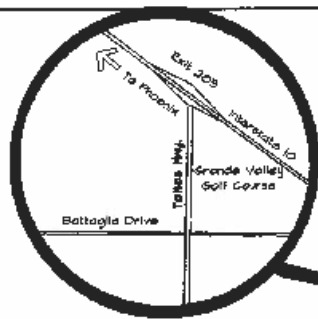
- Provide an infrastructure system, including, but not limited to, sewer, water, and drainage systems that will adequately serve full build-out of the development
- Provide, within the Specific Plan, a community image that enhances the existing surrounding neighborhood
- Establish Design Guidelines covering four topic areas including site planning, landscape architecture, architecture, and signage to ensure a quality appearance and identity for Eloy Valley
- Establish a conceptual landscaping treatment with recurring elements to unify the development and reinforce the circulation and open space components of a project
- Enhance the existing City of Eloy community atmosphere
- Promote the new development as a pedestrian oriented community
- Develop Design Guidelines for the project that will provide for and encourage variations in the design of all structures

C. Land Use Plan

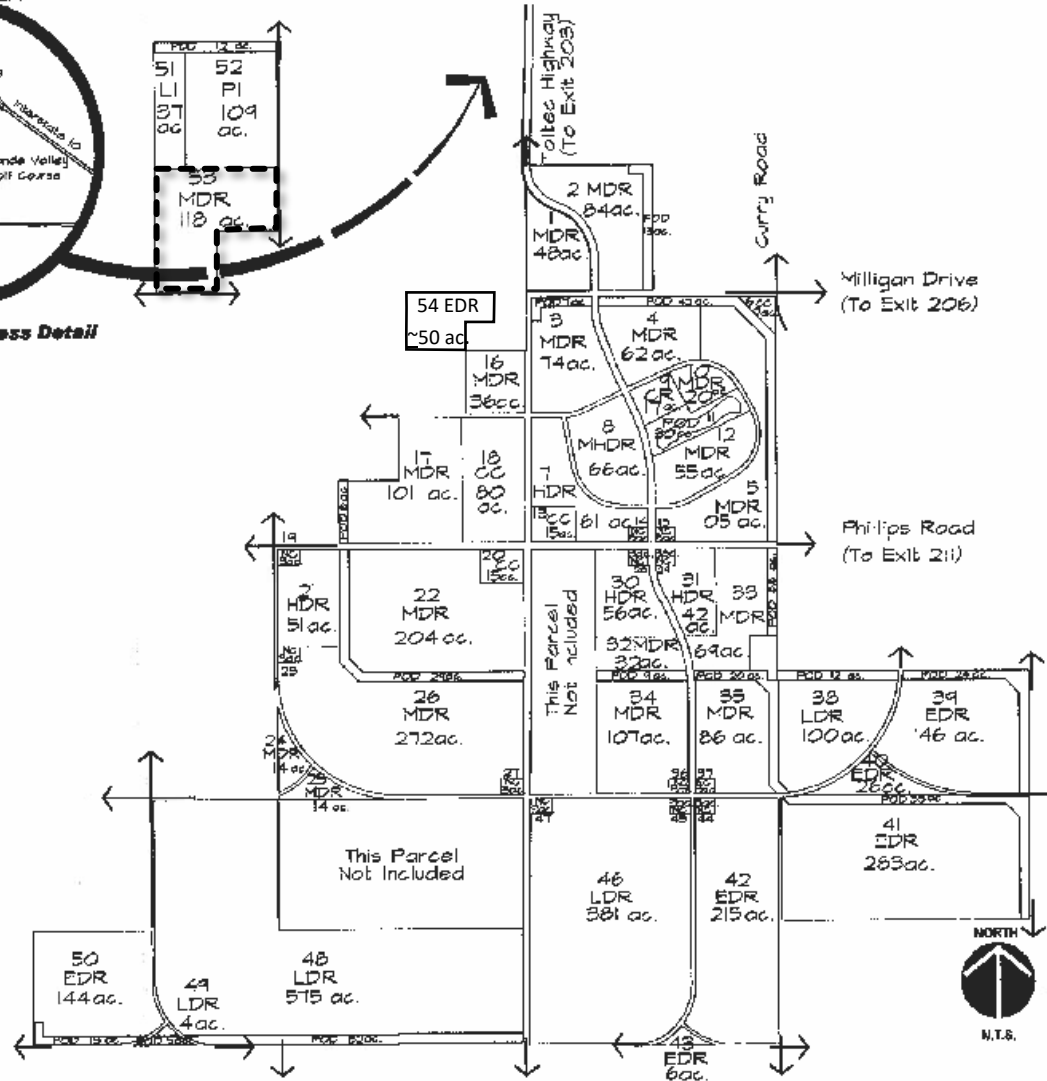
The Eloy Valley Specific Plan encompasses approximately 4,509 acres and is divided into multiple land use planning areas (See Exhibit 10: Land Use Plan). The proposed primary land use allocation is summarized in Table 1. The acreage of the planning areas are gross acreages and include land to be allocated to the residential circulation system. As much as possible, the design of the project presents the areas as planned residential/recreational areas adjacent to the centralized Eloy Valley Lake Park and retail/office center. All land uses are integrated regarding circulation, infrastructure, open space, drainage-ways, environmental resources, visual setting, development standards, and guidelines.

There are a total of 10 different land use categories, including five residential, three commercial, and one industrial. Residential densities vary depending on their location. The lowest densities are located at the perimeter of the site to provide a buffer to adjacent properties, with a clustering of more intense residential uses adjacent to the community center.

A golf course(s) may be developed to provide a portion of the community's recreational focus and could include buildings which provide activities such as dining, meeting space, pool/health spa, tennis, casitas, timeshare units, and social activities. In addition, open space found within and along the drainage-ways may provide additional area for the community's recreation, open space, and possibly golf.



Freeway Access Detail



Land Use Plan Exhibit #10

LEGEND

Estate Density Residential (20 to 1.0 du/ac)	EDR
Low Density Residential (1.0 to 4.0 du/ac)	LDR
Medium Density Residential (4.0 to 6.5 du/ac)	MDR
Med. High Density Residential (6.5 to 10.0 du/ac)	MHDR
High Density Residential (10.0 to 24.0 du/ac)	HDR
Neighborhood Commercial	NC
Community Commercial	CC
Commercial Recreational	CR
Light Industrial	LI
Parks/Open Space/Drainage	POD
Public / Institutional	PI

Note: All planning area sizes (acreage) are conceptual only, and may change at the time of platting or development plan.

Eloy Valley
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**TABLE III-1A
ELOY VALLEY SPECIFIC PLAN LAND USE BY POD**

POD	ZONING	ACRES	MINIMUM LOT SIZE (SQ. FT.)	RAC	DWELLING UNITS
1	MDR	48		6.5	312
2	MDR	84		6.5	546
3	MDR	74		6.5	481
4	MDR	62		6.5	403
5	MDR	105		6.5	682
6	CC	7		0	0
7	HDR	61		24	1464
8	MHDR	66		10	660
9	CR	17		0	0
10	MDR	20		6.5	130
11	POD	30		0	0
12	MDR	55		6.5	357
13	CC	15		0	0
14	NC	3		0	0
15	NC	3		0	0
16	MDR	36		6.5	234
17	MDR	101		6.5	656
18	CC	80		0	0
19	NC	3		0	0
20	CC	15		0	0
21	HDR	51		24	1224
22	MDR	204		6.5	1326
23	NC	3		0	0
24	MDR	14		6.5	91
25	MDR	14		6.5	91
26	MDR	272		6.5	1768
27	NC	3		0	0
28	NC	3		0	0
29	NC	3		0	0
30	HDR	56		24	1344
31	HDR	42		24	1008
32	MDR	32		6.5	208
33	MDR	69		6.5	448
34	MDR	107		6.5	695
35	MDR	86		6.5	559
36	NC	3		0	0
37	NC	3		0	0

Note: Acreages are approximate. Actual Acreages will change at the time of individual plats due to the conceptual nature of the land plan measurements, and the accuracy by which the final plats are surveyed and prepared.

**TABLE III-1B
ELOY VALLEY SPECIFIC PLAN LAND USE BY POD**

38	LDR	100		4	400
39	EDR	146		1	146
40	EDR	26		1	26
41	EDR	283		1	283
42	EDR	215		1	215
43	EDR	6		1	6
44	NC	3		0	0
45	NC	3		0	0
46	LDR	381		4	1524
47	NC	3		0	0
48	LDR	575		4	2300
49	LDR	4		4	16
50	EDR	144		1	144
51	LI	37		0	0
52	PI	109		0	0
53	MDR	118		6.5	767
54	EDR	50		1	50
	Subtotal	4012			
POD		268			
RIGHT OF WAY		286			
TOTAL ACRES		4566			
TOTAL DWELLING UNITS					20798
GROSS DENSITY					4.55

Note: Acreages are approximate. Actual Acreages will change at the time of individual plats due to the conceptual nature of the land plan measurements, and the accuracy by which the final plats are surveyed and prepared.

A minimum of one public or private 18-hole golf course is proposed for the Eloy Valley community. Additional courses, up to a maximum of three, may be provided as demand and market feasibility dictate in conjunction with other recreational opportunities. The course provides a major site amenity fulfilling recreational needs as well as providing open space. It will also allow for residential/resort opportunities in the form of casitas and/or timeshare units. The golf courses will be watered by well water in accordance with Arizona Department of Water Resources policies. The proposed golf course may provide opportunities to integrate the fairways into the overall drainage system, incorporating flood control and detention techniques within designated floodplain areas.

D. Circulation Concept Plan

- 1. General Description:** All internal roads will be designated for City or District ownership, operation, and maintenance unless designated as a private roadway in the subdivision process and will be sized according to both their scale and character. The general alignment for the primary street network for the Plan Area has been delineated on Exhibit 11: Circulation Plan.

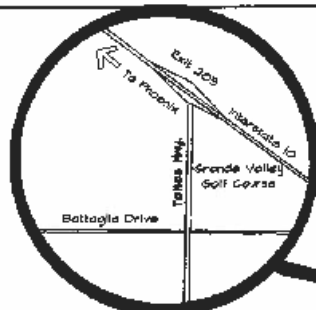
Private streets would be identified on a case-by-case by the individual builder. Private streets would be appropriate in cases such as gated communities and will be built to City Standards.

The private street cross-sections may vary depending upon their functional requirements and specific settings. For example, private streets for courtyard and cluster residential projects can be served by a relatively narrow street having a minimum 32' right-of-way width. Private streets may also have sidewalks on one side of the street and off-street parallel visitor parking.

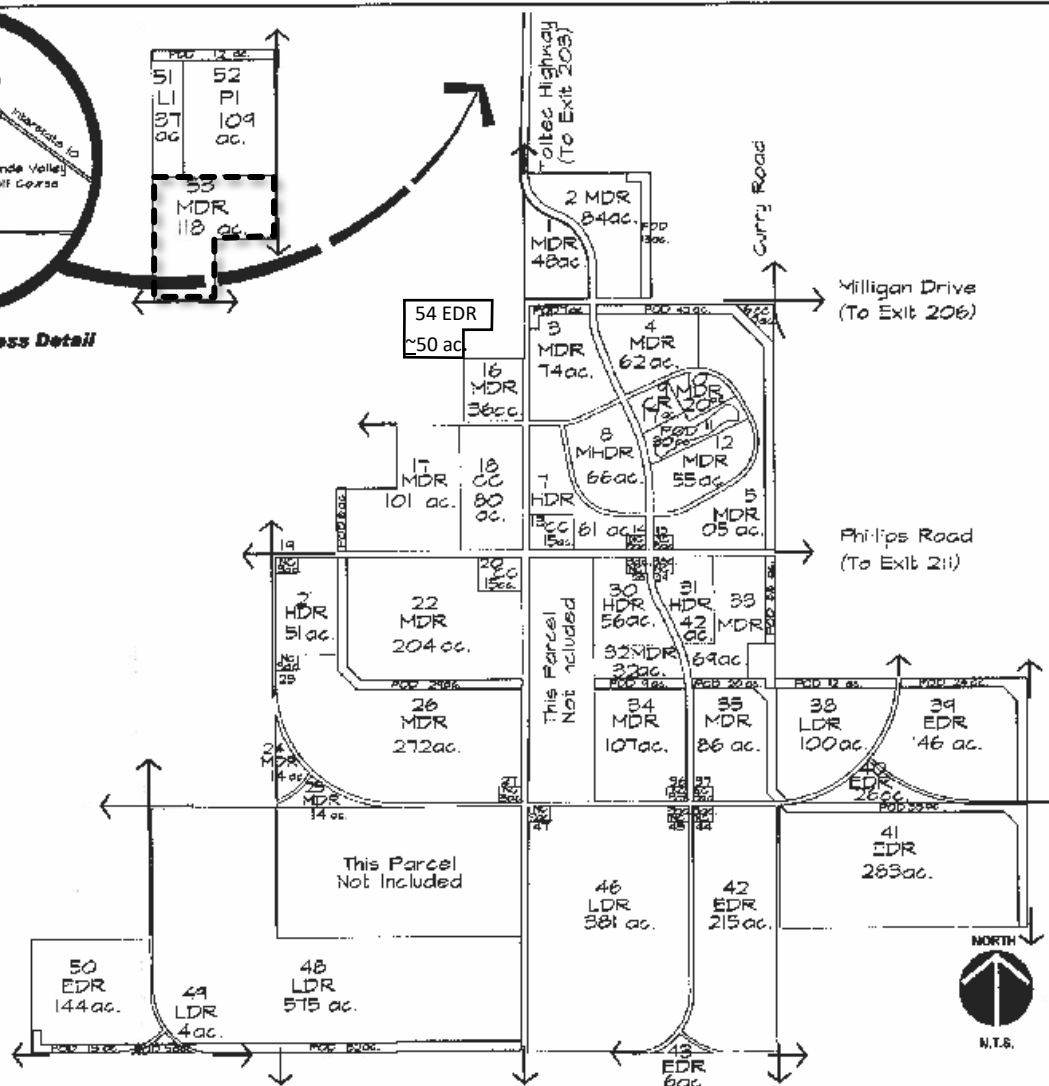
In addition, innovative design is encouraged for local streets and development to minimize automobile traffic and place emphasis on pedestrian-oriented communities. Such innovations include multiple use private drives and hammerhead designs for clustered projects.

- 2. Proposed Street Cross-Sections:** The project will utilize four different street cross-sections. Pavement widths (curb-to-curb) will be in accordance with the City of Eloy Small Area Transportation Study, or as approved by the City Engineer.

The Arterial Blvd. will be the widest utilized in the community and will initially be comprised of two travel lanes. This street section allows two separate 5' bike lanes within the curb-to-curb width. Curbs will be vertical.



Freeway Access Detail



Land Use Plan

Exhibit #10

LEGEND

Estab. Density Residential
(20 to 1.0 du/ac)

EDR

Low Density Residential
(1.0 to 4.0 du/ac)

LDR

Medium Density Residential
(4.0 to 6.5 du/ac)

MDR

Med. High Density Residential
(6.5 to 10.0 du/ac)

MHDR

High Density Residential
(10.0 to 24.0 du/ac)

HDR

Neighborhood Commercial

NC

Community Commercial

CC

Commercial Recreational

CR

Light Industrial

LI

Parks/Open Space/Drainage

POD

Public / Institutions

PI

Note: All planning area sizes (acreage) are conceptual only, and may change at the time of planning or development plan.

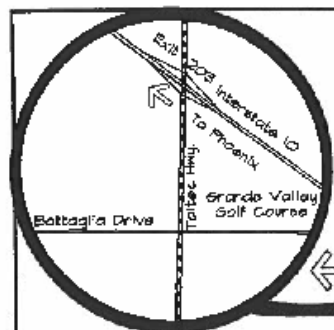
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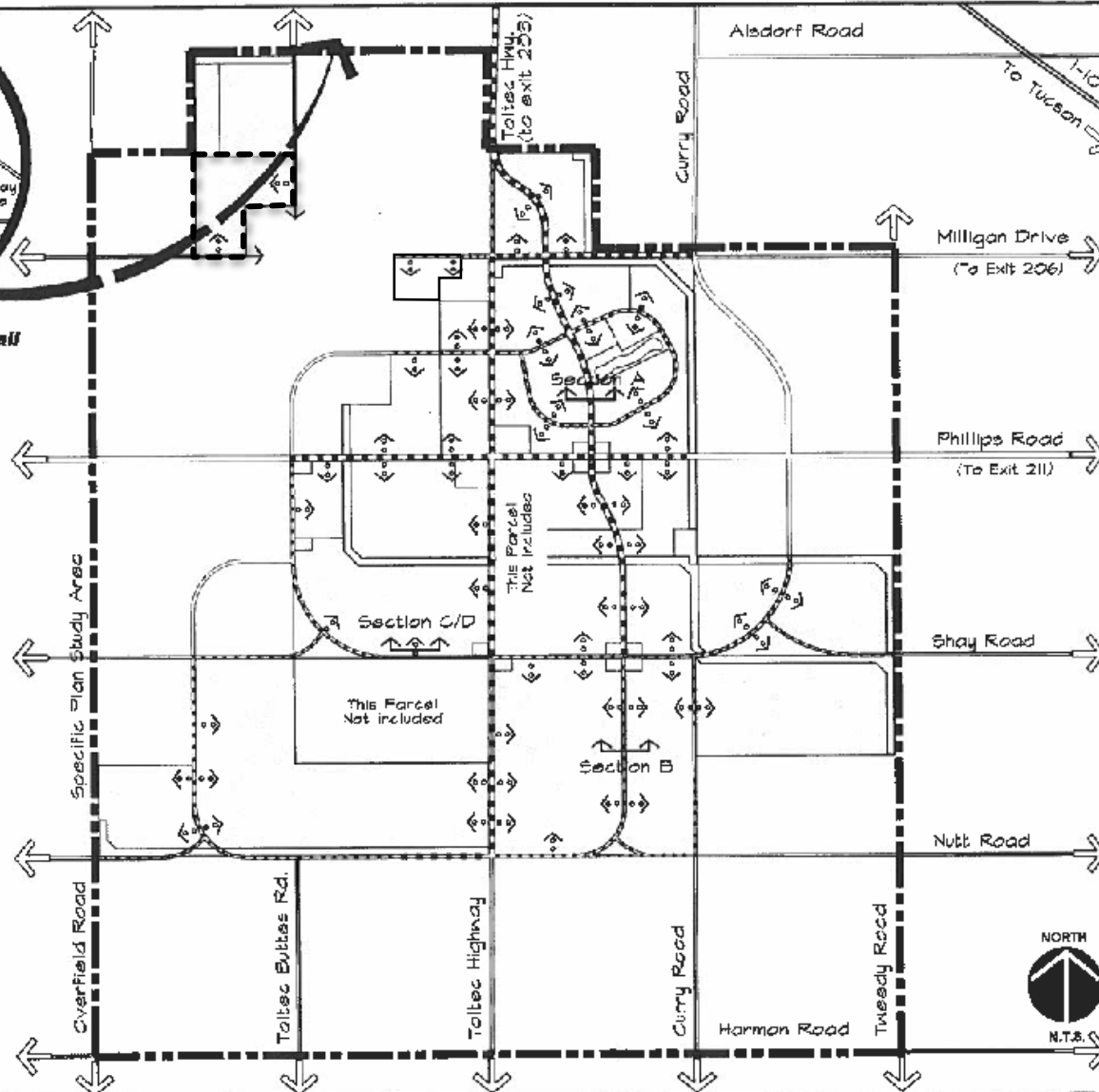
Axis Corp

Realty & Engineering Group

531 E. Plante de Arroyo Tucson, Arizona 85718 Tel: 520-644-6138



Freeway Access Detail



Circulation Plan

Exhibit #11

LEGEND

Arterial Blvd.

(Street cross-section A:
Interim Development 2 lanes
Ultimate Development 4 lanes)

Collector Street

(Street cross-section B)

Public or Private Local Street

(Street Cross-Section C or D)

Typical Street Section Type

(Public or Private
Residential Street
locations are schematic only;
final locations to be
determined at the time of
platting or development plan)

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Exhibit 12 Street Cross Sections (Intentionally Left Blank)

1. The developer shall construct all street improvements and property owner shall dedicate all right-of-way prior to, of concurrent with, the development of a Solar, Utility Scale Generation and Battery Energy Storage System Facility in accordance with Section 21-3-1.39 of the Zoning Ordinance, as amended.
2. For any other utilization of the property as outlined in this Planned Area Development (PAD), such as residential or commercial purposes, which hasn't been covered in the number 1. above or pertains to farming activities, all necessary street improvements and right-of-way dedications shall comply with the requirements of the City Code at the time of development to accommodate the respective project shall be constructed currently, or prior to, the development of the property.

If traffic demands warrant, the Arterial Blvd. will be widened to accommodate four or six divided traffic lanes, median, utility easements, and pedestrian walks.

Collector Streets will provide direct access to many of the planned areas. This street cross-section will consist of two travel lanes, two bike lanes within the curb-to-curb width, and a sidewalk on both sides of the street.

The public Local Street will be utilized within most of the planned areas and will be the predominant subdivision street and provide direct access to individual residential lots. Curbs may be wedge, vertical, or roll. This street cross-section will consist of two travel lanes and may accommodate off-street visitor parking. Curbs in this case will be wedge or roll, and no-parking signs will be posted opposite the designated visitor parking areas. Sidewalks will be provided on both sides of the street.

Private Residential Streets consist of two travel lanes and may accommodate visitors to off-street parking. Curbs in this case will be rolls, ribbon, or wedge.

3. **Change in ADT:** The Project will generate additional ADTs over the course of development as described in the Traffic Analysis Study prepared by CLA.

Evaluation of the interim roadway cross-sections included within the Circulation Plan indicate the capacity of the interim Primary Blvd. can convey up to 15,000 ADTs with restricted access and at level of service "C".

4. **Transit Routes:** No mass transit bus routes or attendant facilities are proposed.
5. **Emergency Access:** Emergency access will be provided to all planning areas. Emergency access may consist of graded, all-weather access roads, with a minimum width of 16 feet.

E. Public Facilities

1. Water System:

The Eloy Valley community will be served by multiple wells, surface storage tanks, and booster systems. The distribution will consist of main lines of sufficient size to serve both domestic demand and fire flow. Existing farming supply wells may be incorporated into the water system to the extent allowed by physical condition and water quality. Additional wells may be drilled to augment the water supply and add reliability to the overall distribution system. As facilities are completed, they will be owned and operated by the City of Eloy.

The project is located within the Eloy Sub-basin of the Pinal Active Management Area (AMA). The depth-to-groundwater within this zone is approximately 220 feet (67.06 meters).¹² While there are several water zones within the sub-basin, the Upper Main

¹² Overview of Groundwater Levels in Arizona's Basins & Sub-Basins, Arizona Department of Water Resources, <https://new.azwater.gov/hydrology/depth-water-data> (last visited Aug. 29, 2022).

Water Zone is the most productive source within the study area.¹³ Soil conditions here are so favorable to groundwater withdrawal that wells may yield more than 2,000 gallons of water a minute. Additionally, groundwater depth in this zone ranges from 53 feet bls (16.15 meters) to over 400 feet bls (121.92 meters).¹⁴

Water Quality:¹⁵ The Arizona Department of Water Resources (DWR) manages groundwater quality in the Eloy Sub-basin. The DWR completed its fifth Management Plan for the Pinal County Active Management Area in July 2022. In the Pinal County Active Management Area, most of the groundwater supplies are of acceptable quality for most uses. The quality of groundwater from the City wells is generally good, and secondary treatment is not required for most wells. Eloy's proposed water sources meet the water quality standards established by the Arizona Department of Environmental Quality.

Water Availability: As of April 2010, the existing supply of groundwater within the Eloy Sub-basin was approximately 22.6 million acre-feet to a depth of 1,000 feet bls.¹⁶ The supply is adequate for future needs.

The City of Eloy provides water to a certificated area that includes approximately 79 square miles.¹⁷ The City would expand its service area to include Eloy Valley.

Assured Water Supply: The City has Designation of Assured Water Supply and has the authority to deliver water to customers within its service area.¹⁸ The City has demonstrated the physical and continuous availability of 3,319 acre-feet per year of groundwater for a minimum of 100 years.

The city has an existing annual allocation of 2,171 acre-feet of municipal CAP water.¹⁹

2. **Sewer Service:** The Eloy Valley project will include installation of significant sewage infrastructure, treatment facilities, and effluent reuse systems using recovery wells. Each phase or portion of the project will include design and installation of its own

¹³ Ambient Groundwater Quality of the Pinal Active Management Area: A 2005-06 Baseline Study – October 2007, Arizona Department of Environmental Quality,

https://legacy.azdeq.gov/environ/water/assessment/download/pinal_fact.pdf (last visited Aug. 29, 2022).

¹⁴ Arizona Water Atlas, Vol. 8, Active Management Area Planning Area, Arizona Department of Water Resources (April 2010), https://infoshare.azwater.gov/docushare/dsweb/Get/Document-10433/Volume_8_final.pdf, at 12-13.

¹⁵ Quality, Pinal Active Management Area Fifth Management Plan, Arizona Department of Water Resources (July 2022), <https://new.azwater.gov/sites/default/files/media/PAMA5MP.pdf>.

¹⁶ Arizona Water Atlas, *supra* note 13, at 12.

¹⁷ Service Area Overview, Potable Water System Master Plan, City of Eloy (Feb. 2007), <https://eloyaz.gov/DocumentCenter/View/229/Water-System-Master-Study-PDF?bidId=>, at Fig. 4.

¹⁸ List of Municipal Water Providers Designated as Having an Assured or Adequate Water Supply as of February 2, 2022, Arizona Department of Water Resources (Feb. 2, 2022), https://water.az.gov/sites/default/files/media/List_of_Designated_Providers_2-2-2022.pdf.

¹⁹ CAP Subcontracting Status Report, Central Arizona Project (Apr. 1, 2022), <https://library.cap-az.com/documents/waterops/04-01-2022-Subcontract-Status-Report.pdf>.

sewage collection system. Each substituent collection system will then be connected to laterals and mains which may be connected to an interim package plant.

Ultimately, an on-site treatment facility capable of processing the entire Eloy Valley project will be constructed. The rate of development and phasing of build-out has a direct effect on the economic viability and feasibility of various technologies and capacities which can be provided. The City and the Master Developer, or District, will cooperate on a phased approach of constructing the plant. The first phase of the plant is anticipated to be at least 300,000 gallons per day of capacity. Sewer connection fees collected from the first 300,000 gallons per day capacity would then be used to fund the next phase of the on-site treatment facility. All subsequent facility expansions would utilize connection fees as the funding mechanism.

The on-site sewage treatment facility will present a unique opportunity for recharge and reuse of effluent close to the source of generation. Potable waters which are created or derived from other sources and used within the Eloy Valley Specific Plan can be reclaimed in the on-site sewage treatment facility.

3. **Community Facilities District (District):** If deemed economically feasible, the Master Developer or Builder may petition the City to form a Community Facilities District to acquire existing public facilities or construct new public facilities.
4. **Other Utilities:** Gas, electric, and telephone services exist in the vicinity of the Plan Area. For conceptual layout of these utilities, see Exhibit 9: Existing Utilities Plan –Gas and Electric. Final design will take place at the time of actual construction, subdividing, and site development. Actual service facility design will be coordinated with the individual utility companies.
5. **Public Schools:** The maximum population of Eloy Valley is not expected to exceed 71,000 residents. Using the actual City of Tucson public school ratios of 47,000 residents per high school, 25,000 residents per middle school, and 6,800 residents per elementary school, there could be approximately two high schools, two middle schools, and 10 elementary schools located within the community. Based on the above estimates, up to 240 acres for future public-school sites may be reserved, at the time of platting, anywhere in the Specific Plan Area.

F. Water Resources Concept Plan

1. Response to Existing Conditions:

The Drainage Concept Plan represents a conceptual approach for addressing the major off-site and on-site stormwater flows which traverse the site (See Eloy Valley Master Drainage Study, prepared by Arroyo Engineering). Planning-level analysis indicates that the overall drainage scheme should function in a manner which will provide for the adequate collection, conveyance, and discharge of major flows within

and across the Eloy Valley property. The Drainage Concept Plan is comprised of the following drainage-infrastructure:

There are four major components to the Drainage Concept Plan: Regional Drainage Channels, Roadside Drainage Channels, On-Site Stormwater Retention/Detention Basins, and Regional Stormwater Basins. All these major drainage components must be constructed as part of a unified plan, on a sub-watershed basis, prior to development and construction.

The regional drainage channels generally consist of a continuous channel that intercepts sheet flow at the upstream side of the project and then conveys this runoff through the development until it releases these flows at the downstream side of the project. These regional drainage channels will maintain the existing flow patterns by not diverting runoff to other nearby drainage basins. Furthermore, these regional drainage channels will also serve as the outfall for the roadside drainage channels, described more fully below.

Roadside drainage channels generally consist of a network of relatively small channels that parallel the major roadways, and which will serve as the drain into which roadways runoff will be discharged. These roadside drainage channels will serve as a replacement for an underground storm drain system. Furthermore, these roadway drainage channels will also provide areas of landscaped open space that will be irrigated, in part, by water-harvesting techniques. Excess runoff that flows in and along these roadside drainage channels will be disposed of in the regional drainage channels mentioned briefly above. A key element needed to ensure the success of this Drainage Concept Plan is the construction of on-site retention/detention basins, all of which will be designed to hold the entire volume of runoff produced on-site during a 100-year, one-hour storm. Off-site runoff produced elsewhere will be allowed to bypass these basins without having to be retained or held. In addition, these basins will be designed so that they will be emptied within 36 hours, either by percolation, dry wells, or by draining into an approved drainage way after the storm has passed. Furthermore, these on-site retention/detention basins will also provide areas of landscaped open space that will be irrigated, in part, by water-harvesting techniques. Individual lot retention/detention basins may be used in residential subdivisions when the minimum lot size exceeds one standard acre, otherwise the basins will be built within common areas owned and maintained by the Homeowner's Association.

The regional drainage channels will be designed so that they release floodwater substantially at the location and with equal or smaller magnitude as found under existing conditions. To help accomplish this goal, the downstream ends of each of the regional drainage channels will be designed to include a regional stormwater basin that will provide an open-space area where floodwaters can be allowed to spread out and then discharge onto the adjoining downstream areas. These regional stormwater

basins will also provide areas of hydroseeded open space that will be irrigated by seasonal rains.

All these systems and facilities will be phased in as adjacent or affected development occurs. Since these conceptual systems were prepared at a planning level of analysis, details regarding the specific sizes of the individual elements have not been prepared beyond what is indicated on each typical cross-section. A range of possible widths and depths of these systems has been provided. A preliminary design and phasing scheme, incorporating a detailed assessment of the steps required to fully implement these systems, will be necessary at the improvement plan review and approval stage.

If constructed channels require some form of bank stabilization, a range of potential options are rock, soil cement, or concrete. Constructed drainageways will include revegetation by hydroseeding within or adjacent to the channel. The drainageway design will provide for maintenance access (16' wide) along one side of the channel unless the channel bottom is drivable. Maintenance access will also serve as part of the overall community's pedestrian trail system.

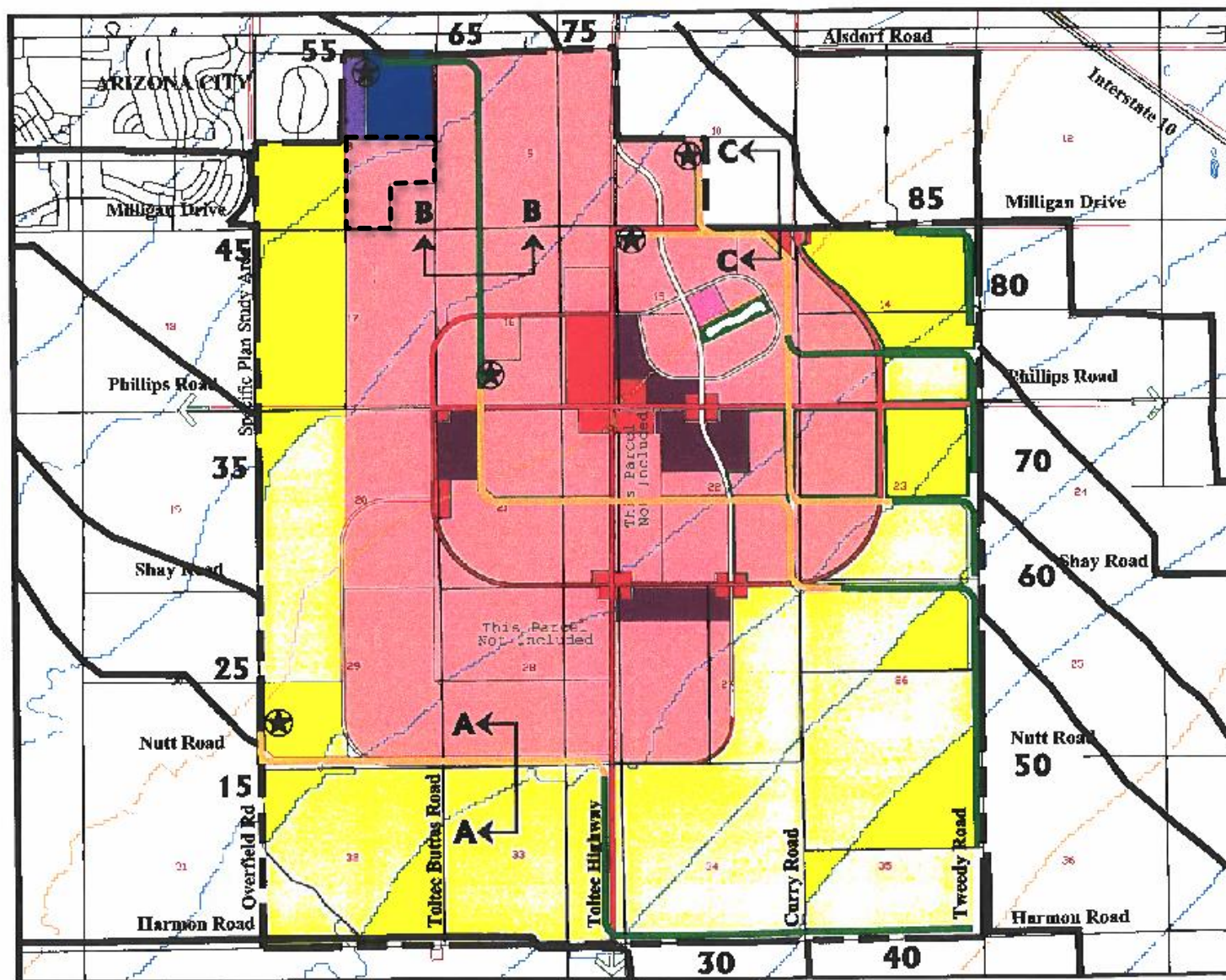
2. **Effect Upon Site Drainage Patterns:** The Eloy Valley Specific Plan anticipates overall improvement in the efficiency of drainage patterns of the site. Creation of detention basins and on-site washes will help to alleviate substantial and long-standing flooding problems for the site.

A drainage report for the Eloy Valley phase, region, or plat area must be approved by the City Engineer prior to the issuance of grading permits or any other permits for development activity within a particular phase, region, or plat. Said report should be in general conformance with the Master Concept Drainage Plan.

G. Grading Concept

1. **Mass Grading:** Development within the Specific Plan Area may be mass graded as necessary to implement infrastructure and home site development (See Exhibit 15: Concept Grading Plan).
2. **Open Space Resources:** The Eloy Valley Specific Plan is designed as a recreational and retail/commercial based residential community. Open space is an important opportunity from an environmental perspective as well as an amenity in terms of quality of life. This plan has identified areas of open space and has attempted to utilize a "multiple use" of open space. Multiple use may consist of drainage, retention basins, recreation, trails, utility systems, and irrigation channels.

Revegetated (by hydroseeding) drainageways will help maintain aesthetics, and some of the golf course fairway areas may be located adjacent to such drainageways. The recreational/open space land use in conjunction with the drainageways will provide a larger area for community benefit.



Water Resources Concept Plan

Exhibit# 13

ASCE 2400
 Water Resources
 Topographic, Drainage, Water Quantity
 and Water Quality Studies (2011) 1st Edition
 Planning, Construction, and
 Proposed Regional Road, Canal, Drainage
 and Water Quality Studies (2011) 1st Edition
 Proposed Regional Road, Canal, Drainage
 and Water Quality Studies (2011) 1st Edition
 Proposed Regional Road, Canal, Drainage
 and Water Quality Studies (2011) 1st Edition
 Date: May 11, 2003. Drawing of Survey 1:50,000
 Topographic and Hydrologic Data of
 Map of the Eloy Valley, AZ, City, and San Geronimo



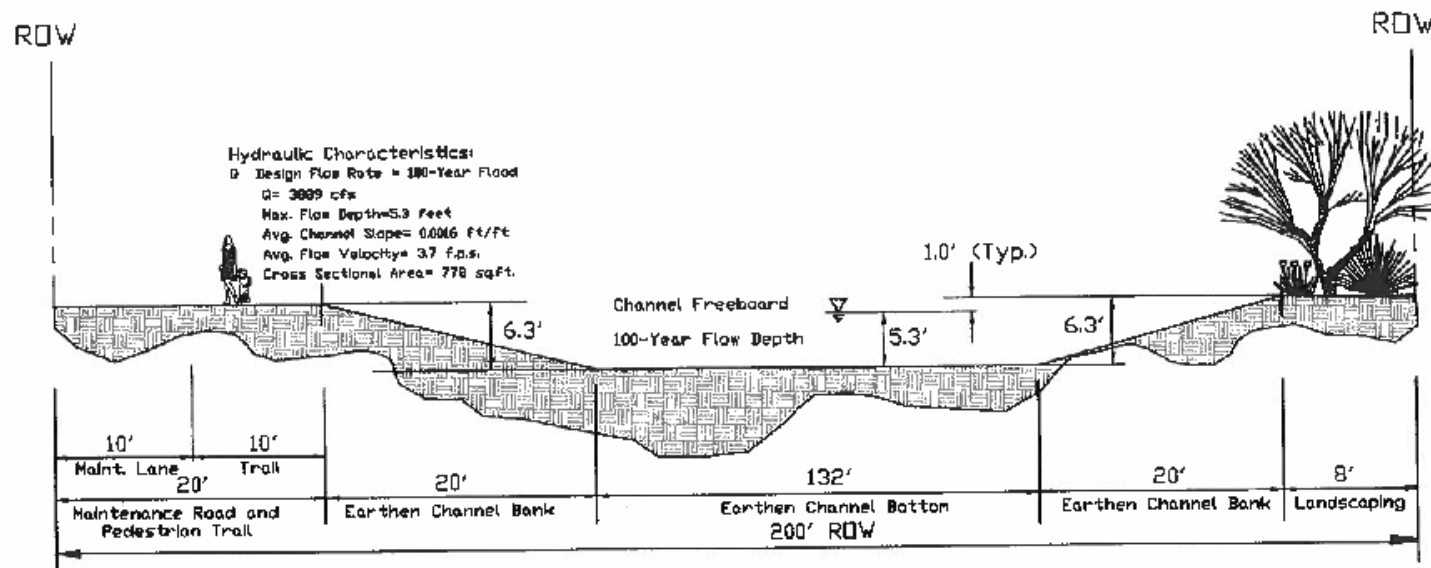
Eloy Valley
 A Planned Area Development

ARROYO
 ENGINEERING, INC.

Water Resources & Civil Engineering Consultants
 5675 N. ORACLE ROAD, SUITE 200, TUCSON, ARIZ. 85704
 PH (520) 882-0206, FAX (520) 882-8674
 January, 2003

Cross Section AA

TYPICAL 200'-WIDE FLOOD-CONTROL CHANNEL
TYPICAL CROSS SECTION N.T.S.



Channel Cross Sections

Exhibit #14 a

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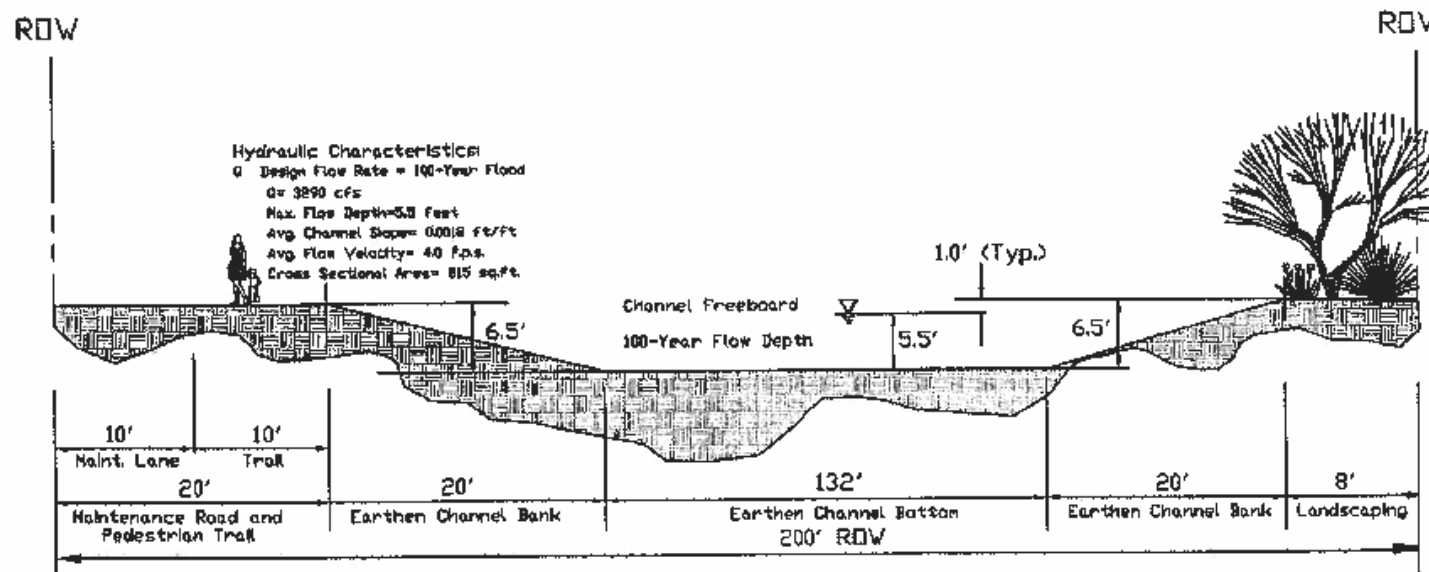
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Realty & Engineering Group

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Cross Section BB

TYPICAL 200'-WIDE FLOOD-CONTROL CHANNEL
TYPICAL CROSS SECTION N.T.S.

Channel
Cross Sections
Exhibit #14 b



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TYPICAL 200'-WIDE FLOOD-CONTROL CHANNEL

TYPICAL CROSS SECTION N.T.S.

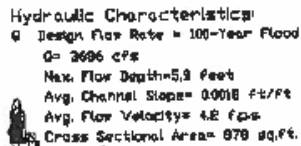


Exhibit #14 c



821 E. Finley de Aranda Tucson, Arizona 85716 Tel.: 820 644-5131

H. Landscape Concept

Consistent with the overall project, areas of revegetation will include drought-tolerant and indigenous plant materials. All plats and development plans will require a concept landscape plan that is approved by a registered Landscape Architect retained by the Master Developer and the Architectural Review Committee (ARC) and is in general conformance with the Landscape Concept Plan (See Exhibit 16: Landscape Concept Plan).

Retention basins will be hydroseeded or landscaped per Master Developer standards with suitable plant materials. The Eloy Valley plant palette includes plant species identified and listed in the Recommended Plant Palette List.

All plant materials for Eloy Valley are to be selected from nursery stock selected from the Recommended Plan Palette List (See Appendix F). In addition, prohibited plants for the Eloy Valley Specific Plan are also identified in Appendix F.

I. Parks, Recreation, and Trails Concept

The Eloy Valley Specific Plan is a recreation-based community. The major recreational elements for Eloy Valley include open space, regional and neighborhood parks, golf course, and the pedestrian/bike path system associated with the entry drive and the local collectors (See Exhibit 17: Parks, Recreation, and Trails Map). Trails will be non-lighted, meandering paths, made of compacted earth or decomposed granite. All recreational facilities may be non-lighted, except for those owned and operated by the City of Eloy.

Regional Park: The Specific Plan designated a regional park located in the heart of the master-planned community (See Exhibit 17: Parks, Recreation, and Trails Map). This park will be constructed at the Master Developer's expense and will be owned and operated by the City of Eloy for the benefit of all residents of the City. This regional park will consist of a "catch and release" lake surrounded by a landscaped pedestrian walkway. Additional recreational amenities located at the park will include an outdoor/open air amphitheater, a public restroom, and an exercise par-course. Parking requirements will be met using a combination of on street and off-street parking.

Neighborhood and Mini Parks: Neighborhood and mini parks of approximately one acre in size will be provided for every 220 homes. Two or more parks may be combined to form a larger park to accommodate several subdivisions of less than 220 homes or a large subdivision exceeding 220 homes. All parks will consist of a professionally landscaped play area including trees and grass. Play equipment is mandatory, including barbeques, a ramada, and a picnic table as a minimum. Those parks exceeding two acres in size will include either soccer or baseball fields to the greatest extent that their size will permit. In addition to the above, those parks exceeding three acres will provide for off-street parking. All parks may be non-lighted unless owned and operated by the city.

Trail Systems: Multi-purpose trails serving walking, biking, and equestrian modes of transportation are shown on Milligan Road (Southside) and Toltec Highway (Eastside). In addition, walking trails are shown located within the regional drainage channels (See Exhibit 17: Parks, Recreation, and Trails Map).

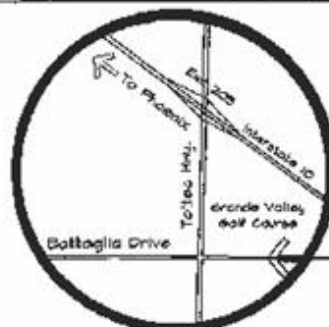
Paseos: Paseos, averaging 60 feet in width and containing an eight-foot-wide sidewalk, will be located by the Master Developer at the time of platting. They will generally be located between major subdivision developments of 1,000 units or more, and where subdivision drainage and/or utility easements can be incorporated, and street sidewalks do not provide access to a regional park.

Pedestrian and Bike Paths: Pedestrian and bike paths and/or refuge areas will be provided. These facilities will be within the project's major boulevards as indicated on the proposed street cross-sections.

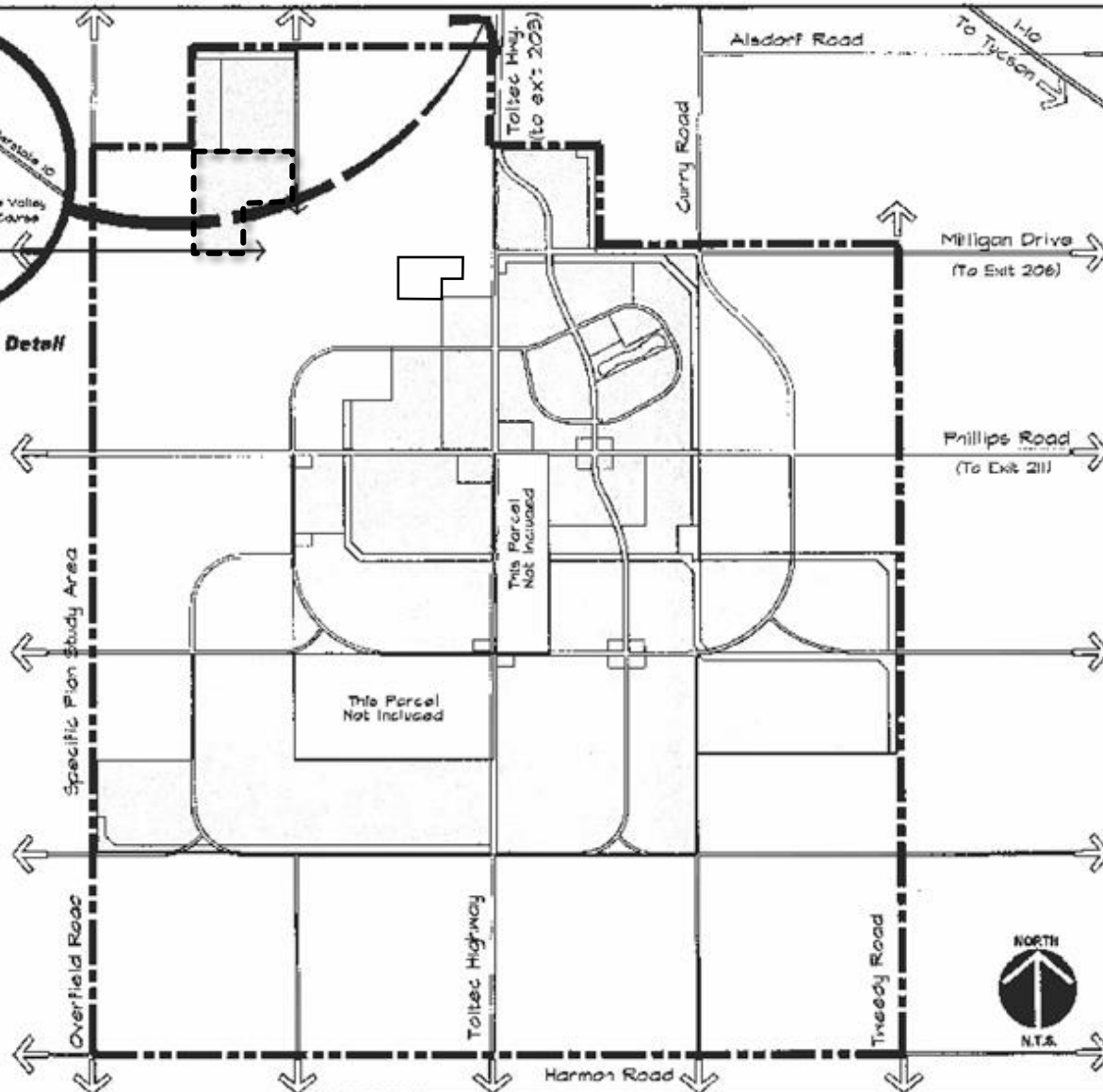
Sidewalks along arterial and collector streets should be designed and located no closer than 3' to automobile travel lanes. Sidewalks in subdivisions may be located against the curbs.

A cart path separate from the public street network will be associated with golf courses and will not be allowed in conjunction with public streets except at crossings. The final alignment of this path through the course will be determined at the final golf course phase design. The golf cart path may be parallel to the streets but must be physically separated by a minimum of 3'-0" wide landscape buffer.

Open Space: The Eloy Valley community will contain at least 15% usable open space comprised of the parks, the regional drainage/trail system, paseos, stormwater retention/detention areas which provide passive/active recreation uses, and other uses described in the Usable Open Space definition (See Definitions, IV.B)



Freeway Access Detail



Concept Grading Plan

Exhibit #15

LEGEND

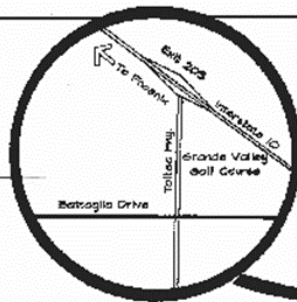
All Parcels
within the
PAD are
allowed to be
mass graded



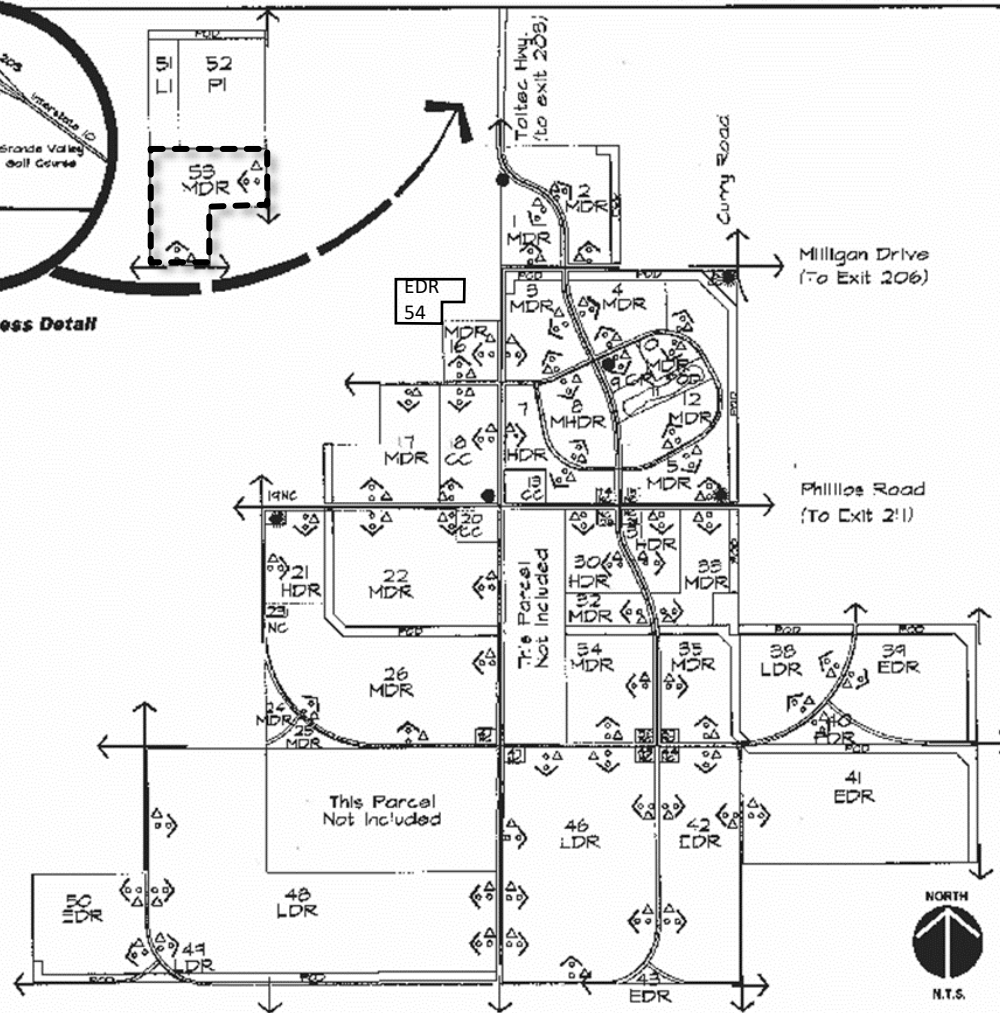
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Freeway Access Detail



Landscape Concept Plan

Exhibit #16

LEGEND

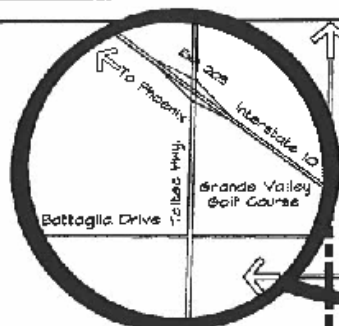
Primary Entry Features	
Secondary Entry Features	
Residential Entry Features	
Primary Streetscape	
Secondary Streetscape	
Residential Streetscape	

Eloy Valley
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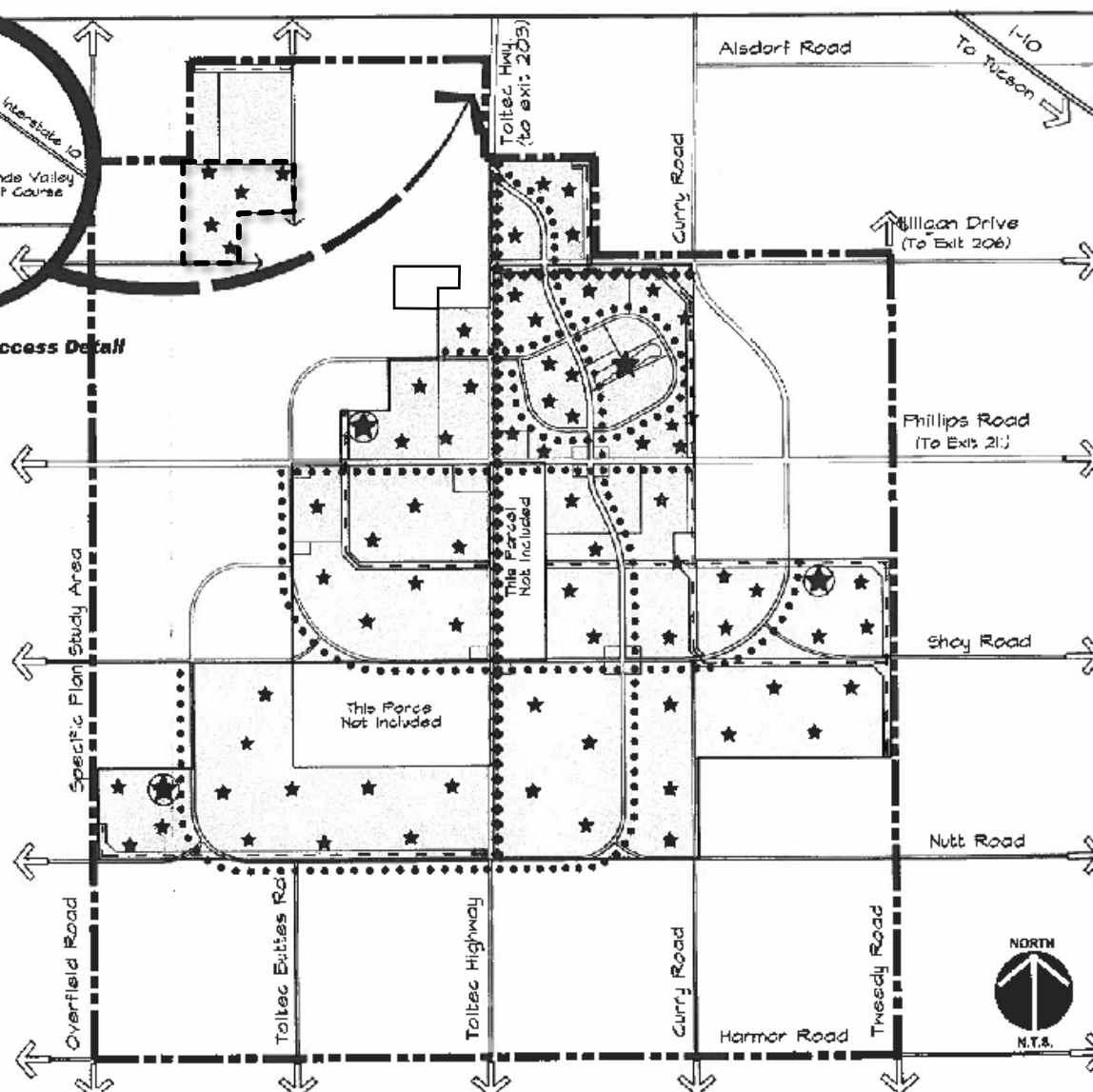


Axis Corp
Realty & Engineering Group

551 E. Pluribus Avenue, Tucson, Arizona 85718 Tel. 520.544.5136



Freeway Access Detail



Parks, Recreation & Trails Map

Exhibit #17

LEGEND

Bike and/or Pedestrian System	
Pedestrian Trail	---
Multi-Purpose Trail	◆◆◆◆
Regional Parks (minimum 30 acres in size)	★
Special Use Park	★
Mini & Neighborhood Parks (minimum 1 acre in size; actual number, and locations to be determined at time of plotting)	★

Note: Golf Course(s) may be located anywhere within the land plan. Golf Course locations may include lodging, residential casitas, and/or timeshares associated with a golf-centered resort.

Elroy Valley
A Planned Area Development



Axis Corp
Realty & Engineering Group

891 E. Pinalta de Amado Tucson, Arizona 85719 Tel: 520-544-5138



IV. DEVELOPMENT REGULATIONS

A. Purpose and Intent

These regulations will serve as the primary mechanism for implementation of the land uses for the Eloy Valley Specific Plan area after adoption by the City of Eloy. This Specific Plan will abide by applicable City of Eloy Regulations currently adopted, and later amended, that are not included or specifically addressed within this document or the recorded Development Agreement. Primary land use designations for the Specific Plan will be as follows:

- Residential (EDR, LDR, MDR, MHDR, HDR)
- Commercial Center (NC, CC, CR)
- Light Industrial (LI)
- Public/Institutional (PI)
- Park/Open Space/Drainage (POD)

B. Definitions

The terms and definitions used in this Plan will meet those defined in the Eloy Zoning Code, with the following exceptions:

1. **Builder**: The purchaser of a development area, or portions of a development area, who will either build or provide for buildings within their areas of leasehold interest or ownership.
2. **Building Coverage (Lot Coverage)**: Building coverage includes all buildings; excludes driveways, service walks, porches, balconies, trellises.
3. **Building Height**: The vertical distance between the level of the average finished grade measured 5' out from foundation and the highest point of the parapet of a flat roof; or the mean average point between the eaves and ridge of the highest gable, hip, gambrel, or other such roof element—provided, that the ridge line of the roof will not exceed four feet above the maximum permitted building height within the development pod.
4. **Building Story**: The portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story will be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above.
5. **Commercial Recreation**: Any land designated for the establishment of structures or areas in which to provide recreational activities such as resort, health club/spa, country club, golf course, club house, pool(s), restaurant, lounge permitting liquor sales, kiosks, plazas, trails, etc.

6. Density:
$$D = \frac{DU}{Ac-(C+S+Ar+P)}$$

D = Residential Density

DU = Total number of dwelling units in proposed development

Ac = Total size area (acres)

C = Total Commercial land area (acres)

S = Reserved but undedicated school sites (acres)

Ar = Arterial rights of way (acres)

P = Park and open space (acres)

7. Desert Trees: Mesquite, Palo Verde, Ironwood, Live Oak, and other trees listed in the Southern Arizona Water Resource Association.
8. Design Review Committee (DRC): A committee consisting of three regular members to be formed by the Master Developer. The committee may consist of representatives from the landowners, home builders, homeowners' association, and land planner/landscape architect consultants. Duties include the review of all proposals for construction and ensuring that such proposals meet the intent and development philosophy of the community.
9. District: Community Facilities District (CFD) or Municipal Improvement District (MID), or other financing district.
10. Dwelling Unit Cap: The maximum number of dwelling units permitted within the Specific Plan.
11. Floor Area: Floor area includes the sum of the enclosed horizontal areas of each floor of a building measured from the exterior faces of the exterior walls, excluding areas used for elevator shafts, stairwells, floor space used for mechanical equipment room, attic space, off-street parking and loading, ways for ingress and egress from vehicular parking and loading areas.
12. Floor Area Ratio: The floor area ratio is the proportion of building square footage permitted for each square foot of land area of the development site or lot. It is computed by dividing the floor area by the lot area. (For example, a 30,000 square foot building area on a ten thousand square foot lot has a floor area ratio of 3.0)
13. Golf Course: Those areas established for playing golf and associated activities, including fairways, lighted driving range, clubhouse, and maintenance facilities.
14. Gross Acres: The total number of acres within a planning area or subdivision, including schools, roads, parks, drainage, retention, and easements.
15. Master Developer: The owner/primary developer or assigns responsible for overall community development, planning and construction of basic

infrastructures such as roads, water, sanitary sewer, dry utilities, and drainage facilities.

16. Mini Park: A small neighborhood park, approximately one acre in size, which will be provided for every 220 homes. Two or more mini parks may be combined to form a larger park to accommodate several subdivisions of less than 220 homes.
17. Multi-Family: A building or portion thereof containing two or more dwelling units.
18. Neighborhood Services: Locally oriented services such as grocery stores, day care facilities, etc. that provide pedestrian oriented support commercial services for the immediate neighborhood.
19. Office: Any land designated for the establishment of structures in which to provide a service done for another; a place where work or business that is administrative, professional, etc. is carried out.
20. Open Space: Any parcel of land, public or private, which is undeveloped (i.e., excludes structures) that is valued for its conservation or active/passive recreational uses.
21. Usable Open Space: Land which can be enjoyed by people. This could include landscaped or hardscaped plazas, paseos and promenades, fountains and sitting areas meant to provide an open park-like atmosphere. It also includes playgrounds, retention/detention areas which can be used by residents, golf courses, bicycle trails (but not bike lanes), pedestrian trails (not residential sidewalks), and trailheads. Usable open space does not include parking areas and vacant or undeveloped residential lots.
22. Planning Areas: A designated sub-area of the Specific Plan with Specific permitted uses and regulations covering development; also referred to as “pods” in the Specific Plan.
23. Public Facilities: Any non-commercial land use (whether publicly or privately owned) which is to be used and/or allocated for the general good of the public. These uses would include, but are not limited to, parks, utilities, treatment facilities, community activity centers, detention basins, Homeowners’ Association, District, etc. Privately owned facilities will be subject to applicable land use regulations.
24. Recreation: Any private or public land use which relates to the pursuit of active or passive movement to refresh the body or mind, such as tennis, golf, baseball, soccer, swimming, walking, jogging, throwing a frisbee, etc.
25. Residential: Any land designated for the establishment or structures in which to live.

- 26. Single Family:** A building containing only one dwelling unit.
- 27. Solar, Utility Scale Generation and Battery Energy Storage System Facilities:** is a solar electrical power plant, inclusive of the equipment necessary to generate, store and convey the generated electricity and the facilities and structure to maintain and operate the power plant and electric storage system. Solar, Utility Scale Generation, and Battery Energy Storage System Facilities may incorporate several abutting and adjacent properties that are planned as a single development as interim use in the Eloy Valley PAD.
- 28. Sub-Planning Area:** Sometimes referred to as “sub-pod” or “sub-area.” A further breakdown of a Planning Area or Pod such as in the event caused by subdividing or platting the larger planning area.

C. General Provisions

- 1.** If an issue, condition, or situation arises or occurs that is not addressed by this plan, those regulations of the City of Eloy Zoning Code that are applicable and would allow the maximum density to be attained, will govern for the following land use designations:

EDR: Estate Density Residential (0.20-1.0 du/ac)

LDR: Low Density Residential (1.0-4.0 du/ac)

MDR: Medium Density Residential (4.0-6.5 du/ac)

MHDR: Medium High Density Residential (6.5-10.0 du/ac)

HDR: High Density Residential (10.0-24.0 du/ac)

NC: Neighborhood Commercial

CC: Community Commercial

CR: Community Recreational

LI: Light Industrial

P.O.D.: Park/Open Space/Drainage

PI: Public/Institutional

Solar/ Utility Scale Generation and Battery Energy Storage Systems

- 2.** If an issue, condition, or situation arises or occurs that is not covered or provided for in this Specific Plan, those regulations of the City of Eloy Zoning Code that are applicable for the most similar issue, condition, or situation will be used by the Planning Director as guidelines to resolve the unclear issue, condition, or situation. This provision will not be used to permit uses or procedures not specifically authorized by this Specific Plan or the City of Eloy Zoning Code.

3. Factory Built Homes:

Factory Built homes will be allowed in all residential designations. Factory Built and site-built housing may be mixed within the same subdivision. Architectural review by the Master Developer's DRC will be required. Factory Built homes must be 960 square feet or larger.

4. Golf Course and Resort Overlay:

Up to three golf courses may be a "conditional use" in Eloy Valley on any of the underlying land use designations. The golf course may be accompanied by a resort lodging facility (including timeshare units). Similarly, resort lodging, including casitas and timeshare units, may be a conditional use on any of the land use designations either with or without a golf course.

5. Schools Overlay:

Potential school sites will be reserved at the time of individual or block platting, subject to the approval of the Eloy Planning Director, and consultation with the appropriate School District. Public, private, or charter schools may be developed in Eloy Valley on any of the underlying land use designations.

6. Encroachment into Regulatory Floodplains:

Encroachment into the newly created regulatory floodplains (i.e., those with a 100-year flow of more than 100 cfs) and sheet flooding areas, will be allowed in accordance with the Pinal County Flood Plain Regulations.

7. Monuments and Signage:

The Master Developer will submit a Master Monumentation and Signage Plan at the time of the first plat (block or individual) for review and concurrent approval with the platting process.

8. Utility Scale Solar Development:

- A. Solar, Utility Scale Generation and Battery Energy Storage System Facilities shall conform with the following additional property development standards:
 - a. Section 21-3-1.39 (Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities) of the Zoning Ordinance, as amended, except as modified below:
 - i. The facilities shall be limited to the locations indicated on the Interim Project Plan: Conceptual Site Plan (See Appendix I, Exhibit C, and Appendix J, Exhibit C).

- ii. Interior setbacks to property within the Interim Project Plan that are not adjacent to a street: 0 feet.
 - 1.) Interior setbacks to properties within the Poblano Interim Project Plan (Appendix J, Exhibit C), including those properties that are part of Eloy Valley PAD and abutting the property within the Picacho View I PAD (RZPAD2006-037.A1) PAD that are also part of the Poblano Interim Project Plan: 0
- iii. Rear setbacks to property within the Interim Project Plan that are not adjacent to a street: 0 feet.
 - 1.) Rear setbacks to properties within the Poblano Interim Project Plan (Appendix J, Exhibit C), including those properties that are part of Eloy Valley PAD and abutting the property within the Picacho View I PAD (RZPAD2006-037.A1) PAD that are also part of the Poblano Interim Project Plan: 0
- iv. Perimeter fence color: sage green color that has color equivalency with a LVR of 40% or less.
- v. The development shall comply with the Industrial Development Requirements and Guidelines and Additional Standards of Sections 21-2-5.5 and 21-2-5.6 of the Zoning Ordinance, as amended, except that only the landscape provisions of 21-2-5.6.B. are replaced with the landscape provisions of Section 21-3-1.39. of the Ordinance.
- vi. Perimeter fencing, including gated access through the fence, shall be setback a minimum of 50 from the right-of-way dedicated in accordance with Section 21-3-1.39. of the Ordinance.

D. Land Use Plan Designations

Land use designations have been assigned to each planning area identified in the Eloy Valley Specific Plan. Their permitted uses and development standards are described in the following section.

E. Development Area Categories

1. EDR – (Estate Density Residential)

a. Permitted Uses:

- 1. Single Family Detached;
- 2. Accessory Structures;
- 3. Parks, Playgrounds, and Community/Public Owned Buildings other than Hospitals;
- 4. Recreation/Open Space, Retention/Detention;
- 5. Golf Course and Maintenance Facilities;

6. Public Facilities;
 7. Neighborhood Services.
 8. Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities. These facilities shall comply with the standards set forth in General Provisions Section C.8 of this document.
- b. General Development Standards:
1. Minimum Lot: 35,000 square feet.
 2. Minimum Lot Width: 100 square feet at front setback.
 3. Maximum Building Height: 29 feet.
 4. Building Setbacks:
Front: 30 feet (15' for side-entry garages)
Side: 10 feet
Rear: 40 feet
 5. Parking: Two covered off-street resident spaces per dwelling unit.
(Visitor parking located in driveways may not overhang sidewalk)
- c. General Development Standards- Utility Scale Solar & BESS
1. The general development standards of Article IV of the Eloy Zoning Ordinance shall apply.

2. LDR – (Low Density Residential)

- a. Permitted Uses:
1. Single Family Detached;
 2. Accessory Structures;
 3. Parks, Playgrounds, and Community/Public Owned Buildings other than Hospitals;
 4. Recreation/Open Space, Retention/Detention;
 5. Golf Course and Maintenance Facilities;
 6. Public Facilities;
 7. Neighborhood Services.
 8. Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities. These facilities shall comply with the standards set forth in General Provisions Section C.8 of this document.
- b. General Development Standards:
1. Minimum Lot: 6,500 square feet.
 2. Minimum Lot Width: 65 feet at front setback.
 3. Maximum Building Height: 29 feet.
 4. Building Setbacks:
Front: 30 feet (15' for side-entry garages)

Side: 10 feet

Rear: 40 feet

5. Parking: Two covered off-street resident spaces per dwelling unit.
(Visitor parking located in driveways may not overhand sidewalk)

c. General Development Standards- Utility Scale Solar & BESS

1. The general development standards of Article IV of the Eloy Zoning Ordinance shall apply.

3. MDR – (Medium Density Residential)

a. Permitted Uses:

1. Single Family Detached and attached units including zero lot line products;
2. Educational Facilities;
3. Recreational Facility;
4. Accessory Structures;
5. Parks, Playgrounds, and Community/Public Owned Buildings other than Hospitals;
6. Golf Course and Maintenance Facilities;
7. Public Facilities;
8. Neighborhood Services;
9. Resort Hotel in conjunction with golf course (by Conditional Use Permit or rezoning);
10. Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities. These facilities shall comply with the standards set forth in General Provisions Section C.8 of this document.

b. General Development Standards – Residential:

1. Minimum Lot Area: 5,000 square feet.
2. Minimum Lot Width: 50 feet at front of setback.
3. Maximum Building Height: 29 feet.
4. Building Setbacks:
 - Front: Dwelling Unit 20 feet
 - Garage (side entry) 8 feet
 - Garage (front entry) 20 feet
 - Side: None required from the side property line *(if attached)*; required minimum of 10' between residential structures *(if detached)*.
 - Rear: 20 feet (Z-lots, if used, may be reduced to a 10-foot setback)
5. Parking: Two covered off-street resident spaces per dwelling unit.
(Visitor parking located in driveways may not overhang sidewalk)

c. General Development Standards- Utility Scale Solar & BESS

1. The general development standards of Article IV of the Eloy Zoning ordinance shall apply.

4. MHDR - (Medium High Density Residential):

a. Permitted Uses:

1. Single Family Attached or Detached;
2. Educational Facilities;
3. Recreational Facility;
4. Accessory Structures;
5. Parks, Playgrounds, and Community/Public Owned Buildings other than Hospitals;
6. Golf Course and Maintenance Facilities;
7. Public Facilities;
8. Neighborhood Services;
9. Resort Hotel in conjunction with golf course (by Conditional Use Permit, or rezoning);
10. Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities. These facilities shall comply with the standards set forth in General Provisions Section C.8 of this document.

b. General Development Standards - Residential

1. Minimum Lot Area: Four thousand five hundred (4,500) square feet.
2. Minimum Lot Width: 45 feet at front of setback.
3. Maximum Building Height: 29 feet (29').
4. Building Setbacks:
 - Front: Dwelling Unit: 15 feet
 - Garage (side entry): 8 feet
 - Garage (front entry): 20 feet
 - Side: None required if attached, required minimum of 10' between residential structures if detached.
 - Rear: 15 feet.
5. Parking: 2 covered off-street resident spaces per dwelling unit. (Visitor parking located in driveways may not overhang sidewalk.)

c. General Development Standards- Utility Scale Solar & BESS

1. The general development standards of Article IV of the Eloy Zoning ordinance shall apply.

5. HDR - (High Density Residential):

a. Permitted Uses:

1. Residential Dwelling Units;

2. Educational Facilities;
3. Congregate Care Facilities;
4. Accessory Structures;
5. Recreational Facility, Parks, Playgrounds, and Community/Public Owned Buildings other than Hospitals;
6. Golf Course and Maintenance Facilities;
7. Public Facilities;
8. Neighborhood Services;
9. Resort Hotel in conjunction with golf course (by Conditional Use Permit, or rezoning).
10. Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities. These facilities shall comply with the standards set forth in General Provisions Section C.8 of this document.

b. General Development Standards - Residential

1. Minimum Lot Size: Thirteen hundred (1,300) square feet per unit; 7000 square feet per lot.
2. Maximum Building Height: Per Eloy Zoning Code.
3. Building Setbacks:
Front: 20 feet
Side: None required from the side property line.
Rear: 20 feet (except garages, which may have a zero setback).
4. Parking: 2 covered off-street resident spaces per dwelling unit, plus one visitor parking space per 4 dwelling units. (Visitor parking located in driveways may not overhang sidewalk)

c. General Development Standards- Utility Scale Solar & BESS

1. The general development standards of Article IV of the Eloy Zoning ordinance shall apply.

F. Public Facilities Regulation

1. Utility Lines:

New Utility lines within the project will be placed underground to provide an attractive and marketable development. Exceptions to this general rule may occur as a result of specific utility company rules and regulations, or where the costs of undergrounding, due to the size and nature of a specific installation, are prohibitive. Additionally, temporary overhead lines may be used on an interim basis, until development occurs immediately adjacent to the overhead line.

2. Street Lights:

Local/Residential streets will have low intensity mailbox, coach, or other light located on individual residences, maintained by the HOA, or homeowner.

ArteriaVCollector streets will be lighted at major, or key intersections, as approved by the City Engineer, and maintained by the city.

G. Hydrology/Drainage Regulations

1. Encroachment into Regulatory Floodplains:

Encroachment into the newly created floodplains (i.e. those with a 100- year flow of more than 100 cfs) will be allowed per Pinal County Flood Plain Regulations.

2. Maintenance:

All retention basins, and channelized drainages shall be attended to and maintained so as to preserve their hydrologic integrity, function and

3. Channel and Roadway Grades:

Due to extremely flat topography associated with Eloy Valley, the minimum slopes for channel and roadway drainage shall be 0.15%.

H. Archaeological Regulations

Prior to grading activities, appropriate measures will be taken to either avoid or mitigate, through an approved Data Recovery Plan, impacts to sites that are determined to be “scientifically significant.” Archaeological sites, deemed significant, will be recorded and, if needed, mitigated to City of Eloy and Arizona State Museum guidelines. (See Appendix D)

I. Vegetation Preservation/Salvage Regulations

Disturbance will be mitigated through the following measures: This applies to native vegetation as protected in the Arizona Native Plant Law: *Carnegiea gigantean* (Saguaro), *Cercidium microphyllum* (Foothill Palo Verde), *Cercidium floridium* (Blue Palo Verde), *Ferocactus species* (Barrel Cactus), and *Prosopis species* (Velvet Mesquite).

1. Saguaros will be preserved in places where practical as a first option. As a second option, all healthy, moveable specimens will be relocated to other approved locations within the development pod they originally occupied. Every effort will be made to preserve existing saguaros. Unhealthy or non-salvageable specimens that are destroyed as a result of development of the property will be replaced on a one-to-one basis within the development pod where the original specimen was located. Saguaro survival will be monitored, and any saguaros which die within five years from the date of transplantation or placement will be replaced by a minimum three-to-five-foot-high saguaro specimen.

2. A landscape plan, prepared by a Registered Landscape Architect, will be provided at the time of tentative plat or development plan submittal, which contains an inventory of all trees on the site of two-inch caliper size or greater. The inventory will include documentation of the existence or absence of endangered or threatened plant species on the site. The landscaping plan will provide for either the transplanting, preserving, or planting of at least as many trees as were originally inventoried on the site. Newly planted nursery trees will pertain to all construction activity within the plan area.
3. A mitigation plan will be developed for protected/endangered species in the event they are found on-site during the construction process.

J. Cellular Telephone Monopole

Cellular Telephone Monopoles will be allowed in all commercial zones and on light poles in public recreational facilities, subject to approval of the City of Eloy.

V. DESIGN GUIDELINES

The Design Guidelines are supplementary to the City of Eloy Building Codes and Zoning Codes. intended to enhance those regulations. The Design Guidelines shall not circumvent or supersede the City of Eloy Building Codes. The Design Guidelines are intended to be guidelines between the Master Developer and the builders. and are not intended to be regulatory in any manner.

A. Design Review

Design Review Committee: The Master Developer will establish a Design Review Committee (DRC) before any building development begins. The DRC functions will be to refine these guidelines, establish review procedures, and administer the design review process for Eloy Valley. It may consist of 3 regular members and one alternate member. The DRC may consist of representatives from the Master Developer including his architect, or landscape architect consultant. The DRC has the authority to interpret the Guidelines in the event the Guidelines may not be explicit in a particular situation. The DRC may also amend the Guidelines by a 2/3 majority vote.

Design Review Procedures: Establishment of review procedures will be based on the following guidelines:

- Pre-design meeting with the builder, owner, and/or architect to offer direction in preparing preliminary plans.
- Review of preliminary plan submittal to determine general conformance with these guidelines.
- Review fees (if any) may be established by the DRC.
- Following preliminary approval, a review of the final submittal, containing information detailed enough to allow the DRC to determine compliance with these guidelines.
- The right to inspect all work in progress and give notice of non-compliance shall be reserved by the DRC.
- The right of final approval for all completed construction to assure consistency with these guidelines.

Geographic Review Zones: For the purpose of design review, Eloy Valley is divided into four project review zones. The level of design review and areas of concern vary depending on location. The major review areas will be:

Zone 1 - Theme Area: This project area will be reviewed extensively because of the project's prominent location in the community. Specifically, the Master Developer will be reviewing the following areas:

- The perimeter edge treatments of the Village Center and Commercial areas as

they relate to landscaping, fencing, architecture, and building placement;

- Front and rear privacy walls that conform to the architecture;
- The use of details fountains and hardscaping in recreational areas;
- Off-site views of the project and all structures from adjacent major streets.

Zone 2 - Elevation Enhancement Area: This Zone is visible from the major arterial streets. Typically, major areas of review are edge conditions:

- One story or low profile roofs that slope away from the corner lot;
- Rear and side yard fencing or wall details;
- Two story building locations;
- Architecture elevations of rear and side of homes;
- Landscaping and entry monumentation

Zone 3 - Streetscape Identity Area: The purpose of this zone is to ensure a common landscape design treatment along the major roadways throughout the Eloy Valley project. These major roadway design elements will create a consistent theme linkage between each project the helps create the Desert Village environment. The review areas include the following:

- Entry Statements and monumentation at primary and secondary entries;
- Streetscape treatment;
- Signing, temporary and permanent;
- Walls and fencing;
- Slope planting and common space elements.

Zone 4 - Minimal Review Area: These areas are the least visually prominent areas in Eloy Valley. This level of review by the Master Developer will be the least stringent. The major areas of review will be:

- Overall conformance and compatibility with the design guidelines;
- Compatibility with adjacent projects;
- Plotting of homes should avoid repetitive roof planes when identical floor plans are frequently used;
- Corner lots at collector streets will be reviewed with the same level of review as Zone 2.

B. Site Planning

Purpose and Concept: Eloy Valley will be developed as a Desert Community incorporating different product types and different site uses. The placement of buildings, roads, and utilities will have a major influence over the character of Eloy Valley. This requires an understanding of existing site opportunities and constraints. Issues of building form, orientation, coverage, setbacks, parking, utilities, loading docks, storage areas, and access

are involved. Density flexibility for residential land use pods shall be encouraged as an incentive to promote quality design that fosters a sense of community by integrating recreational features and open space. The density flexibility option shall be exercised on a pod-by-pod basis to assure the best use of terrain, views, and other site elements.

Open space features will serve to provide an improved sense of neighborhood identity and cohesiveness. Additionally, this will provide a natural visual interruption of the built environment, enhancing its aesthetic quality from both on and off site.

VILLAGE CENTER AND COMMERCIAL DESIGN CRITERIA

Product Image: The village center should be placed in a highly visible location and reflect the image of the entire Eloy Valley development. With this building is a vertical design element, such as a tower. The southwestern desert planting design should be strongly expressed in concert with this feature.

Retail and office structures are intended to be complimentary to the village center development. A sense of excitement should be reflected and created by the use of high-quality materials reflecting the southwestern desert theme. Commercial structures should be a mix of one, two, and other multi-story construction. In addition, a pedestrian circulation network of public sidewalks and major theme intersections is encouraged.

Priority Elevations: The village center and commercial buildings will be seen from most angles and will require a continuity of colors, materials, and details on all elevations. The incorporation of similar character stucco walls, roof styles, and other components is encouraged.

Parking Areas: Parking areas are recommended to be located along internal street frontages for ease of access and to create a sense of expanded streetscape by combining street and perimeter parking landscaping. No parking shall occur within 15 feet of any travel lane. Views of the parking areas should be filtered from traffic by landscaping within the required setback. Screening should be achieved by massing of trees and shrubs or by using berms of sufficient height.

Parking access from major streets should be minimized. Entries should be located as far as possible from street intersections. Retail complex entries can be clearly delineated through the use of plant massing, repetition of elements of a theme, and patterned concrete or pavers to differentiate them from sidewalks.

Service Areas: To the extent practical, service areas should be concealed from view behind buildings or through the use of landscaping or screening walls in keeping with the Desert Community theme of Eloy Valley.

Utilities: To the extent practical, all new utility lines shall be underground. If existing utility lines need to be upgraded or moved, they shall be re-installed underground if economically feasible.

GOLF COURSE AND OPEN SPACE/DRAINAGEWAYS CRITERIA

Product Image: Golf course(s) within Eloy Valley should be designed-with-natural vegetative character. Open Space/Drainageways will include a plant material buffer using hydroseeding.

Parking and Service Areas: Golf course parking and service area regulations shall be the same as identified for the village center and commercial structures.

RESIDENTIAL DESIGN CRITERIA

Product Image: Hornes will promote the southwestern architectural image of the Eloy Valley Specific Plan. Careful attention shall be given to the building massing, scale, and form in their relation to public areas.

Priority Elevations: The homes will represent a continuity of colors, materials and details on elevations. Priority in articulation should be given to those sides visible from streets and open spaces. The builder will submit street scene elevations of the differences and variety of building types and elevations to the DRC.

Building Setbacks and Orientation: The design of residential developments can be unique and provide varied streetscape appearances. Providing plans with differing setbacks fosters a variety of elevations.

Projects should be planned carefully to maximize the feeling of open space within the development. Design approaches include curving streets, orienting the road axis to open areas and the creation of views.

Garages: Front-entry garages are allowed if the garage is set back a minimum of 20 feet from the front property line. Side-entry garages should be set back a minimum of eight feet (except for LDR, where the requirement is 15'). Deeper setbacks are encouraged. The primary garage façade facing the street on side-entry garages must be articulated with window openings, shadow relief, etc. Garages should have a single-story mass at the front of the building to provide an architectural transition to two-story massing. Side-entry garages are encouraged to break up the monotony of all garage doors being parallel to the street.

Front Privacy Walls: Front privacy walls finished to match the buildings are encouraged. Tiles, ceramic tile details, repetition of the cornice band detail, and use of accent trim color bands are also encouraged.

Rear Elevations: Rear façades which can be seen from open community areas will have “front elevation” quality. Houses on corner lots should be joined by a side yard wall of uniform design and color as the main residence. The wall should comprise a coordinated architectural connection with the house when visible from streets or open spaces.

STREET DESIGN CRITERIA

Street Standards: A comprehensive circulation system provides the framework for the Eloy Valley community structure. Major goals include:

- Ease of movement between neighborhoods, varying land uses, and surrounding areas.
- Maintenance of a circulation system, based on clearly differentiated major and residential collectors, according to traffic needs.
- Access drives for public use areas shall be coordinated to promote the efficient flow of traffic. Opposing intersections should be spaced a minimum of 150 feet apart to minimize left turn conflicts.
- Enhance transportation routes through comprehensive landscape treatment.
- Planned neighborhood street systems to serve local traffic demands, discouraging non-neighborhood traffic.

C. Architectural Guidelines

Character/Design Details: The architectural character of Eloy Valley is reminiscent of the styles and feeling of the Sonoran Desert. It is the intent of the Master Developer to encourage variety and individuality within a framework of Desert Community styles.

Southwestern architectural styles, reflective of historic settlements in the area, or other compatible styles approved by the Master Developer of the Design Review Committee are strongly recommended for all site-built structures within Eloy Valley.

The following suggested style vocabularies for site-built structures within Eloy Valley, are derived from the design heritage of Southern Arizona and the Sonoran Desert:

- A. Mediterranean
- B. Spanish Colonial
- C. Territorial
- D. Pueblo
- E. Southwestern Traditional

The recommended styles have many similarities of scale, proportion, massing, and color that are uniquely appropriate to the southwest. Each of the styles has a common bond of detailing and plan form that is related to the environmental design requirements of the region.

Each of the styles is rarely found in its pure form. Cultural blending, environmental responses, and the availability of building materials have produced a unique regional character. Contemporary interpretations can be successful if the traditions of scale, proportion, and materials are blended with honest concern for climate control.

Materials: Stucco will be the primary wall surface material utilized throughout Eloy Valley for site-built structures. A smooth, sand, or lace finish stucco finish look is typical. Accent materials and colors used to complement the stucco are encouraged in moderation. The use of tile, wood, or brick are permitted as design accents only.

- Recommended primary building materials include:
Concrete or Adobe Block;
Cement Stucco over Concrete Block or Wood Frame;
Slump Block (mortar wash only);
Natural Stone.
All exposed building materials must be finished.
- All exposed wood will be treated with a preservative, stained, or painted.
- The use of wood by-products or simulated wood siding materials is prohibited.
- No reflective building materials will be used.

Color Palette: Color is intended to act as a primary theme conveying element. In general, wall colors should be predominantly off-white, muted earth tones or light pastels with contrasting accents. The Master Developer will provide a list of recommended colors. Buildings are encouraged to have several colors: one base color with accent colors. The accent colors would typically be used on the cornice bands and window articulation.

Roofs and Pitches: Roof styles are to complement the selected architectural style. Actual colors will be subject to the Master Developer review. Roof slopes should harmonize the building mass with its plan. The slope of all pitched roofs will be no flatter than 3:12 ratio. Simple short roof overhands are appropriate for Spanish Colonial, Southwest Traditional, and Mediterranean styles. Flat roofs with parapets are suitable for Territorial and Pueblo styles.

Windows: The proportion of windows to exterior surface will be carefully considered by the Design Review Committee for each elevation. Window design should be appropriate for the chosen architectural style. Windows are typically rectangular, round, or arched headed openings. Recessed windows are an important characteristic of Spanish Colonial, Mediterranean, and Pueblo styles. Projecting windows may be used to add articulation to wall surfaces. Territorial and Southwest Traditional style windows are set flush with the wall surface. Silver, gold, or mill finish window frames are prohibited.

Doors: Doors, like windows in Southwestern architecture, are typically rectangular or round headed. Doors should relate to the selected architectural style. The doorway should be fully recessed in order to convey the appearance of thick, protective exterior walls in Spanish Colonial, Mediterranean, and Pueblo styles. In Territorial and Southwest Traditional architectural styles, doors are set flush with the wall surface. Southwestern doors are traditionally wood with a “heavy” look as well as being detailed.

Garage Doors: The design of the garage doors should relate to the main building architectural style. Colors should be selected from the approved color palette. The design treatments include color accents and architectural features such as pediments, molding, small roofs, overhangs, and fur-outs to recess the garage door.

Columns and Archways: When used, stucco columns should be square, rectangular, or round, and appear massive in thickness. Capitals and column bands are encouraged. At the bottom of the column, a base should be incorporated into all columns. The column height should be four to five times the width of the column.

The use of arches is appropriate for selecting southwestern architectural styles. Arches may have variations such as semi-circular, parabolic, or flat, and will be in regular series with columns as supports or walls. Covered walks, patios, and colonnades should be enriched by having textured paving.

Chimneys: Chimneys should continue to have the same texture and materials of the building. The chimney caps should repeat the facade cornice band or other treatment which integrate the trim colors. Caps are encouraged along with accents. Decorative metal caps that match the trim colors are permitted.

Gutter and Downspouts: Exposed gutters will be colored to match the roof or wall material. Exposed downspouts will be colored to match the surfaces to which they are attached.

Skylights: Skylights are to be designed as an integral part of the roof. Skylight glazing will be clear or solar bronze. White glazing is prohibited. Skylight framing materials must be colored to match or blend with the roof.

Mailboxes: Mailboxes should be coordinated within each individual development area. Their color and materials should be coordinated with the structure(s) it serves. Other standards for mailboxes will be reviewed by the Master Developer.

Exterior Lighting: All exterior building lighting will be a consistent southwestern desert theme. Energy conserving lamps are encouraged.

Solar Panels: Solar panels are discouraged but will be reviewed by the Master Developer.

Awnings: Fabric awnings are permitted in moderation. Metal awnings will be reviewed by the Master Developer.

Mechanical Equipment: All air conditioning/heating equipment, soft water tanks, electric self-timer boxes for sprinklers or exterior lighting will be screened.

Security Gates and Gate Arms: Security gates and gate arms will be subject to review by the Master Developer. Approval by the appropriate jurisdictional fire department is also required.

D. Landscape

Purpose and Concept: The purpose of establishing Landscape Architectural Design Guidelines is to provide a reference for planning and designing of development. The intent of these guidelines is not to require rigid adherence to a particular landscape style or to limit the range of materials or colors. More correctly, the guidelines should be used to achieve continuity and a standard of quality throughout the larger visual context.

A landscape planting theme will be established creating a community framework for all common and public areas. Consistent landscape planting will be encouraged to use native southwestern plants and other drought tolerant species (See Appendix F). This landscape structure will provide each development area with a separate identity, as well as to link the various areas together in a cohesive community. Landscaping should be in compliance with the City of Eloy landscape ordinance.

Streetscape Concept: The streetscape is among the most prominent landscape elements within the project. The intent is to provide unity and variety while drawing upon the natural desert and riparian heritage of the property. There are two levels of streetscape treatment in Eloy Valley:

Primary Corridors: The primary corridors through the project set the overall community theme. Thematic plantings and treatments will be consistent along these corridors. Design review for these areas will be consistent with the Geographic Review Zone 3 found in this section. Recommended plant materials are listed in Appendix F: Zone #1.

Interior Project Streets: Individual neighborhoods may feature landscaping or street tree themes to create neighborhood identity. Plants are to be selected from Appendix F: Zone #2 plant palette with each development choosing one street tree.

Entry Feature Statement: Eloy Valley contains a series of entry features with an integrated design of landscape, hardscape, monumentation, and signage. Entry features aid in defining the community's character and present an introduction to the development. The hierarchy of these entry features is as follows:

Primary, or "Major" Entry Statements: The Primary Entry Statements serve as a gateway to the project. The statement, seen from a distance, provides the backdrop for the project name and logo. It signifies arrival and establishes the theme of the development.

Secondary, or "Village" Entry Statements: The Secondary Entry Statements also signify the arrival into Eloy Valley, or a Village. The design of these statements will be similar to the Primary Statements but smaller in scale. The Secondary Statements may be along the main collector roads, or entry roads, and will identify a cluster of subdivisions using a village name or identify Eloy Valley.

Subdivision Entry Statements: Each individual builder subdivision may have a unique entry feature to provide individual identity to the development. Entry features may

include a combination of some of the following elements: entrance paving (such as bomanite), fountains, distinctive landscape treatment, planters, special wall treatment, etc. Geographic Review Zone 2 and Landscape Zone #1 plant palette applies to all entries.

Project Edges: The project edges are an important landscape element within the project. The boundary of the project should not be an abrupt edge but should be a gradual transition to the adjoining landscape. The intent is to provide unity and variety while drawing upon the natural desert and riparian heritage of the property.

Where Eloy Valley adjoins an off-site roadway, treatment may be required to screen residents from traffic. The use of dense plantings of native evergreens and shrubs will be used for sound attenuation and visual screening. A fence or wall screened on both sides by native plant material may be used in combination as well. Plants for projects edges should be selected from Zone #1 plant palette found in Appendix F.

Eloy Valley property adjoining residential, or school areas will require landscape treatment to preserve the privacy of Eloy Valley residents. In these areas visual screening and noise buffering are suggested. Dense hedges or walls are permitted.

Hardscape Design Elements: Hardscape design elements serve aesthetic as well as functional uses. Elements such as paving, mailboxes, benches, bus shelters, and trash receptacles create opportunities to reinforce the design theme of Eloy Valley.

The following are characteristics to be used in evaluating all hardscape items:

- Security, safety, comfort, and convenience of the user, including the disabled.
- Simple in function and design.
- Compatible in form, color, and scale with surroundings and other street furniture.
- Furniture should be placed to minimize safety, policing, and security hazards.
- Cost effective.
- Street furniture should be incorporated in park or landscape spaces and off-street amenity areas to the greatest extent possible.

Drainageways and Retention/Detention Basins: Drainageways and retention/detention basins form the major open space within the community. It is important for drainageways to remain as contiguous as possible so that they can function effectively as corridors. In addition, the open space provides visual relief along vehicular routes and creates and enhances the value of adjacent residential neighborhoods.

Hydrological site elements can have multi-purpose uses, such as areas for golf, drainage, open space, recreational trails, and buffers between different land uses. Contiguous wash systems can provide linkages between larger open space areas and housing uses.

Drainageway revegetation treatments shall be used wherever possible. Stabilization of washes shall be used when the hydrology of the situation demands it. Native river rock

should be used along the wash slopes to further stabilize slopes when required. Altered wash slopes and retention/detention basins shall be planted with hydroseed or bank covers and shrubs to prevent excessive erosion and create a more natural appearance.

Revegetation and Erosion: Graded areas subject to substantial erosion shall be revegetated prior to seasonal rains for erosion control. Revegetation shall be with native plant materials and/or a native seed mix (See Appendix F).

E. Monumentation and Signage

Purpose and Concept: A quality monumentation and signing program will be developed and administered by the Master Developer to inform and direct the prospective buyers. Both monuments and signs will reflect the desert theme. In addition to the Eloy Valley Specific Plan, or the City of Eloy requirements that apply to monuments and signage, the Master Developer will review and apply further conditions.

Major Monumentation: Areas along the main entry of Eloy Valley, and at key designated intersection locations, are designed at the primary entry and at key identification points for Eloy Valley. These features will depict the style of Eloy Valley. Towers, theme walls, the use of theme landscaping and flowering plant material, with splashes of color, will portray the desert flavor of Eloy Valley.

Village Monumentation: Smaller-scale Entry/Village monuments may identify a cluster of subdivisions along collector streets within the residential communities or identify entry into Eloy Valley. These features may contain the same design elements as the Major Monumentation, although they will be presented on a smaller scale.

Subdivision Monumentation: These smaller-scale monuments may be incorporated into each neighborhood by the project builder. The design of this feature should be consistent with the materials of Eloy Valley. Entry designs may be reviewed by the Master Developer. Signing will reflect the character of each neighborhood while conforming to the overall Eloy Valley southwestern desert theme.

Street Signs: Street signs installed by the Master Developer will be the standard street signs approved by the City of Eloy or a “custom-designed” sign approved by the Master Developer and the City of Eloy’s Planning Director and Engineer.

Directional and Commercial Signage: Signs for any given development parcel must be submitted to the Master Developer for approval prior to submittal to the City of Eloy for any sign permits. The Master Developer is responsible for final interpretation of the guidelines and may, at its discretion, modify them to accommodate any unforeseen circumstances. The City of Eloy sign code shall govern sign

VI. SPECIFIC PLAN IMPLEMENTATION

A. Purpose

The regulations and guidance contained within the Specific Plan prescribe the implementation of development. Procedures for the administration of Specific Plan provisions are contained in this section. This chapter also provides information regarding general administration, subdivision, amendment procedures, and the linkage between these elements.

The Eloy Valley Specific Plan will be implemented through the subdivision process. The subdivision process will allow for the creation of lots as tentative plat maps which will allow for implementation of the project phasing. The Eloy Valley Specific Plan and other official City of Eloy ordinances, policies, maps, and regulations will guide the plating.

B. Definitions

Entities must be identified in order to assign responsibility for the implementation of the improvements for Eloy Valley. These entities are the Master Developer, District, and the Builder.

The Master Developer and/or the District are the entities responsible for insuring that the basic infrastructure facilities are planned and constructed to serve the development areas within the Eloy Valley Specific Plan.

The Builder is the purchaser of a development area, or portions of a development area, who will build infrastructure or provide for buildings within their areas of leasehold interest or ownership.

C. General Implementation Responsibilities

Implementation of the Eloy Valley Specific Plan will be the responsibility of the Master Developer, District, or Builder.

D. Roadway Phasing

The circulation system will be implemented in phases as development occurs. The required major street improvements as shown on the Specific Plan Circulation Map will be provided by the Master Developer, District, or Builder, in phases and built to City of Eloy standards.

The city will work cooperatively with the Master Developer to obtain other sources of financing for off-site roadway improvements such as from state or federal funding sources. The timing of the improvements will be based on measured ADTs generated by development within the project. The design process will begin within nine months of measured ADTs which exceed the service level requiring additional road capacity. Construction of said phased expansion will begin within 18 months of the ADT measurement. Timing of on-site and off-site road improvements will be in accordance

with the “Traffic Impact Analysis for Eloy Valley” prepared by CLA, dated December 2002, or as later amended. The Master Developer, District, or Builder will be responsible for constructing 100% of the on-site streets. Any expansion required of the I-10 overpass structure will be the responsibility of ADOT.

E. Drainage and Flood Control Phasing

The drainage system will be implemented in phases as development occurs. The required regional drainage channels, roadside drainage channels, on-site stormwater retention basins, and regional stormwater retention basins, shown on the Water Resources Concept Plan, will be provided by the Master Developer or Builder in phases and built to City of Eloy Standards.

The drainage plan identifies areas that are owned or controlled by other property owners, and which may require assistance by the City of Eloy to acquire easements across portions of these lands to allow for the construction of a complete drainage system. Acquisition assistance will be at the discretion of the City, and all costs will be borne by the Master Developer.

F. Public Utilities Phasing

Sewer System Implementation: The Eloy Valley project will include installation of significant sewage infrastructure including treatment facilities, lift-stations, and effluent reuse or recharge systems (See Eloy Valley Sewer Master Plan, prepared by Westland Resources, Inc.). Each phase or portion of the project will include design and installation of its own sewage collection system. Each substituent collection system will then be connected to laterals and mains which will be installed as part of a first phase 300,000 gallons per day, new treatment facility to serve Eloy Valley. Additionally, an interim package plant may be used and moved as needed as an interim solution.

An ultimate treatment facility capable of processing the sewerage generated by Eloy Valley will be developed. The rate of development and phasing of build-out has a direct effect on the economic viability and feasibility of various technologies and capacities which can be provided. As such, the city and the developer will cooperate on a phased approach of constructing the plant using sewer connection fees collected on the Eloy Valley residential, commercial, and industrial developments.

Creation of the Eloy Valley Sewage Treatment Facility will present a unique opportunity for recharge of effluent close to the source of generation. Potable waters which are created, or derived from other sources, and used within the Eloy Valley Specific Plan may be recharged in the sewage treatment facility, via infiltration basins, and the effluent reused through the use of recovery wells within the Eloy Valley community, as approved by A.D.E.Q. Any recharge credits granted by the Arizona Department of Water Resources will benefit the City of Eloy.

Water Distribution System: The Development will be served by multiple wells, surface storage tanks, and booster systems (See Eloy Valley Water Master Plan, prepared by Westland Resources, Inc.). The distribution will consist of main lines of sufficient size to serve both domestic demand and fire flow.

Existing farming wells may be utilized, if possible, and additional wells will be drilled to augment the water supply and add reliability to the distribution system. All expenses associated with improving existing wells, or installing new wells, and constructing pumping/reservoir facilities will be paid by the developer.

The water system's construction will proceed in general conformance with the project's roadway construction and will provide for an ever-expanding waterline loop system so as to maintain adequate pressure and reliability to all planning areas.

The Master Developer, District, or Builder will be responsible for design and construction of all on-site spine system improvements.

"Dry" Utilities: Electric, telephone, gas, and cable television utilities will be furnished to the site in accordance with servicing provisions and financial contributions mandated by each individual service provider. The Master Developer or Builder will bear all applicable costs for spine infrastructure in accordance with these provisions.

The phasing of these utilities will largely be the province of each service provider and will be determined at actual development review and processing.

G. Transfer of Density

To ensure the orderly growth of a well-balanced community, the designated planning areas within the Eloy Valley Specific Plan will be developed at densities consistent with, or less than, the designated density ranges except as provided for in a density transfer. Modifications in the boundaries and acreage of planning areas or adjustment because of final road alignments, drainage, and retention basins will occur during technical refinements in the tentative plat map process and will not require an amendment to the Specific Plan. Maximum dwelling units per cumulative planning area will thereby be adjusted. The Eloy Valley Specific Plan residential dwelling unit cap shall be 20, 746 dwelling units.

A transfer of residential density from one residential planning area or sub-area to another residential area or sub-area is permitted within the Specific Plan in accordance with the following provisions:

In no case shall transfer of dwelling units result in:

1. Exceeding the overall Plan cap of 20,746 dwelling units;
2. Changing the existing density classification any higher than the next highest classification;
3. Exceeding the capacity of the circulation system or other public facilities as

established for the Specific Plan area without a subsequent change in the infrastructure system to accommodate the increase in dwelling units.

At time of approval of respective tentative plats by the City of Eloy, a revised Specific Plan map and planning area summary should be submitted for all transfers of density. Said map and table should also indicate the remaining numbers of units, if any, that may be accommodated without exceeding the maximum density cap. Dwelling units not transferred at the time of platting or development plan should be deducted from the overall dwelling unit cap as an administrative amendment. Said exhibit and table should be dated accordingly. Transfers of density will be reviewed for conformance with this Specific Plan.

Transferring density that results in a change to the density of a higher or lower category will require the application of development regulations for that new category. This will apply only to the portion of a planning area or sub-area ("sub-pod") that is adjusted by the density transfer.

H. Site Plan Review Procedures

The Specific Plan shall be implemented through the review process of Special Use Permits, Development Plans, and/or Plats. The review process shall include the applicant and the City of Eloy.

A drainage report for the Specific Plan areas must be approved by the City Engineer prior to the issuance of grading permits or any other permits for development activity within those Specific Plan areas.

All proposed projects within the Specific Plan area shall be required to have an approved plat prior to issuance of building permits, conditional use permits, or any other City of Eloy permit for the property. Plant salvage, clearing, grading and models can occur after tentative plat is approved if assurances in a form acceptable to the City are posted prior to the issuance of permits. The plan review procedure is necessary for the following reasons:

1. To ensure consistency with the Specific Plan, the City of Eloy land use policies and all implementing ordinances and development policies;
2. To promote the highest contemporary standards of site design;
3. To adapt to specific or special development conditions that occur from time to time while continuing to implement the Specific Plan and conform development to the City of Eloy land use policies and implementing ordinances;
4. To facilitate complete documentation of authorized land use entitlement and pertinent conditions;
5. To adapt to substantial changes that may occur with respect to the circumstances under which the project is undertaken.

I. Specific Plan Administration

1. Enforcement:

The Eloy Valley Specific Plan shall be administered and enforced by the City of Eloy Planning and Development Services Department in accordance with the provisions of the City of Eloy Zoning Code.

2. Administrative Change:

Certain changes to the explicit provisions in the Specific Plan may be made administratively by the Planning Director. If the request is determined to be an “insubstantial change,” the proposed amendment. may be approved by the Planning Director. The following types of changes to explicit provisions in the Specific Plan may be made administratively by the Planning Director:

- a. Revisions to the actual size (acreage) of planning areas, due to accurate measurements and refinements made at the time of platting, which do not increase the development capacity in the Specific Plan area;
- b. The addition of new information to the Specific Plan maps or text that does not change the effect of any regulations or guidelines;

APPENDICES

Appendix A: Ownership and Tax Codes

PRINCIPALS AND DEVELOPMENT TEAM **CITY OF ELOY REZONING**

Provide a list of persons involved in this development proposal. This includes property owner(s) and potential buyers of record and members of the development team. If the property owner or buyer is a partnership, list the partners. This information will assist the Commission and City Council to identify potential conflicts of interest.

PRINCIPAL OWNERS:

Marklin Properties, LLC
Michael Musulin (Managing Member)

Muzz Investments, LLC
Michael Musulin (Managing Member)
Linda Musulin (Member)

Kaneris, LLC
Bill Kaneris (Managing Member)

PRINCIPAL BUYERS:

N/A

DEVELOPMENT TEAM:

Marklin Properties, LLC
Michael Musulin (Managing Member)

OWNER'S PERMISSION FORM

This sheet must be completed if the applicant for a General Plan Amendment is not the owner of the property.

I/we, the Undersigned, do hereby grant permission to: **Gallagher & Kennedy, P.A.** to act on my/our behalf for the purpose of obtaining a General Plan Amendment on the following described property:

See Attached Legal Description(s)

OWNER(S)

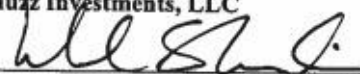
Marklin Properties, LLC


Michael Musulin (Managing Member)

9-24-03
Date

15770 North Greenway/Hayden Loop, Suite 104
Scottsdale, Arizona 85260
(480) 348-7452

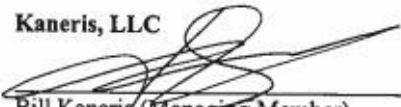
Muzz Investments, LLC


Michael Musulin (Managing Member)

9-24-03
Date

15770 North Greenway/Hayden Loop, Suite 104
Scottsdale, Arizona 85260
(480) 348-7452

Kaneris, LLC


Bill Kaneris (Managing Member)

9/24/03
Date

7525 North 7th Street
Phoenix, Arizona 85020
(602) 944-7974

CITY OF ELOY
REZONING APPLICATION

THIS FORM IS TO BE TURNED IN WITH OTHER DOCUMENTS AT THE PLANNING AND DEVELOPMENT DEPARTMENT.

If the property owner(s) is not filing the application, please fill out the attached letter authorizing an applicant or project representative to file and pay the fees required for this application. You may write "See Attached" if needed.

Zoning Case #: _____

Pre-Application Meeting Date: _____

PROJECT NAME: Eloy Valley

PROPERTY LOCATION/ADDRESS: See Attached

ZONING TO BE CHANGED FROM: Agricultural TO Planned Area Development

PROPOSED USE: Master Planned Development

LEGAL DESCRIPTION: See Attached

TAX PARCEL NUMBER(S): See Attached

GROSS ACREAGE: ± 4,530

APPLICANT/FIRM NAME: Marklin Properties, LLC

CONTACT PERSON: Michael Musulin

MAILING ADDRESS: 15770 North Greenway/Hayden Loop, Suite 104

CITY: Scottsdale

STATE: Arizona

ZIP CODE: 85260

PHONE NUMBER: (480) 348-7452

DEVELOPER: Marklin Properties, LLC

CONTACT PERSON: Michael Musulin

MAILING ADDRESS: 15770 North Greenway/Hayden Loop, Suite 104

CITY: Scottsdale

STATE: Arizona

ZIP CODE: 85260

PHONE NUMBER: (480) 348-7452

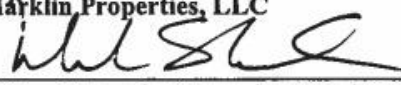
PROPERTY OWNER(S): Marklin Properties, LLC
15770 North Greenway/Hayden Loop, Suite 104
Scottsdale, Arizona 85260
(480) 348-7452

Muzz Investments, LLC
15770 North Greenway/Hayden Loop, Suite 104
Scottsdale, Arizona 85260
(480) 348-7452

Kaneris, LLC
7525 North 7th Street
Phoenix, Arizona 85020
(602) 944-7974

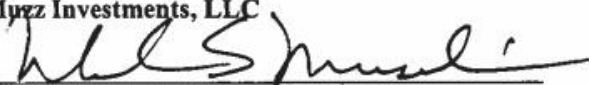
SIGNATURE(S) OF PROPERTY OWNER(S) OR REPRESENTATIVE(S):

Marklin Properties, LLC


Michael Musulin (Managing Member)

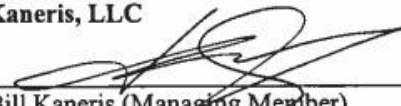
9-24-03
Date

Muzz Investments, LLC


Michael Musulin (Managing Member)

9-24-03
Date

Kaneris, LLC


Bill Kaneris (Managing Member)

9/24/03
Date

OWNER VERIFICATION
CITY OF ELOY REZONING

It is requested that an application for rezoning be accepted by the Planning and Development Department for property generally located at:

See Attached

Said property is legally described as:

See Attached

Said property is owned by:

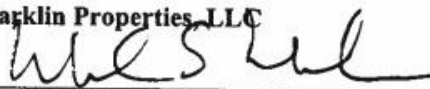
Marklin Properties, LLC
Michael Musulin (Managing Member)
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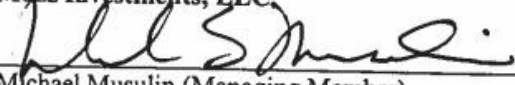
I hereby certify that the above information is correct, and that I am authorized to file an application on said property, being either the owner of record or authorized to file on behalf of the owner **(If not owner of record, attach owners authorization form).**

Marklin Properties, LLC


Michael Musulin (Managing Member)

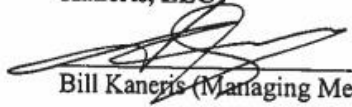
9-24-03
Date

Muzz Investments, LLC


Michael Musulin (Managing Member)

9-24-03
Date

Kaneris, LLC


Bill Kaneris (Managing Member)

9/24/03
Date

Specific Plan Implementation

**ELOY VALLEY P.A.D. OWNERSHIP
+/- 4,530 ACRES**

Property Owner	Parcel Numbers	Legal Description
Muzz Investments, LLC	408-01-034A	NW 1/4 NW 1/4 SW 1/4 OF SEC 23-8S-7E 10 AC
Muzz Investments, LLC	408-01-034B	THE S 1/2 OF SEC 23-8S-7E EXC NW NW SW & PCL NOT IN C A I D D 270 AC
Muzz Investments, LLC	408-01-034C	W 1/2 SE SE & W 1/2 E 1/2 SE SE & E1/2 E1/2 SW SE OF SEC 23-8S-7E 40.00 AC
Muzz Investments, LLC	408-01-038A	E 1/2 NE OF SEC 26-8S-7E 80 AC
Muzz Investments, LLC	408-23-037	AMD ELOY VALLEY WEST LOT 37 SEC 8-8S-7E 41.16 AC BK 1 PG 139-142
Muzz Investments, LLC	408-23-038	AMD ELOY VALLEY WEST LOT 38 SEC 8-8S-7E 41.54 AC BK 1 PG 139-142
Muzz Investments, LLC	408-23-039	AMD ELOY VALLEY WEST LOT 39 SEC 8-8S-7E 41.43 AC BK 1 PG 139-142
Muzz Investments, LLC	408-23-040	AMD ELOY VALLEY WEST LOT 40 SEC 8-8S-7E 41.05 AC BK 1 PG 139-142
Kaneris, LLC	408-23-041	AMD ELOY VALLEY WEST LOT 41 SEC 8-8S-7E 40.79 AC BK 1 PG 139-142
Kaneris, LLC	408-23-042	AMD ELOY VALLEY WEST LOT 42 SEC 8-8S-7E 40.82 AC BK 1 PG 139-142
Muzz Investments, LLC	408-23-043	AMD ELOY VALLEY WEST LOT 43 SEC 8-8S-7E 40.75 AC BK 1 PG 139-142
Muzz Investments, LLC	408-24-001	AGROCENTER ARIZONA FARMS: LOT 1 SEC 29-8S-7E 80 AC
Muzz Investments, LLC	408-24-002	AGROCENTER ARIZONA FARMS: LOT 12 SEC 29-8S-7E 80 AC
Muzz Investments, LLC	408-24-003	AGROCENTER ARIZONA FARMS: LOT 3 SEC 29-8S-7E 80 AC
Muzz Investments, LLC	408-24-004	AGROCENTER ARIZONA FARMS: LOT 4 SEC 29-8S-7E 80 AC
Muzz Investments, LLC	408-24-005	AGROCENTER ARIZONA FARMS: LOT 5 SEC 29-8S-7E 80 AC
Muzz Investments, LLC	408-24-006	AGROCENTER ARIZONA FARMS: LOT 6 SEC 29-8S-7E 80 AC
Muzz Investments, LLC	408-24-007	AGROCENTER ARIZONA FARMS: LOT 7 SEC 28-8S-7E 80 AC
Muzz Investments, LLC	408-24-008	AGROCENTER ARIZONA FARMS: LOT 8 SEC 28-8S-7E 80 AC
Muzz Investments, LLC	408-24-009	AGROCENTER ARIZONA FARMS: LOT 9 SEC 28-8S-7E 80 AC
Muzz Investments, LLC	408-24-010	AGROCENTER ARIZONA FARMS: LOT 10 SEC 21-8S-7E 80 AC
Muzz Investments, LLC	408-24-011	AGROCENTER ARIZONA FARMS: LOT 11 SEC 21-8S-7E 80 AC
Muzz Investments, LLC	408-24-012	AGROCENTER ARIZONA FARMS: LOT 12 SEC 21-8S-7E 80 AC
Muzz Investments, LLC	408-24-013	AGROCENTER ARIZONA FARMS: LOT 13 SEC 21-8S-7E 80 AC
Muzz Investments, LLC	408-24-014	AGROCENTER ARIZONA FARMS: LOT 14 SEC 21-8S-7E 80 AC
Muzz Investments, LLC	408-24-015	AGROCENTER ARIZONA FARMS: LOT 15 SEC 21-8S-7E 80 AC
Muzz Investments, LLC	408-24-022	AGROCENTER ARIZONA FARMS: LOT 22 SEC 27-8S-7E 80 AC
Muzz Investments, LLC	408-24-023	AGROCENTER ARIZONA FARMS: LOT 23 SEC 27-8S-7E 80 AC
Muzz Investments, LLC	408-24-024	AGROCENTER ARIZONA FARMS: LOT 24 SEC 27-8S-7E 80 AC
Muzz Investments, LLC	408-24-025	AGROCENTER ARIZONA FARMS: LOT 25 SEC 27-8S-7E 80 AC
Muzz Investments, LLC	408-24-026	AGROCENTER ARIZONA FARMS: LOT 26 SEC 26-8S-7E 80 AC
Kaneris, LLC	408-24-027	AGROCENTER ARIZONA FARMS: LOT 27 SEC 26-8S-7E 80 AC
Kaneris, LLC	408-24-028	AGROCENTER ARIZONA FARMS: LOT 28 SEC 26-8S-7E 80 AC
Muzz Investments, LLC	408-28-001	LOT 1 40.39 AC SAWTOOTH RANCHES CAB C SLD 32 SEC 21-8S-7E
Muzz Investments, LLC	408-28-002	LOT 2 40.31 AC SAWTOOTH RANCHES CAB C SLD 32 SEC 21-8S-7E
Muzz Investments, LLC	408-28-003	LOT 3 49.33 AC SAWTOOTH RANCHES CAB C SLD 32 SEC 21-8S-7E

Specific Plan Implementation

**ELOY VALLEY P.A.D. OWNERSHIP
+/- 4,530 ACRES**

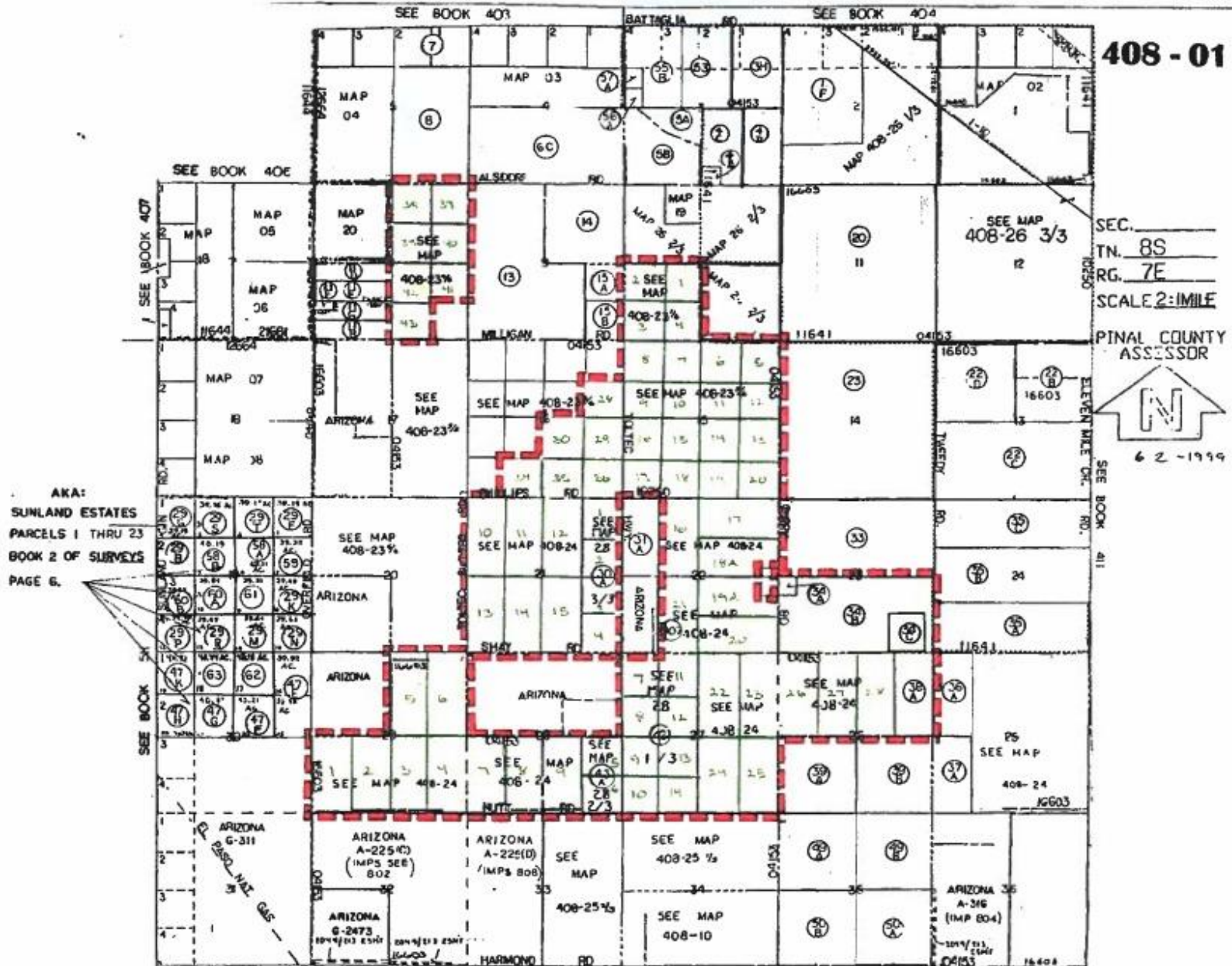
Property Owner	Parcel Numbers	Legal Description
Muzz Investments, LLC	408-28-004	LOT 4 40.35 AC SAWTOOTH RANCHES CAB C SLD 32 SEC 21-8S-7E
Muzz Investments, LLC	408-28-005	LOT 5 40.24 AC SAWTOOTH RANCHES CAB C SLD 32 SEC 28-8S-7E
Muzz Investments, LLC	408-28-006	LOT 6 40.17 AC SAWTOOTH RANCHES CAB C SLD 32 SEC 28-8S-7E
Muzz Investments, LLC	408-28-007	LOT 7 40.76 AC SAWTOOTH RANCHES CAB C SLD 32 SEC 27-8S-7E
Muzz Investments, LLC	408-28-008	LOT 8 40.75 AC SAWTOOTH RANCHES CAB C SLD 32 SEC 27-8S-7E
Muzz Investments, LLC	408-28-009	LOT 9 40.74 AC SAWTOOTH RANCHES CAB C SLD 32 SEC 27-8S-7E
Muzz Investments, LLC	408-28-010	LOT 10 40.74 AC SAWTOOTH RANCHES CAB C SLD 32 SEC 27-8S-7E
Muzz Investments, LLC	408-28-011	LOT 11 40.59 AC SAWTOOTH RANCHES CAB C SLD 32 SEC 27-8S-7E
Muzz Investments, LLC	408-28-012	LOT 12 40.68 AC SAWTOOTH RANCHES CAB C SLD 32 SEC 27-8S-7E
Muzz Investments, LLC	408-28-013	LOT 13 40.67 AC SAWTOOTH RANCHES CAB C SLD 32 SEC 27-8S-7E
Muzz Investments, LLC	408-28-014	LOT 14 40.67 AC SAWTOOTH RANCHES CAB C SLD 32 SEC 27-8S-7E
Marklin Properties, LLC	408-23-001	AMD ELOY VALLEY WEST: LT 1 SEC 10-8S-7E 40.20 AC BK 1 PG 139-142
Marklin Properties, LLC	408-23-002	AMD ELOY VALLEY WEST LOT 2 SEC 10-8S-7E 40.13 AC BK 1 PG 139-142
Marklin Properties, LLC	408-23-003	AMD ELOY VALLEY WEST LOT 3 SEC 10-8S-7E 40.10 AC BK 1 PG 139-142
Marklin Properties, LLC	408-23-004	AMD ELOY VALLEY WEST LOT 4 SEC 10-8S-7E 40.17 AC BK 1 PG 139-142
Marklin Properties, LLC	408-23-028	AMD ELOY VALLEY WEST LOT 28 SEC 16-8S-7E 40.43 AC BK 1 PG 139-142
Marklin Properties, LLC	408-23-029	AMD ELOY VALLEY WEST LOT 29 SEC 16-8S-7E 40.39 AC BK 1 PG 139-142
Marklin Properties, LLC	408-23-030	AMD ELOY VALLEY WEST LOT 30 SEC 16-8S-7E 40.40 AC BK 1 PG 139-142
Marklin Properties, LLC	408-23-034	AMD ELOY VALLEY WEST: LT 34 EXC W-100' OF E-240.84' OF N-100' OF S-150' THEREOF SEC 16-8S-7E 40.15 AC
Marklin Properties, LLC	408-23-035	AMD ELOY VALLEY WEST LOT 35 SEC 16-8S-7E 40.36 AC BK 1 PG 139-142
Marklin Properties, LLC	408-23-036	AMD ELOY VALLEY WEST LOT 36 SEC 16-8S-7E 39.88 AC BK 1 PG 139-142
Muzz Investments, LLC	408-24-016	AGROCENTER ARIZONA FARMS: LOT 16 SEC 22-8S-7E 80 AC
Muzz Investments, LLC	408-24-017	AGROCENTER ARIZONA FARMS: LOT 17 SEC 22-8S-7E 80 AC
Muzz Investments, LLC	408-24-018A	AGROCENTER ARIZONA FARMS: S1/2 NE OF SEC 22-8S-7E (LT 18) EXC SE SE NE THEREOF SEC 22-8S-7E 70.00 AC
Muzz Investments, LLC	408-24-019A	AGROCENTER ARIZONA FARMS: N1/2 SE OF SEC 22-8S-7E (LT 19) EXC N1/2 NE NE NE SE THEREOF SEC 22-8S-7E 78.75 AC
Muzz Investments, LLC	408-24-020	AGROCENTER ARIZONA FARMS: LOT 20 SEC 22-8S-7E 80 AC
Muzz Investments, LLC	408-24-021	AGROCENTER ARIZONA FARMS: LOT 21 SEC 22-8S-7E 80 AC
Marklin Properties, LLC	408-23-005	AMD ELOY VALLEY WEST LOT 5 SEC 15-8S-7E 40.36 AC BK 1 PG 139-142
Marklin Properties, LLC	408-23-006	AMD ELOY VALLEY WEST LOT 6 SEC 15-8S-7E 40.42 AC BK 1 PG 139-142
Marklin Properties, LLC	408-23-007	AMD ELOY VALLEY WEST LOT 7 SEC 15-8S-7E 40.49 AC BK 1 PG 139-142
Marklin Properties, LLC	408-23-008	AMD ELOY VALLEY WEST LOT 8 SEC 15-8S-7E 40.63 AC BK 1 PG 139-142

Specific Plan Implementation

ELOY VALLEY P.A.D. OWNERSHIP
+/- 4,530 ACRES

Property Owner	Parcel Numbers	Legal Description
Marklin Properties, LLC	408-23-009	AMD ELOY VALLEY WEST LOT 9 SEC 15-8S-7E 40.55 AC BK 1 PG 139-142
Marklin Properties, LLC	408-23-010	AMD ELOY VALLEY WEST LOT 10 SEC 15-8S-7E 40.48 AC BK 1PG 139-142
Marklin Properties, LLC	408-23-011	AMD ELOY VALLEY WEST LOT 11 SEC 15-8S-7E 40.41 AC BK 1PG 139-142
Marklin Properties, LLC	408-23-012	AMD ELOY VALLEY WEST LOT 12 SEC 15-8S-7E 40.13 AC BK 1PG 139-142
Marklin Properties, LLC	408-23-013	AMD ELOY VALLEY WEST LOT 13 SEC 15-8S-7E 40.33 AC BK 1PG 139-142
Marklin Properties, LLC	408-23-014	AMD ELOY VALLEY WEST LOT 14 SEC 15-8S-7E 40.39 AC BK 1PG 139-142
Marklin Properties, LLC	408-23-015	AMD ELOY VALLEY WEST LOT 15 SEC 15-8S-7E 40.46 AC BK 1PG 139-142
Marklin Properties, LLC	408-23-016	AMD ELOY VALLEY WEST LOT 16 SEC 15-8S-7E 40.53 AC BK 1PG 139-142
Marklin Properties, LLC	408-23-017	AMD ELOY VALLEY WEST LOT 17 SEC 15-8S-7E 40.52 AC BK 1PG 139-142
Marklin Properties, LLC	408-23-018	AMD ELOY VALLEY WEST LOT 18 SEC 15-8S-7E 40.45 AC BK 1PG 139-142
Marklin Properties, LLC	408-23-019	AMD ELOY VALLEY WEST LOT 19 SEC 15-8S-7E 39.92 AC BK 1 PG 139-142
Marklin Properties, LLC	408-23-020	AMD ELOY VALLEY WEST LOT 20 SEC 15-8S-7E 39.85 AC BK 1PG 139-142

408 - 01



LEGAL DESCRIPTIONS

ELOY VALLEY ± 4,530 ACRE P.A.D.

408-23-037; 038; 039; 040; 041; 042; 043 Parcels 37, 38, 39, 40, 41, 42, and 43 of ELOY VALLEY WEST, according to the survey of record in the office of the Country Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 8, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

408-24-016 The East half of the Northwest quarter of Section 22, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

408-24-017 The North half of the Northeast quarter of Section 22, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

408-24-018-A The South half of the Northeast quarter of Section 22, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

EXCEPT the Southeast quarter of the Southeast quarter of the Northeast quarter of said Section 22.

408-24-019-A The North half of the Southeast quarter of Section 22, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

EXCEPT the North half of the Northeast quarter of the Northeast quarter of the Northeast quarter of the Southeast quarter of said Section 22.

408-24-020 The South half of the Southeast quarter of Section 22, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

408-24-021 The East half of the Southwest quarter of Section 22, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

408-24-001 thru 015; 408-24-022 thru 028; 408-28-001 thru 014 The East half of the East half of Section 21, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

The West half of Section 27, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

The East half of the East half of the South half of Section 28, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

The West half; and the West half of the East half of Section 21, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

The East half of Section 27, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

The Southwest quarter; and the West half of the East half of the South half of Section 28, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

The South half; and the Northeast quarter of Section 29, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

The Northwest quarter; and the West half of the Northeast quarter of Section 26, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

EXCEPT the South half of the West half of the Northeast quarter of Section 26, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

408-01-038-A East half of the North East of Section 26, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

408-01-034-A; 034-B; 034-C South half of Section 23, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

LEGAL DESCRIPTION

Parcel #: 408-23-001

Parcels 1 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 10, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-002

Parcels 2 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 10, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-003

Parcels 3 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 10, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-004

Parcels 4 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 10, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-005

Parcels 5 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 15, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-006

Parcels 6 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 15, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-007

Parcels 7 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 15, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-008

Parcels 8 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 15, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-009

Parcels 9 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 15, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-010

Parcels 10 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 15, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-011

Parcels 11 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 15, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-012

Parcels 12 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 15, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-013

Parcels 13 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 15, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-014

Parcels 14 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 15, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-015

Parcels 15 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 15, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-016

Parcels 16 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 15, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-017

Parcels 17 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 15, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-018

Parcels 18 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 15, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-019

Parcels 19 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1

of Surveys, Pages 139 through 142, being situated in Section 15, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-020

Parcels 20 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 15, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-028

Parcels 28 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 16, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-029

Parcels 29 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 16, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-030

Parcels 30 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 16, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-034

Parcels 34 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 16, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

EXCEPT West 100 feet of East 240.84 feet; North 100 feet of South 150 feet.

Parcel #: 408-23-035

Parcels 35 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1

of Surveys, Pages 139 through 142, being situated in Section 16, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Parcel #: 408-23-036

Parcels 36 of ELOY VALLEY WEST, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, Pages 134 through 137 and Amended in Book 1 of Surveys, Pages 139 through 142, being situated in Section 16, Township 8 South, Range 7 East of the Gila and Salt River Meridian, Pinal County, Arizona.

Appendix B: Legal Description

PLANNED AREA DEVELOPMENT REZONING

LEGAL DESCRIPTION

ALL OF THOSE PORTIONS DESCRIBED HEREIN IN TOWNSHIP 08 SOUTH,
RANGE 07 EAST, GILA AND SALT RIVER MERIDIAN, PINAL COUNTY,
ARIZONA;

THE EAST HALF OF SECTION 8 EXCLUDING THE SOUTHEAST QUARTER OF
THE SOUTHEAST QUARTER THEREOF;

THE SOUTHWEST QUARTER OF SECTION 10;

SECTION 15;

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16;

THE SOUTHEAST QUARTER OF SECTION 16;

THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 16;

SECTION 21;

SECTION 22 EXCLUDING THE WEST HALF OF THE WEST HALF, THE
SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE NORTHEAST
QUARTER AND THE NORTH HALF OF THE NORTHEAST QUARTER OF THE
NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST
QUARTER THEREOF;

THE SOUTH HALF OF SECTION 23;

THE NORTH HALF OF SECTION 26;

SECTION 27;

SOUTH HALF OF SECTION 28;

SOUTH HALF OF SECTION 29;

NORTHEAST QUARTER OF SECTION 29;





THE STATE OF ARIZONA
GAME AND FISH DEPARTMENT

2221 WEST GREENWAY ROAD, PHOENIX, AZ 85023-4399
(602) 942-3000 • WWW.AZGFD.COM

GOVERNOR
JANE DEE HULL
COMMISSIONERS
CHAIRMAN, MICHAEL M. GOLIGHTLY, FLAGSTAFF
JOE CARTER, SAFFORD
SUSAN E. CHILTON, ARIVACA
W. HAYS GILSTRAP, PHOENIX
JOE MELTON, YUMA
DIRECTOR
DJANE L. SHROUFE
DEPUTY DIRECTOR
STEVE K. FERRELL



Appendix C: Arizona Game and Fish Letter

RECEIVED

November 14, 2002

NOV 15 2002

Ms. Amanda Best
WestLand Resources, Inc.
2343 E. Broadway Blvd.
Suite 202
Tucson, AZ 85719

Re: Special Status Species Information for Township 8 South, Range 7 East,
Sections 7-10, 14-17, 20-23; Eloy Rezoning, WestLand Job No. 901.01 A
3300.

Dear Ms. Best:

The Arizona Game and Fish Department (Department) has reviewed your letter, dated November 1, 2002, regarding special status species information associated with the above-referenced project area. The Department's Heritage Data Management System (HDMS) has been accessed and current records do not indicate the presence of any special status species as occurring in the project vicinity (5-mile buffer). In addition, this project does not occur in the vicinity of any proposed or designated Critical Habitats.

The Department's HDMS data are 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. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity.

Making available this information does not substitute for the Department's review of project proposals, and should not decrease our opportunities to review and evaluate new project proposals and sites. The Department is also concerned about other resource values, such as other wildlife, including game species, and wildlife-related recreation. The Department would appreciate the opportunity to provide an evaluation of impacts to wildlife or wildlife habitats associated with project activities occurring in the subject area, when specific details become available.

Arizona State Museum
P.O. Box 210026
Tucson, AZ 85721-0026
(520) 621-6302
FAX: (520) 621-2976



RECEIVED

OCT 16 2002

October 14, 2002

Amanda Best
Westland Resources, Inc.
Engineering and Environmental Consultants
2343 East Broadway Blvd. Suite 202
Tucson, Arizona 85719

Re: request dated October 8, 2002

Dear Ms. Best:

Further research has indicated that limited data recovery has been conducted at one of the sites that occurs on the land you were inquiring about: AZ AA:6:3(ASM). These investigations were carried out by Northland Research in 1988 as part of the mitigation of cultural resources affected by the construction of the Central Arizona Irrigation and Drainage District (CAIDD), Central Unit II and III irrigation systems (see Henderson and Martynec 1993). According to their report, AZ AA:6:3(ASM) is a large Hohokam village site encompassing some 60 ha, of which less than 0.1% was excavated. In this small portion of the site, 497 features were identified including several burials and a cemetery area. Because data recovery was restricted to the right-of-way-corridor, Northlands recommended that the site "should not be considered 'mitigated,' as a wealth of information still exists in those areas of the site... that were not examined" (Nimwegen and Henderson 1991, p. 47).

Because of the existence of this important site within your project area, ASM recommends that an approved Data Recovery Plan be developed specifically for this site that addresses its importance in the larger Santa Cruz Flats Archaeological Project Area. Any of the archaeological contractors on the enclosed list will be knowledgeable in the preparation of such a data recovery plan, and in obtaining the necessary permits and burial agreements required for excavation. Please note that the site density in surveyed areas near your project area is extremely high, and that there is a high probability of other important sites being discovered as a result of the survey recommended in the enclosed letter dated October 11, 2002.

If you have questions or need further assistance please contact me.

Sincerely,

Su Benaron
Assistant Permits Administrator
520-621-2096 or FAX at 520-621-2976
sbenaron@email.arizona.edu
enc.



Appendix E: Westland Resources Cultural Resources Overview

TECHNICAL MEMORANDUM

Prepared for: MARKLIN PROPERTIES, LLC

Prepared by: WestLand Resources, Inc.

Date: November 15, 2002

Subject: **CLASS I CULTURAL RESOURCES FOR THE PROPOSED ELOY
REZONING PROJECT AREA
WESTLAND JOB NO. 901.01 A 3300**

INTRODUCTION

Westland Resources, Inc. (WestLand) was retained by Marklin Properties, LLC (client) to conduct a Class I Cultural Resources overview for the vicinity of the proposed Eloy Rezoning Project Area located within Township 8 South, Range 7 East, S $\frac{1}{2}$ and NE $\frac{1}{4}$ of Section 8, Section 9, SW $\frac{1}{4}$ of Section 10, Sections 14, 15, 16, 17, 20, 21, 22, and 23). A Class I Cultural Resources Survey is a records review that is implemented to locate cultural resource sites that have already been uncovered within the proposed project area. The records review was conducted by the staff at the Arizona State Museum (ASM) Site Files Department and included those areas within the above referenced legal description. The purpose of this technical memorandum is to summarize the findings of this records review.

METHODS

A Class I Cultural Resources Survey was conducted within the vicinity of the proposed project site and included a review of the records at the ASM. Site files contain data collected by archeologists during previous surveys conducted within this vicinity. ASM personnel conducted a site file search on the subject property the week of October 7, 2002.

RESULTS

The records review of the subject area that was conducted at the ASM revealed that one survey had been conducted, 1990-63.ASM, and two sites had been previously recorded for Township 8 South, Range 7 East, S $\frac{1}{2}$ and NE $\frac{1}{4}$ of Section 8, Section 9, SW $\frac{1}{4}$ of Section 10, Section 14, 15, 16, 17, 20, 21, 22, and 23 (Attachment 1).

CONCLUSION

**Class I Cultural Resources Survey for the
Proposed Eloy Rezoning Project Area**

November 15, 2002
Page 2

A site file search was conducted for those areas within the vicinity of the proposed Eloy Rezoning Project Area. The proposed project area has been subjected to one survey, 1990-63.ASM, which covered limited areas within the proposed project area (Attachment 1). There are two known archaeological sites within this area that contain significant archaeological remains, AZ AA:6:3 (ASM) and AZ AA:6:35 (ASM) (Attachment 1). The ASM Site Files Department's research indicated that investigations of AZ AA:6:3 by Northland Research in 1988 uncovered a large Hohokam village site encompassing 60 ha (approximately 148 acres) where 497 features were found including burial sites. ASM also indicated that less than 0.1 percent of this area was excavated.

In a response to WestLand's request for a site file search of the subject area, the ASM Assistant Permits Administrator, Su Benaron, recommended an archaeological surface inspection of the proposed project area to determine if additional important prehistoric or historic sites are on the land and an approved Data Recovery Plan for AZ AA:6:3 (ASM) archaeological site that will address its significance in the larger Santa Cruz Flats Archaeological Project Area (Attachments 1 and 2). This recommendation was made based on extensive evidence of prehistoric sites found from surveys that have been conducted in surrounding areas. However, the requirement to conduct archaeological survey for clearance only pertains to projects that fall under federal nexus (i.e. National Pollutant Discharge Elimination System (NPDES) or Section 404 of the Clean Water Act).

Additionally, pursuant to Arizona Revised Statute 41-844, should mortuary remains be uncovered during project clearance activities, work should stop at that location and a qualified archaeologist should be brought in to examine the remains.

Attachments: Response Letter from ASM dated October 11, 2002 (map attached)
Response Letter from ASM dated October 14, 2002

TECHNICAL MEMORANDUM

Prepared for: Mr. Tim Ensign
Marklin Properties, LLC

Prepared by: WestLand Resources, Inc

Date: November 14, 2002

Subject: **PRELIMINARY ENVIRONMENTAL AND BIOLOGICAL ANALYSIS
FOR THE ELOY REZONING PROJECT**
WestLand Resources, Inc Job No. 901.01

INTRODUCTION

This report documents the findings of a preliminary environmental and biological analysis conducted on behalf of the Marklin Properties, LLC for their proposed Eloy Rezoning project located in Township 8 South, Range 7 East in Pinal County. WestLand Resources, Inc. (WestLand) was retained by Marklin Properties, LLC to conduct this analysis for the approximately 14- square mile proposed project area. The objectives of this analysis are to 1) document existing conditions on the site and 2) determine the potential for the occurrence of and any adverse impacts the project may have on special status species or designated critical habitat. The special status species considered in this document include U.S. Fish & Wildlife Service (USFWS) listed (endangered and threatened), proposed, and candidate species for Pinal County and special status species as identified by the Arizona Game and Fish Department (AGFD). The USFWS federal list of species for Pinal County is included as Attachment 1 and a response letter dated November 14, 2002 from the AGFD regarding special status species information within the subject area is included as Attachment 2.

METHODS

To evaluate the potential occurrence of special status species within the project area, WestLand characterized existing habitat components within the project area to allow for comparisons with habitats known to support special status species considered in this document. This was accomplished through review of habitat descriptions and geographic ranges of species on the USFWS Pinal County list of threatened, endangered, proposed, and candidate species, and evaluation of the site for its potential to support the species on the list. A WestLand biologist visited the site on November 7, 2002 to perform site evaluation.

RESULTS

SITE DESCRIPTION

The approximately 14-square mile Eloy Rezoning Project Area is located just west of Eloy and Interstate-10 within the Santa Cruz Flats (Township 8 South, Range 7 East). Viewsheds from the subject property include the Picacho Mountains to the east, the Sawtooth Mountains to the southwest, the Silver Reef Mountains to the west, and the Casa Grande Mountains to the northwest.

Elevations range from approximately 1,510 feet above mean sea level (amsl) in northwest portions to approximately 1,610 feet amsl in southeast portions of the subject area. Soils within the subject area are identified by Hendricks (1985) as Casa Grande-Mohall-La Palma Association, which are described as deep stratified, coarse to fine textured, nearly level to gently sloping soils on floodplains and lower alluvial fans¹. There is no perennial water and there are no caves, adits, shafts, rock outcroppings, or cliffs within the subject area.

VEGETATION

The subject area occurs within Lower Colorado River Valley subdivision of the Sonoran desertscrub biotic community². However, the subject area consists mainly of agricultural lands. As such, diversity of vegetation generally is less than that found in typical Lower Colorado River Valley subdivision habitats, creating an open canopy and bare ground throughout significant portions of the area. Vegetation that was commonly noted in the subject area includes mesquite (*Prosopis velutina*), Mexican palo verde (*Parkinsonia aculeata*), burroweed (*Isocoma tenuisecta*), Russian thistle (*Salsola* sp.), desert broom (*Baccharis sarothroides*), mustard species (*Sisymbrium* sp.), Johnson grass (*Sorghum halepense*), aster species (*Helianthus* sp.). Generally speaking, irrigation canals occur along the Section gridlines throughout the subject area. Vegetation diversity and tree density and stature increases along these canals due to an ephemeral water supply provided there. Vegetation noted only along these canals includes cottonwood (*Populus* sp.) and arrowweed (*Pulchea purpurascens*). The subject area has been highly disturbed due to agricultural activities, with large areas of monoculture (cotton) present and many disturbance-type species present along roadways (i.e. Russian thistle, desert broom, and Johnson grass). No saguaros (*Carnegiea gigantea*) were noted within approximately ¼-mile of the ROW.

GENERAL WILDLIFE

¹ Hendricks, D.M. 1985. Arizona Soils. College of Agriculture, University of Arizona.

² Brown, D.E., ed). 1994. Biotic Communities of the American Southwest: United States and Mexico. Desert Plants 4(1-4):1-342.

Wildlife that was noted during the site evaluation included black-tailed jackrabbit (*Lepus californicus*), desert cottontail (*Sylvilagus audubonii*), common raven (*Corvus corax*), red-winged blackbird (*Agelaius phoeniceus*), American kestrel (*Falco sparverius*), prairie falcon (*Falco mexicanus*), red-tailed hawk (*Buteo jamaicensis*), loggerhead shrike (*Lanius ludovicianus*), turkey vulture (*Cathartes aura*), and mourning dove (*Zenaida macroura*).

INITIAL SCREENING ANALYSIS

The USFWS lists 18 special status species (federally endangered, threatened, proposed, and candidate species, and species with federal conservation agreements) as occurring or suspected to occur within Pinal County (Attachment 1). The AGFD Heritage Data Management System (HDMS) does not indicate the presence of any special status species as occurring in the subject area (Attachment 2). Upon initial review of the federal list and subject area, it was determined that there is low to no potential for the occurrence of all the species found on this list and there is no designated critical habitat within the subject area. These species have ranges that do not include the project area and/or are found in habitats dissimilar to those within the proposed project area and, therefore, are not expected to occur within the proposed project area. One species, the bald eagle (*Haliaeetus leucocephalus*), may occasionally fly over the subject area during migration but habitat within the subject area is not similar to habitats known to support this species. These determinations were based upon field habitat analysis and review of information available regarding the species, comparisons of information with habitats available at the project site, and the known ranges of the species.

CONCLUSION

WestLand has evaluated the potential for the presence of the 18 special status species that are listed as federally endangered, threatened, proposed, and candidate species, and species with federal conservation agreements that are known or suspected to occur within Pinal County (Attachment 1). Of these species, all have low to no potential to occur within the subject area. Therefore, no adverse effects are expected to occur due to proposed project activities. There are no special status species that are known to occur within the subject area as indicated by the AGFD HDMS (Attachment 2).

Attachments: Listed, Proposed, and Candidate Species for Pinal County, Arizona
Response Letter from Arizona Game and Fish Regarding Special Status Species

LISTED, PROPOSED, AND CANDIDATE SPECIES FOR PINAL COUNTY, ARIZONA

(Main Source: U.S. Fish & Wildlife Department, Listed, Proposed, and Candidate Species for Arizona, November 28, 2001 with Website Updates))
TOTAL = 18

Name	Status	Critical Habitat	Recovery Plan	CFR	Description	Elevation Range (ft.)	Habitat
Arizona hedgehog cactus (<i>Echinocereus triglochidiatus arizonicus</i>)	Endangered	No	No	44 FR 61556, 10-15-79	Dark green cylindroid that is 2.5 to 12 inches in diameter, single or in clusters, 1 to 3 gray or pinkish central spines with the largest deflexed and 5 to 11 shorter radial spines. Flower: brilliant red, side of stem in April through May.	3,700 – 5,200	Ecotone between interior chaparral and madrean evergreen woodland.
Nicholl's Turk's head cactus (<i>Echinocactus horizionthalonius</i> var. <i>nicholii</i>)	Endangered	No	No	44 FR 61927, 10-26-97	Blue-green to yellowish-green, columnar, 18 inches tall, 8 inches in diameter, spine clusters have 5 radial and 3 central spines (one downward short and 2 upward and red or basally gray). Flower: pink with woolly white fruit.	2,400 – 4,100	Sonoran desert scrub at the foot of limestone mountains and on inclined terraces and saddles on limestone mountains.
Lesser long-nosed bat (<i>Leptonycteris curasoae yerbabuena</i>)	Endangered	No	Yes	53 FR 38456, 09-30-88	Elongated muzzle with a small leaf nose and long tongue. Yellowish brown or gray above and cinnamon brown below. Tail minute and appears to be lacking. Easily disturbed.	less than 6,000	Desert scrub habitat with agave and columnar cacti present as food plants.
Desert Pupfish (<i>Cyprinodon macularius</i>)	Endangered	Yes	Yes	51 FR 10842, 03-31-86	Small (2 inches), smoothly rounded body shape with narrow vertical bars on the sides. Breeding males are blue on the head and sides with yellow on tail. Females and juveniles have a tan- to olive-colored back and silvery sides.	less than 5,000	Shallow springs, small streams, and marshes. Tolerates saline and warm water.
Gila topminnow (<i>Poeciliopsis occidentalis occidentalis</i>)	Endangered	No	Yes	32 FR 4001, 03-11-67	Small (2 inches), guppy-like, live bearing, and lacks dark spots on its fins. Breeding males are jet black with yellow fins.	less than 4,500	Small streams, springs, cienegas, and with shallows.

Name	Status	Critical Habitat	Recovery Plan	CFR	Description	Elevation Range (ft.)	Habitat
Loach minnow (<i>Tiaroga cobitis</i>)	Threatened	Yes	Yes	51 FR 39468, 10-28-86; 59 FR 10898, 03-08-94	Small (less than 3 inches), slender, elongated fish. Olive colored with dirty white spots at the base of the dorsal and caudal fins. Breeding males are vivid red on mouth and base of fins.	less than 8,000	Small to large perennial streams with swift, shallow water over cobble and gravel.
Razorback sucker (<i>Xyrauchen texanus</i>)	Endangered	Yes	Yes	56 FR 54957, 10-23-91; 59 FR 13374, 03-21-94	Large (up to 3 feet and up to 16 pounds), long with high, sharp-edged, keel-like hump behind the head. Flattened on top, olive-brown above to yellowish below.	less than 6,000	Riverine and lacustrine areas. Generally, not in fast moving water and may use backwaters.
Spinedace (<i>Meda fulgida</i>)	Threatened	Yes	Yes	51 FR 23769, 07-01-86; 65 FR 24327, 04-25-00	Small (less than 3 inches long) and slim with silvery sides and "spine" on the dorsal and pelvic fins. Breeding males are a brassy golden color.	less than 6,000	Moderate to large perennial streams in shallow riffles and moderate to swift currents or pools with a sand or gravel substrate.
Bald eagle (<i>Haliaeetus leucocephalus</i>)	Threatened	No	Yes	60 FR 35999, 07-12-95	Large. Adults have white head and tail. Height is 28 to 38 inches with a wingspan of 66 to 96 inches. Those one to four years of age are dark with varying degrees of mottled brown plumage. Feet bare of feathers.	varies	Large trees or cliffs near water (reservoirs, rivers, and streams) with abundant prey.
Brown pelican (<i>Pelecanus occidentalis californicus</i>)	Endangered	No	Yes	35 FR 16047, 10-13-70; 35 FR 18320, 12-02-70	Large, dark gray-brown, webbed-footed water bird with a pouch underneath its long bill. Adults have a white head and neck, brownish black breast, and silver-gray upper parts.	varies	Coastal land and islands. Arizona lakes and rivers. A subspecies is an uncommon transient in Arizona.
Cactus ferruginous pygmy-owl (<i>Glaucidium brasilianum cactorum</i>)	Endangered	No	No	62 FR 10730, 03-10-97	Small (approximately 7 inches), diurnal owl. Reddish-brown overall color with cream-colored belly streaked with reddish brown. Some individuals are grayish brown.	less than 4,000	Mature cottonwood/willow, mesquite bosques, and Sonoran desertscrub.
Mexican spotted owl (<i>Strix occidentalis lucida</i>)	Threatened	Yes	Yes	56 FR 14678, 04-11-91; 66 FR 8530, 02-01-01	Medium-sized with dark eyes and no ear tufts. Brownish and heavily spotted with white or beige.	4,100 – 9,000	Nests in canyons and dense forests with multi-layered foliage structure.

Name	Status	Critical Habitat	Recovery Plan	CFR	Description	Elevation Range (ft.)	Habitat
Southwestern willow flycatcher (<i>Empidonax traillii extimus</i>)	Endangered	Yes	No	60 FR 10694, 02-27-95	Small passerine (about 6 inches) with a grayish-green back and wings, whitish throat, light olive-gray breast and pale yellowish belly. Two wingbars are visible. Eye-ring is faint or absent.	less than 8,500	Cottonwood/willow and tamarisk vegetation communities along rivers and streams.
Yuma clapper rail (<i>Rallus longirostris yumanensis</i>)	Endangered	No	Yes	32 FR 4001, 03-11-67; 48 FR 34182, 07-27-83	Water bird with long legs, short tail, and long, slender, decurved bill. Mottled brown on gray on its rump. Flanks and undersides are dark gray with narrow vertical stripes producing a barring effect.	less than 4,500	Fresh water and brackish marshes with dense emergent riparian vegetation.
Gila Chub (<i>Gila intermedia</i>)	Proposed Endangered	No	No	-----	Deep compressed body, flat head, dark olive-gray color above, silver sides. Endemic to Gila River Basin.	2,000 – 3,500	Pools, springs, cienegas, and streams.
Mountain plover (<i>Charadrius montanus</i>)	Proposed Threatened	No	No	64 FR 7587, 02-16-99	Wading bird; compactly built; in breeding season with white forehead and line over the eye; contrasting with dark crown; nondescript in winter. Voice is a low, variable whistle.	varies	Open arid plains, short-grass prairies, and cultivated form.
Acuna Cactus (<i>Echinomastus erectocentrus acunensis</i>)	Candidate	No	No	-----	Less than 12-inches high spine clusters borne on tubercles each with a groove on the upper surface. Two to three central spines and 12 radial spines. Flowers: pink to purple.	1,300 – 2,000	Well-drained knolls and gravel ridges in Sonoran desertscrub.
Yellow-billed cuckoo (<i>Coccyzus americanus</i>)	Candidate	No	No	66 FR 38611, 07-25-01	Medium-sized bird with a slender, long-tailed profile, and slightly down-curved bill, which is blue-black with yellow on the lower half. Plumage is grayish-brown above and white below with rufous primary flight feathers.	less than 6,500	Large blocks of riparian woodlands (cottonwood, willow, or tamarisk galleries).

APPENDICES

Appendix F: Recommended Plant Palette List

LANDSCAPE ZONE #1 (Primary – Community Entry):

Botanical Name	Common Name
Trees:	
<i>Acacia</i> spp.	Acacia
<i>Bauhinia congesta</i>	Anacacho Orchid
<i>Carya illinoensis</i>	Pecan
<i>Cercidium</i> spp.	Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Fraxinus greggii</i>	Gregg Ash, Littleleaf Ash
<i>Olea europaea</i> ‘Swan Hill’	Fruitless Olive
<i>Olneya tesota</i>	Ironwood
<i>Palmae</i> spp.	Palm
<i>Pinus</i> spp.	Pine
<i>Pithecellobium</i> spp.	Ebony
<i>Prosopis</i> spp.	Hybrid Mesquite
<i>Quercus virginiana</i> ‘Heritage’	Heritage Oak
Shrubs:	
<i>Acacia</i> spp.	Acacia
<i>Atriplex canescens</i>	Four Wing Saltbush
<i>Berberis</i> spp.	Barberry
<i>Caesalpinia gilliesii</i>	Bird of Paradise
<i>Caesalpinia pulcherrima</i>	Red of Paradise
<i>Calliandra eriophylla</i>	Fairy Duster
<i>Chamaerops humilis</i>	Mediterranean Fan Palm
<i>Coursetia microphylla</i>	Baby Bonnets
<i>Cupressus sempervirens</i> ‘Stricta’	Italian Cyprus
<i>Dalea</i> spp.	Dalea
<i>Elaeagnus ebbingei</i>	Ebbing Silverberry
<i>Encelia farinose</i>	Brittlebush
<i>Feijoa sellowiana</i>	Pineapple Guava
<i>Jasminum mesneyi</i>	Primrose Jasmine
<i>Larrea tridentata</i>	Creosote
<i>Nolina</i> spp.	Bear Grass
<i>Plumbago scandens</i>	Plumbago
<i>Salvia</i> spp.	Salvia
<i>Simmondsia chinensis</i>	Jojoba
<i>Sophora secundiflora</i>	Texas Mountain Laurel

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Vauquelinia californica
Viguiera deltoidei
Vitex agnus-castus

Arizona Rosewood
 Goldeneye
 Monk's Pepper Tree

Accent Shrubs:

Agaves pp.
Cactus spp.
Dasyilirion spp.
Fouquieria splendens
Opuntia spp.
Penstemon spp.
Yucca spp.

Century Plant
 Cactus
 Desert Spoon, Sotol
 Ocotillo
 Prickly Pear
 Penstemon
 Native Yuccas

Ground Covers/Vines:

Antigonon leptopus
Berlandiera lyrata
Calylophys hartwegii
Dalea spp.
Ficus pumila
Mascagnia macroptera
Oenothera spp.
Rosa banksiae
Rosmarinus officinalis
Teucrium chamaedrys
Verbena spp.

Queen's Wreath
 Chocolate Flower
 Calylophus
 Dalea
 Creeping Fig
 Yellow Orchid
 Primrose
 Lady Bank's Rose
 Rosemary
 Germander
 Verbena

LANDSCAPE ZONE #2 (Secondary – Collector Entry):

Botanical Name	Common Name
Trees:	
<i>Carya illinoensis</i>	Pecan
<i>Celtis reticulata</i>	Western Hackberry
<i>Cupressus arizonica</i>	Arizona Cyprus
<i>Fraxinus velutina</i>	Arizona Ash
<i>Pistachia chinensis</i>	Chinese Pistache
<i>Quercus virginiana</i> 'Heritage'	Heritage Oak
Shrubs:	

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Buddleia marrubifolia

Cassia spp.

Cordia parviflora

Leucophyllum spp.

Myrtus communis

Rosa banksiae

Rosmarinus officinalis

Woolly Butterfly Bush

Cassia

Little-Leaf Cordia

Texas Ranger

Classic Myrtle

Lady Bank's Rose

Rosemary

Accent Shrubs:

Aloe barbadensis

Hesperaloe parviflora

Muhlenbergia spp.

Aloe Vera

Red Yucca

Deer Grass

Ground Covers:

Acacia redolens

Lantana montevidensis

Trailing Acacia

Trailing Lantana

LANDSCAPE ZONE #3 (Tertiary – Residential):

All plant materials in the Primary and Collector Landscape Zones, plus the following:

Botanical Name	Common Name
Trees:	
<i>Brachychiton populneus</i>	Bottle Tree
<i>Brahea armata</i>	Mexican Blue Palm
<i>Carya illinoensis</i>	Pecan
<i>Citrus</i> spp.	Citrus
<i>Fraxinus velutina</i> 'Rio Grande'	Fan-Tex Ash
<i>Lysiloma thornberi</i>	Feather Tree
<i>Quercus virginiana</i> 'Heritage'	Heritage Oak
<i>Trachycarpus fortunei</i>	Windmill Palm
Shrubs:	
<i>Campsis radicans</i>	Trumpet Creeper
<i>Jasminum humile</i>	Italian Jasmine
<i>Juniperus</i> spp.	Juniper
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Nerium oleander</i>	Oleander

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Pittosporum spp.
Plumbago scandens
Punica granatum
Ruellia spp.
Xylosma congestum

Pittosporum
 Summer Snow
 Pomegranate
 Ruellia
 Xylosma

Accent Shrubs:

Asclepias spp.
Bougainvillea spp.
Euphorbia spp.

Milkweed
 Bougainvillea
 Euphorbia

Ground Covers/Vines:

Asparagus densiflorus 'Spengeri'
Gelsemium sempervirens
Myoporum parviflora
Trachelopermum spp.
Vinca major

Asparagus Fern
 Carolina Jasmine
 Myoporum
 Jasmine
 Periwinkle

REVEGETATION SEED MIX:

Botanical Name	Common Name
<i>Acacia constricta</i>	Whitethorn Acacia
<i>Acacia greggii</i>	Catclaw Acacia
<i>Aristida purpurea</i>	Purple Threeawn
<i>Atriplex canescens</i>	Four Wing Saltbush
<i>Baileya multiradiata</i>	Desert Marigold
<i>Bouteloua curtipendula</i>	Sideoats Grama
<i>Bouteloua gracilis</i>	Blue Grama
<i>Calliandra eriophylla</i>	Fairy Duster
<i>Cercidium floridum</i>	Blue Palo Verde
<i>Chilopsis linearis</i>	Desert Willow
<i>Eschscholzia californica</i>	California Poppy
<i>Forestiera neomexicana</i>	Desert Olive
<i>Gaillardia pulchella</i>	Firewheels
<i>Justicia</i> spp.	Chuparosa
<i>Larrea tridentata</i>	Creosote
<i>Oryzopsis hymenoides</i>	Indian Ricegrass
<i>Penstemon parryi</i>	Parry's Penstemon
<i>Sphaeralcea ambigua</i>	Desert Globe Mallow

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Additional Plants will be considered upon review by the Master Developer.

PROHIBITED PLANT PALETTES:

Botanical Name	Common Name
<i>Baccharis sarothroides</i> (female)	Desert Broom
<i>Cynodon dactylon</i>	Common Bermuda
<i>Morus alba</i>	Mulberry Tree
<i>Olea europea</i> *	Olive Tree
<i>Parkinsonia aculeata</i>	Mexican Palo Verde
<i>Pennisetum setaceum</i>	Fountain Grass

* *Olea Europa* 'Swan Hill' is permitted

APPENDICES



A subsidiary of Phoenix West Capital Corporation

Appendix G: APS "Will Serve" Letter

60 North Brown Avenue
Casa Grande, AZ 85222

December 20 2002

AXIS CORP.
ATTN: Tim Ensign

RE: Power Availability TO SERVE NEW ELOY VALLEY COMMUNITY

To Whom It May Concern:

Thank you for the opportunity to provide information regarding electrical service to the above location. The referenced area is in Arizona Public Service Company's electric service area. We extend our facilities to serve this location in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services", Schedule #3, and the "Terms and Conditions for the Sale of Electric Service", Schedule #1, on file with the Arizona Corporation Commission at the time we begin installation for the electric facilities. Copies are enclosed for your review. Please don't hesitate to contact us should you have questions.

All trenching and conduit installation is the responsibility of the Customer and will then be inspected and approved by APS. We will provide you with the requirements and specifications. To prepare the design for electrical utility service to meet the property/lot owner needs, the following items will need to be submitted: an approved set of plans on the project, a copy of the survey results on the property, load calculations, and a copy of the recorded deed. Please forward these to my attention at your earliest opportunity.

Prior to construction, an advance payment may be required. The amount of advance payment cannot be determined until an economic analysis has been made, based in part on certain information you will be required to furnish. This payment may be refundable in accordance with section 5 of Schedule #3.

In addition, you may also incur additional costs which are non-refundable. These costs will depend upon the extent of the construction you will require that we perform to facilitate your project. An annual facilities charge may also be required in addition to the standard rates for electric service. Any APS charges will be set forth in an extension agreement which will require authorization by APS and the Customer.

It is to be understood that this letter is intended only for your general information and does not constitute any type of offer or agreement between us. If you have any questions, please feel free to CALL BEVERLY GERLACH AT 520-421-8360.

Sincerely,

A handwritten signature in black ink, appearing to read "Beverly Gerlach", is written over a horizontal line.

BEVERLY GERLACH
DESIGN PROJECT LEADER

Enclosures: Schedule 1, Schedule 3

850-80AC Ver. 1.1 (11-01)

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Appendix H: SW Gas "Will Serve" Letter



SOUTHWEST GAS CORPORATION

December 23, 2002

Mike Markakis
JSM Investments

Subject: **NATURAL GAS AVAILABILITY**

Thank you for your recent inquiry concerning the availability of natural gas for your project located at Eloy Valley, Eloy, Arizona. Southwest Gas Corporation currently has a 4" distribution main that runs east and west on Battaglia Rd.. Natural gas is available to serve your project in accordance with our Rule Six as filed with the Arizona Corporation Commission.

Southwest Gas Corporation extends facilities based on economic feasibility. Without reviewing a preliminary engineering plan on the project, we cannot, at this time, determine what fees, if any would be required from the owner/developer.

We look forward to hearing from you as plan progress.

If you have any questions, please feel free to contact me. I can be reached at 520/421-1673 or e-mail: doug.wiltcher@swgas.com. You may contact my assistant Josie Zorn at 520/421-1673 or e-mail: josie.zorn@swgas.com.

Sincerely,

Doug Wiltcher
Sr. Account Representative
Valley District

C Tim Ensign

Eloy Valley Specific Plan

Planned Area Development

City of Eloy, Arizona

Appendix I

Interim Project Development Plan

Sawtooth West Energy Center

Presented by:

Sawtooth Solar LLC

A subsidiary of:

EDF Renewables, inc.



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<i>Sanitary Sewer Service</i>	<i>3</i>
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List of Exhibits

- Exhibit A:** *Vicinity & Project Parcel Map*
- Exhibit B:** *Eloy Valley PAD Interim Development Context Map*
- Exhibit C:** *Conceptual Site Plan- Sawtooth West Energy Center*
- Exhibit: D** *Open Space Conservation Plan*
- Exhibit E:** *Conceptual Sections for Utility Scale Solar Development*
- Exhibit F:** *Eloy Fire District Service Boundary Map*

Utility Scale Solar – Development Concept

Sawtooth West Energy Center

The Sawtooth West Energy Center (the “Solar Project”) consists of the development and construction of a 250-MW PV solar electric generating facility with up to 250 MWs of on-site Battery Energy Storage System within 2,055-acres of the Eloy Valley PAD (herein: “Site”). The Sawtooth West Energy Center is being developed by Sawtooth Solar LLC, a subsidiary of EDFR which is a leading renewable energy company that owns and operates utility scale solar and storage sites throughout North America.

The Sawtooth West Energy Center will be designed and developed in accordance with all Eloy Valley PAD property development standards, which are substantially in conformance with the Eloy Zoning Ordinance. See **Exhibit’s: C - E**)

The Solar Project includes the placement of solar PV modules, which involves a series of parallel strings connected to PV solar modules (i.e., solar array), inverters and transformers that combined to form solar blocks. The solar blocks would be repeated as necessary to provide up to 250 MW ac of power generating capacity.

The Solar Project will also include the placement of Battery Energy Storage Systems (BESS), which are charged using energy from the solar facility’s PV system or from the electrical grid. A power plant controller is installed at the Sawtooth West Energy Center project substation to monitor the active power delivery to the Point of Interconnection (POI). This system is designed to regulate the active power outputs of the solar PV and Battery Energy Storage System inverters to the grid, limiting the maximum total facility output to the POI of 250 MW.

The Battery Energy Storage System conforms to local and national safety standards and consists of modular and scalable battery packs and battery control systems. The Battery Energy Storage System would be in pad- or post-mounted, stackable metal structures (approximately 40 feet long by 8 feet wide by 8 feet high), or in a separate building in compliance with applicable regulations.

The O&M and laydown area together encompasses approximately 21.5-acres of the Project Site, with the Project substation (5-acres) and BESS area (16-acres) together occupying another 21-acres of the northeastern area of the Solar Project Site.

The remaining Solar Project area will be set aside for the PV Solar array field and supporting structures (1,733-acres), landscaping area, dedicated Open Space Conservation area and interior access roads. (See **Exhibit C: Conceptual Site Plan** and **Exhibit I: Conceptual Sections**).

Generation Tie-Line

The Solar Project will interconnect to the APS controlled and operated 230 kV Milligan substation located approximately 2.1-mile directly west of the Property’s northeastern most corner adjacent to Milligan Rd. The short transmission interconnection connects to a 230 kV transmission line through various transmission structures within a 150-foot-wide transmission right-of-way (ROW) reserved along the route.

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The expected maximum net output at the proposed point of interconnection is up to 250 MW. (See **Exhibit A: Vicinity and Project Parcel Map**)

Fire and Safety

Fire protection will be provided to limit the risk of personnel injury, property loss, and possible disruption of the electricity generated by the Sawtooth West Energy Center. For this reason, the applicant requested and was approved by the Eloy City Council through Ord. No. 22-1547 to incorporate the Sawtooth West Energy Center into the Eloy Fire District. Once formally incorporated into the Fire district Boundary the Site will be fully serviced and under the jurisdiction of the Fire District and will comply with all applicable Fire District Standards, Policies and Fire & Safety Code Regulations (See **Exhibit J: Eloy Fire District Service Boundary Map**).

Water use for Operations, Maintenance and Construction

Most of the water use associated with the Sawtooth Energy Center will occur during the construction phase of development. Water use during construction is primarily for dust suppression and soil compaction. Total construction water demand is not anticipated to exceed 1 acre-foot per MW. Water demand for panel washing and ongoing O&M domestic use is negligible with most of the water needs reserved for fire and safety purposes only.

The Sawtooth West Energy Center will use water produced from up to two on-site wells, currently owned by EDFR. Other off-site sources or a combination of the two will serve to support the construction related activities during that phase of development. The on-site well(s) within the Sawtooth West Energy Center project site will help facilitate construction watering and operational water needs for the duration of the Solar Project's operational lifespan.

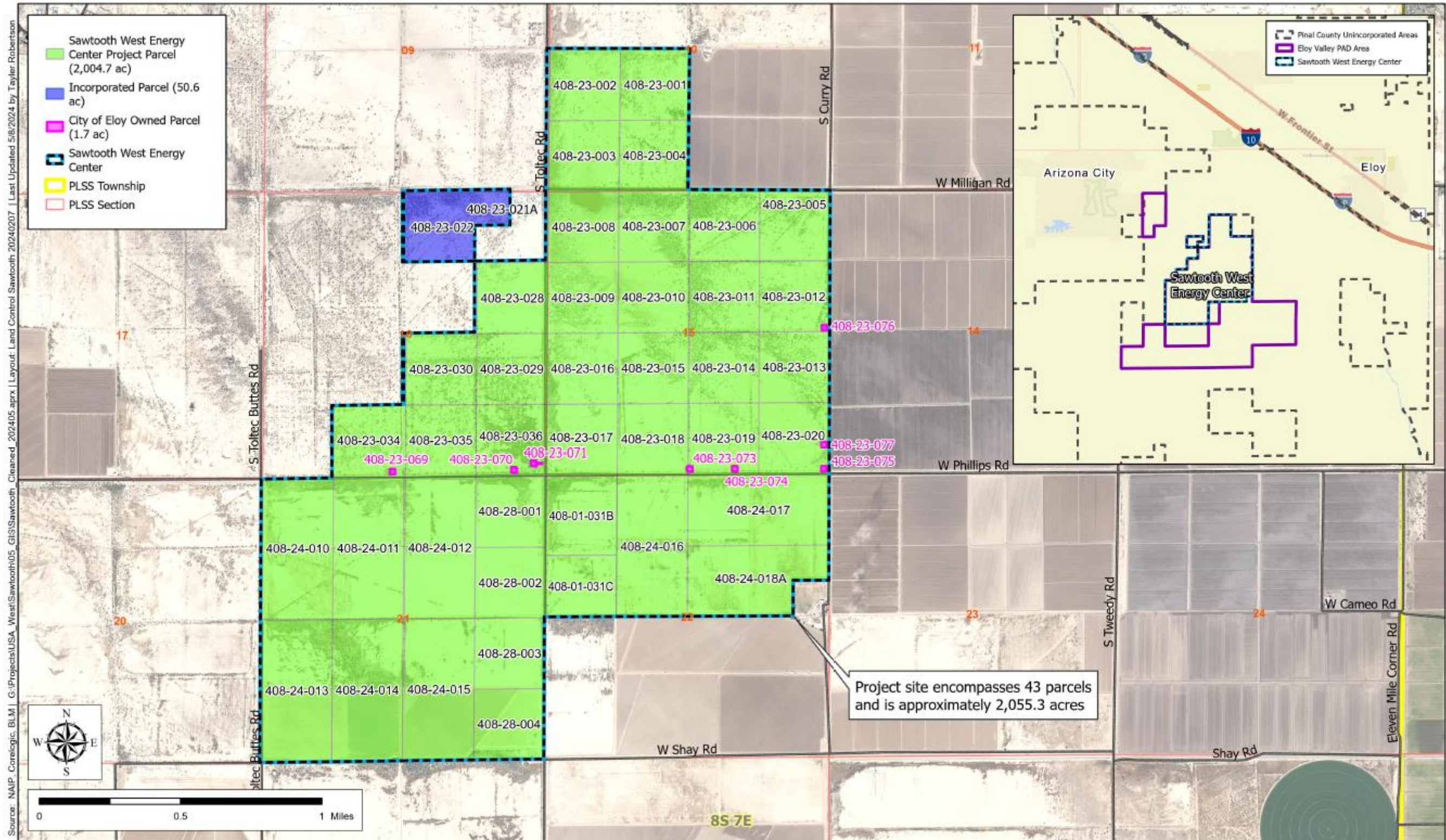
Sanitary Sewer Service

The Solar Project will not require wastewater connections to the site, nor would it generate substantial quantities of wastewater requiring municipal treatment. During construction, workers will use portable toilets. Once operational, the Solar Facility only requires a permanent staff of up to two workers.

The project includes a permanent on-site office trailer with sanitary facilities. The Solar Project will provide a septic system if wastewater service connection to the Project Site is required.

Solar Project Decommissioning

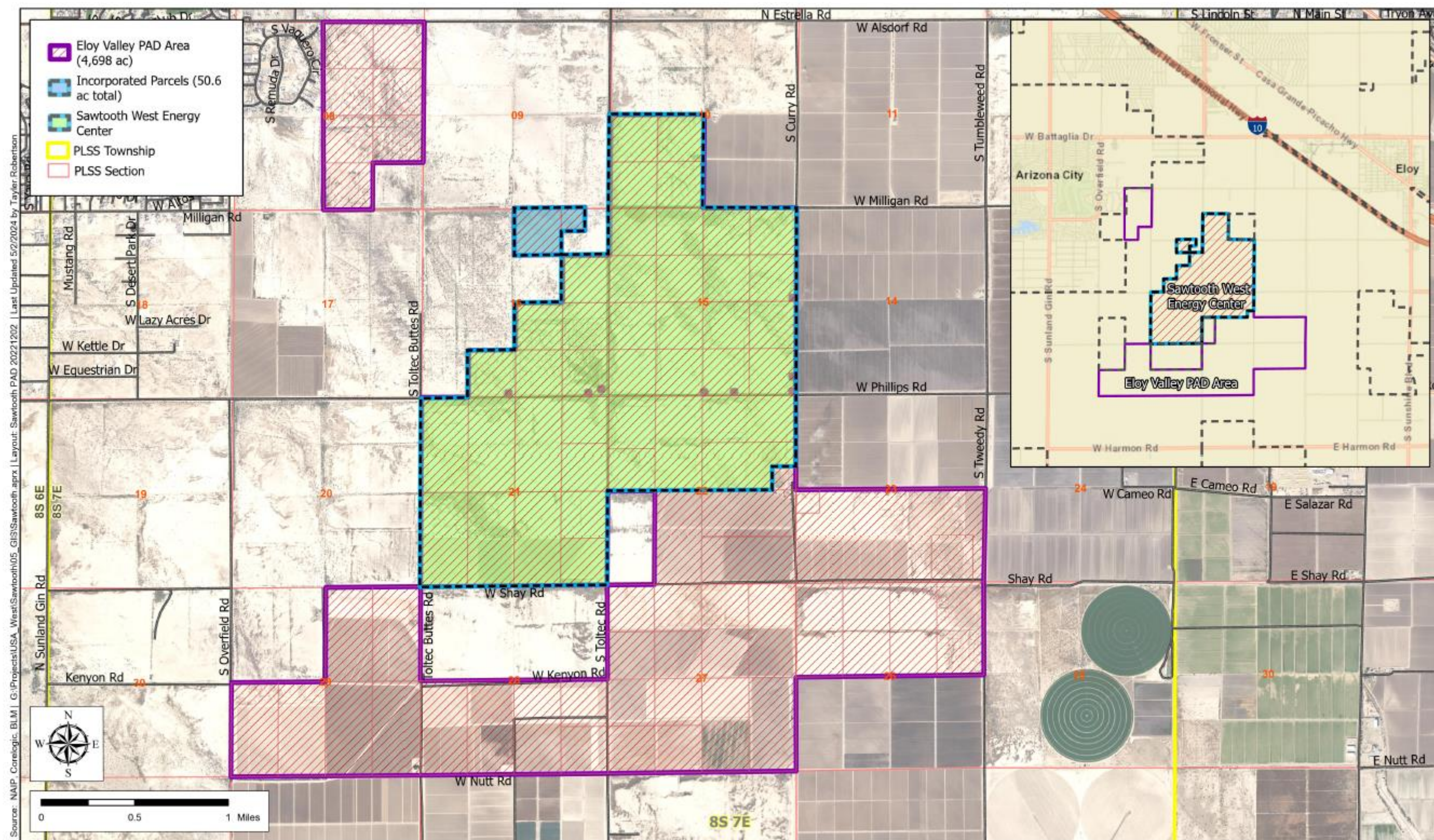
In general, all decommissioning and subsequent maintenance activities would be conducted in a manner that would minimize unnecessary disturbance. Methods of restoration, if deemed necessary when the Sawtooth West Energy Center project is terminated, would adhere to the generally accepted standard operating procedures at that time. In addition, restoration would be implemented to achieve results that would maximize reuse/recycling, where available.



Interim Project Development Plan - Sawtooth West Parcel & Vicinity Map - 5/8/2024

Exhibit A Vicinity & Project Parcel Map

Sawtooth Solar Energy Center | Pinal County, Arizona



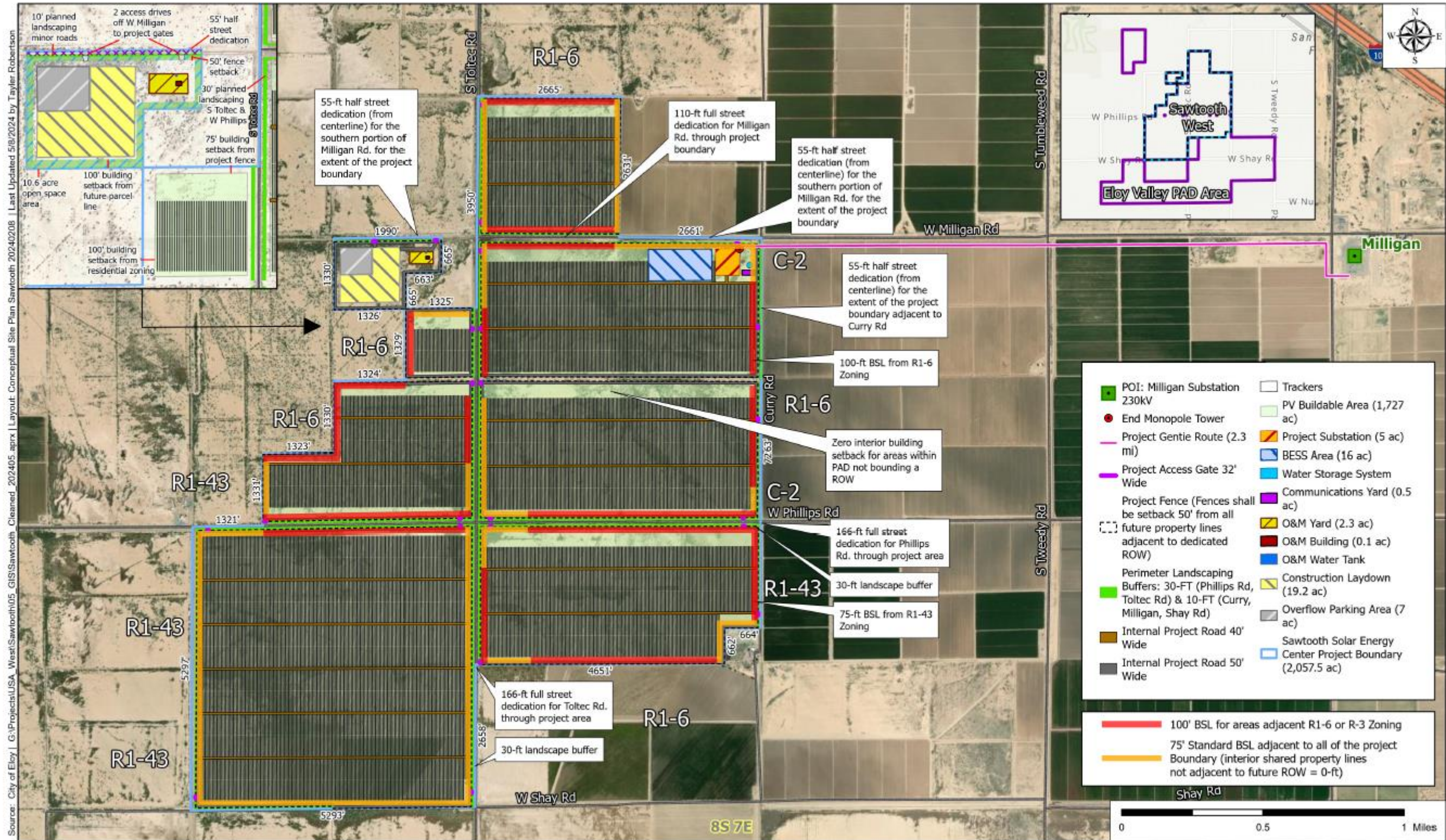
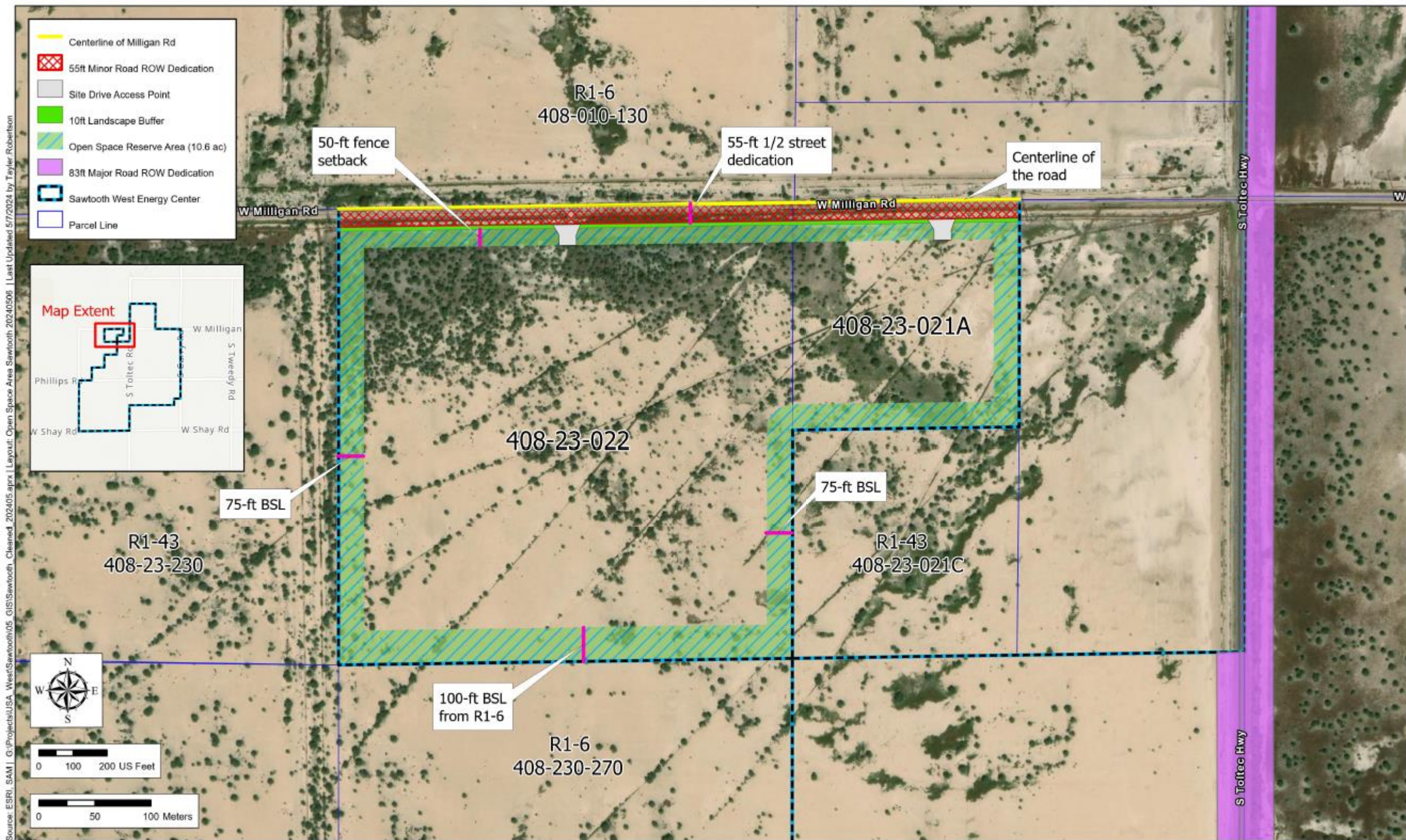


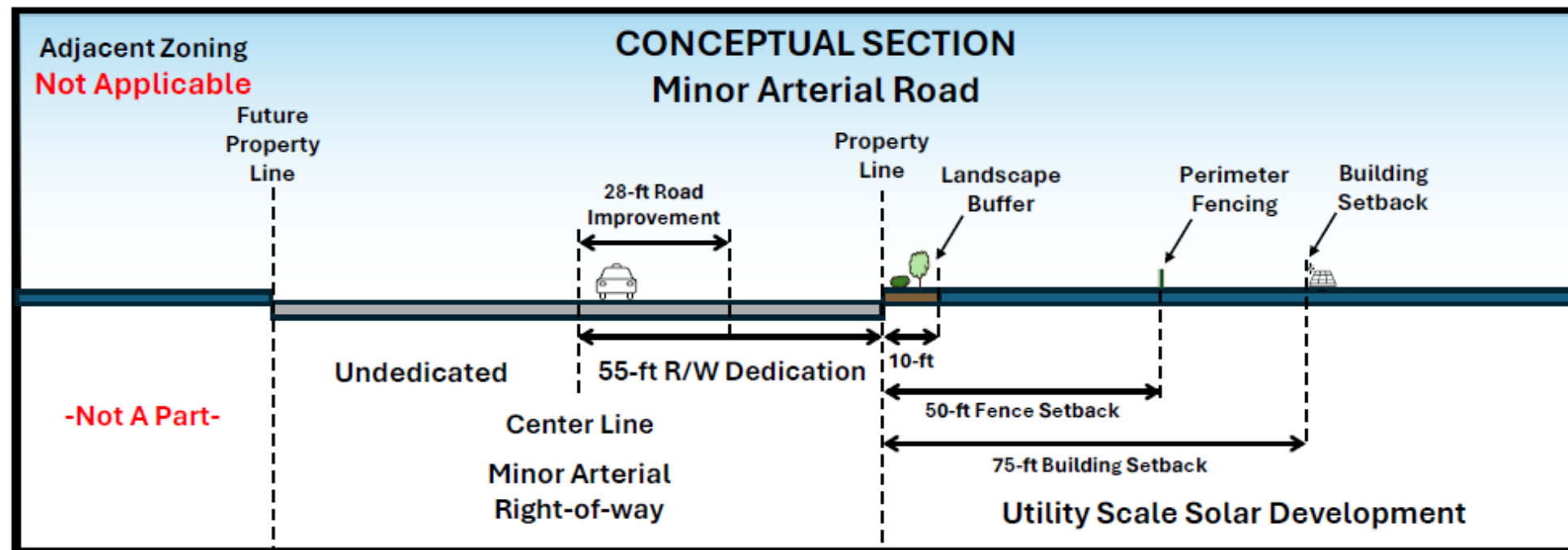
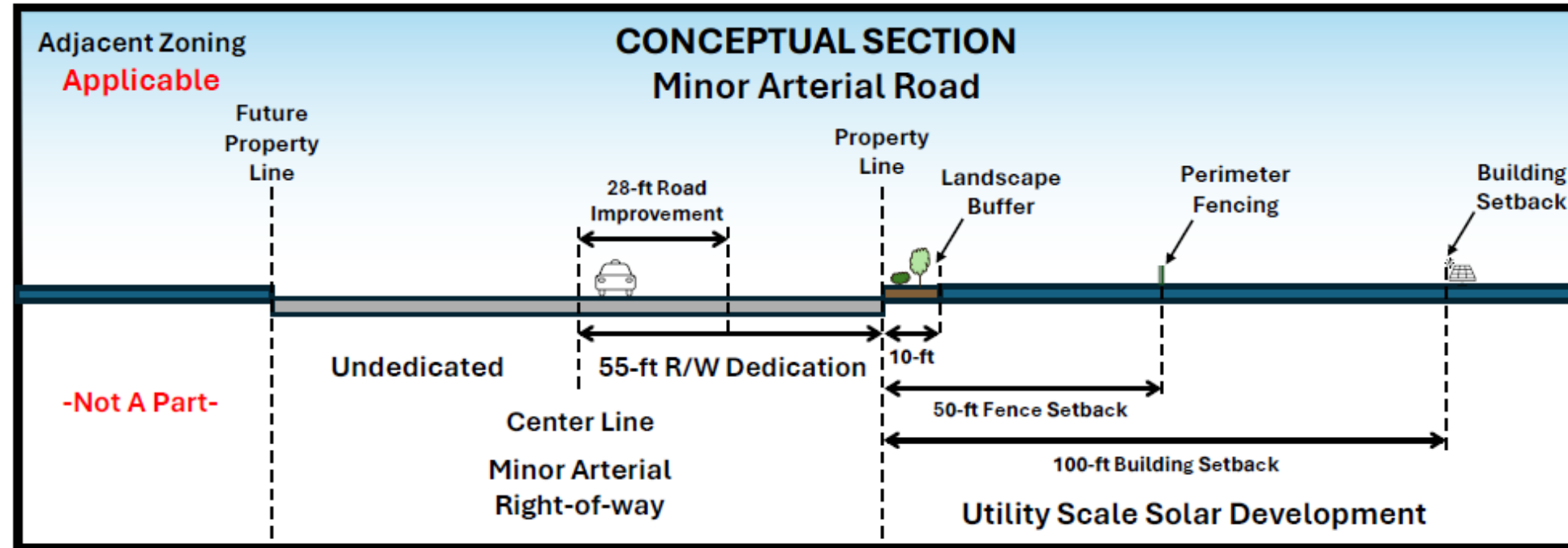
Exhibit C Conceptual Site Plan

Interim Project Development Plan - Conceptual Site Plan - 5/8/2024

Sawtooth West Solar Energy Center | Eloy, Arizona



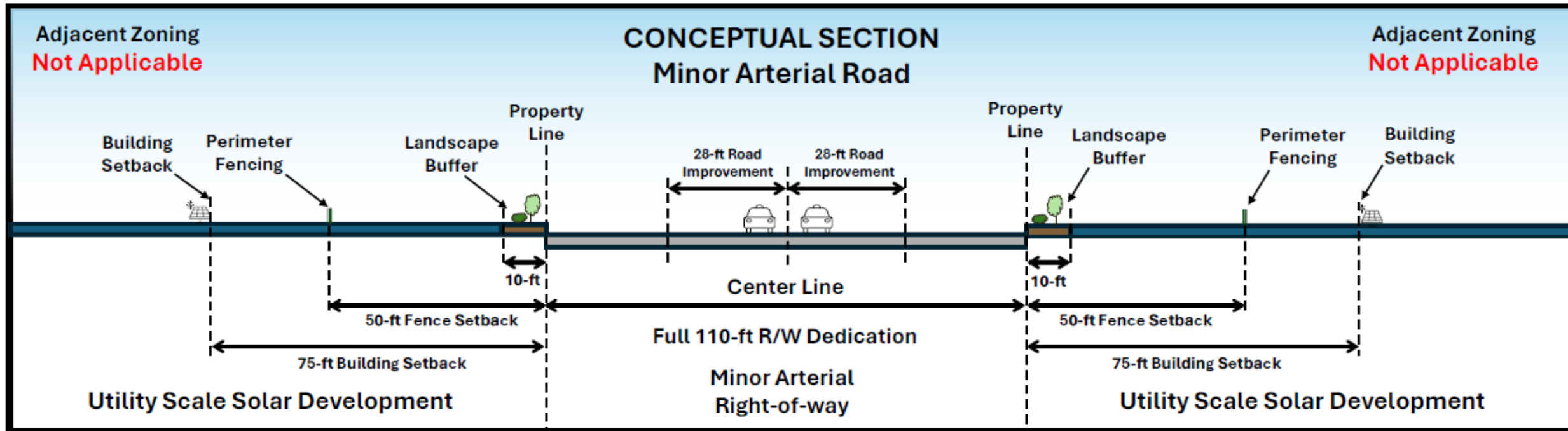
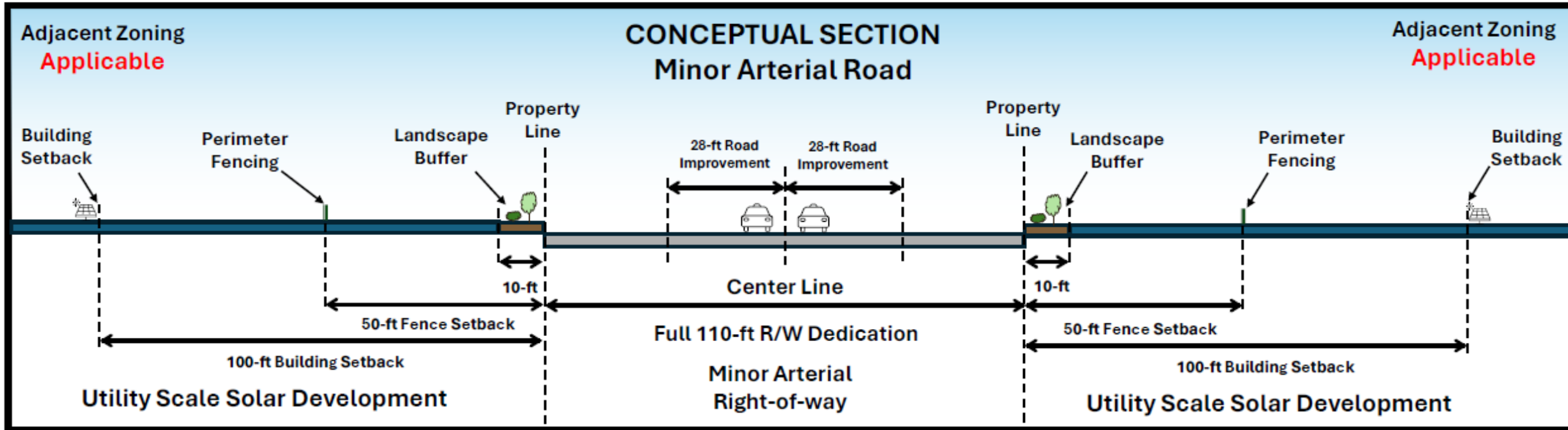
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Interim Project Development Plan – Conceptual Sections

(Major vs Minor Arterial Dedications | Perimeter Landscaping & Setbacks for Applicable vs Not Applicable Adjacent Zoning)

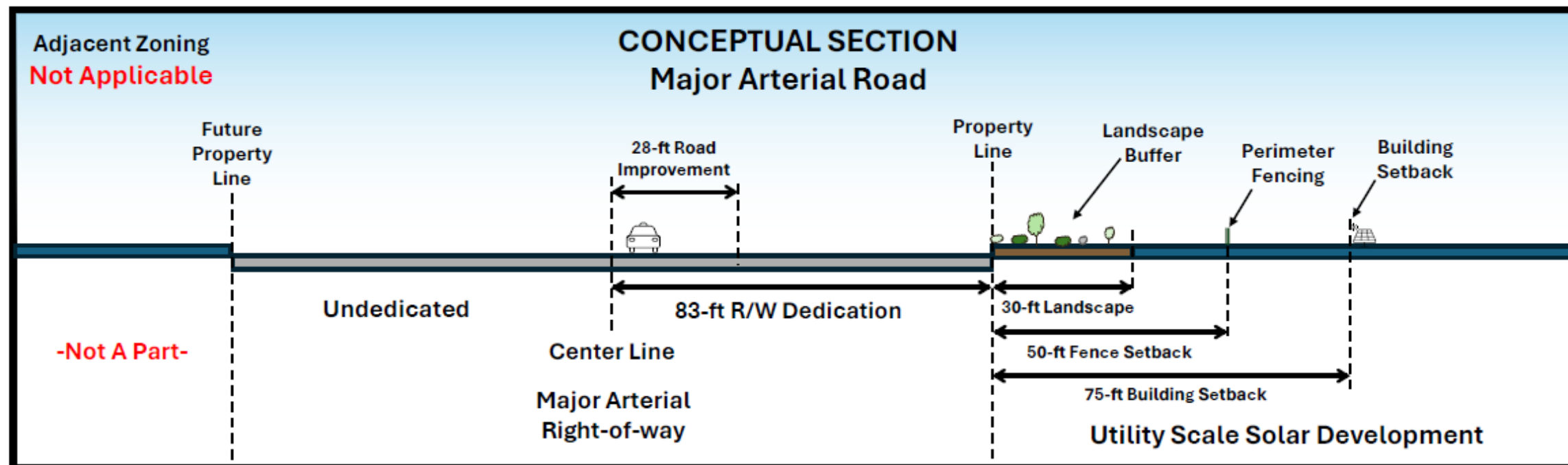
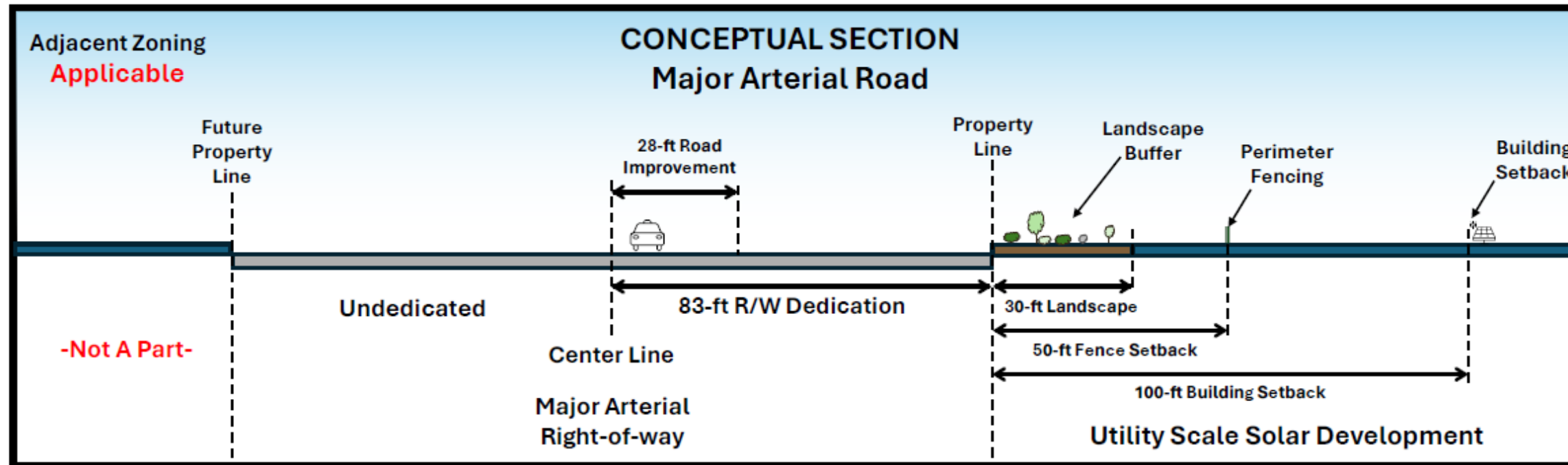
Sawtooth West Energy Center | City of Eloy, Arizona



Interim Project Development Plan – Conceptual Sections

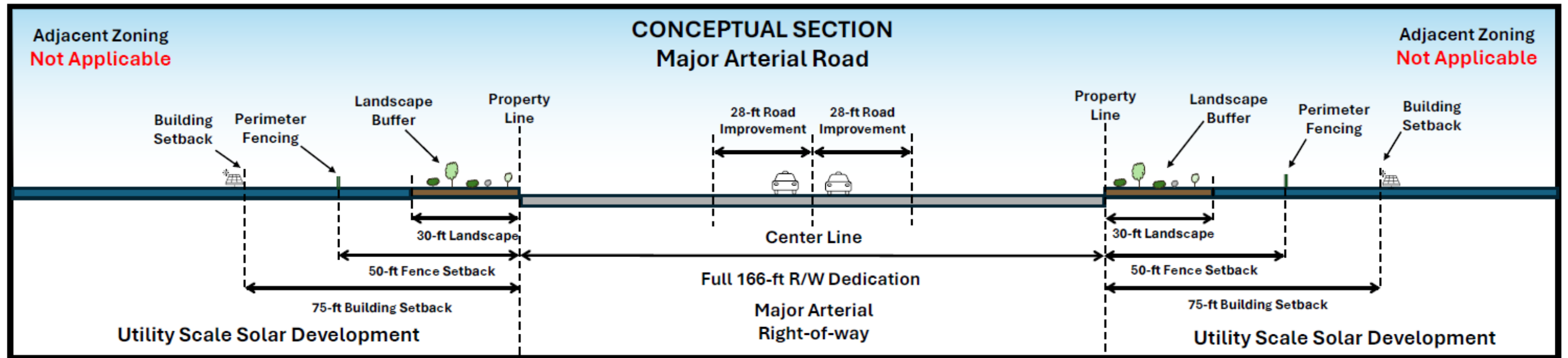
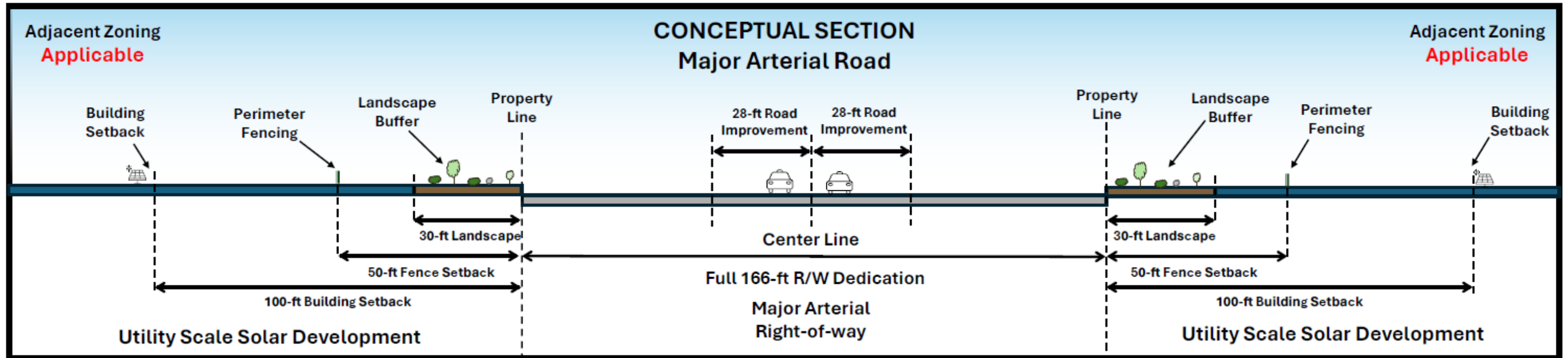
(Major vs Minor Arterial Full R/W Deductions | Perimeter Landscaping & Setbacks for Applicable vs Not Applicable Adjacent Zoning)

Sawtooth West Energy Center | City of Eloy, Arizona

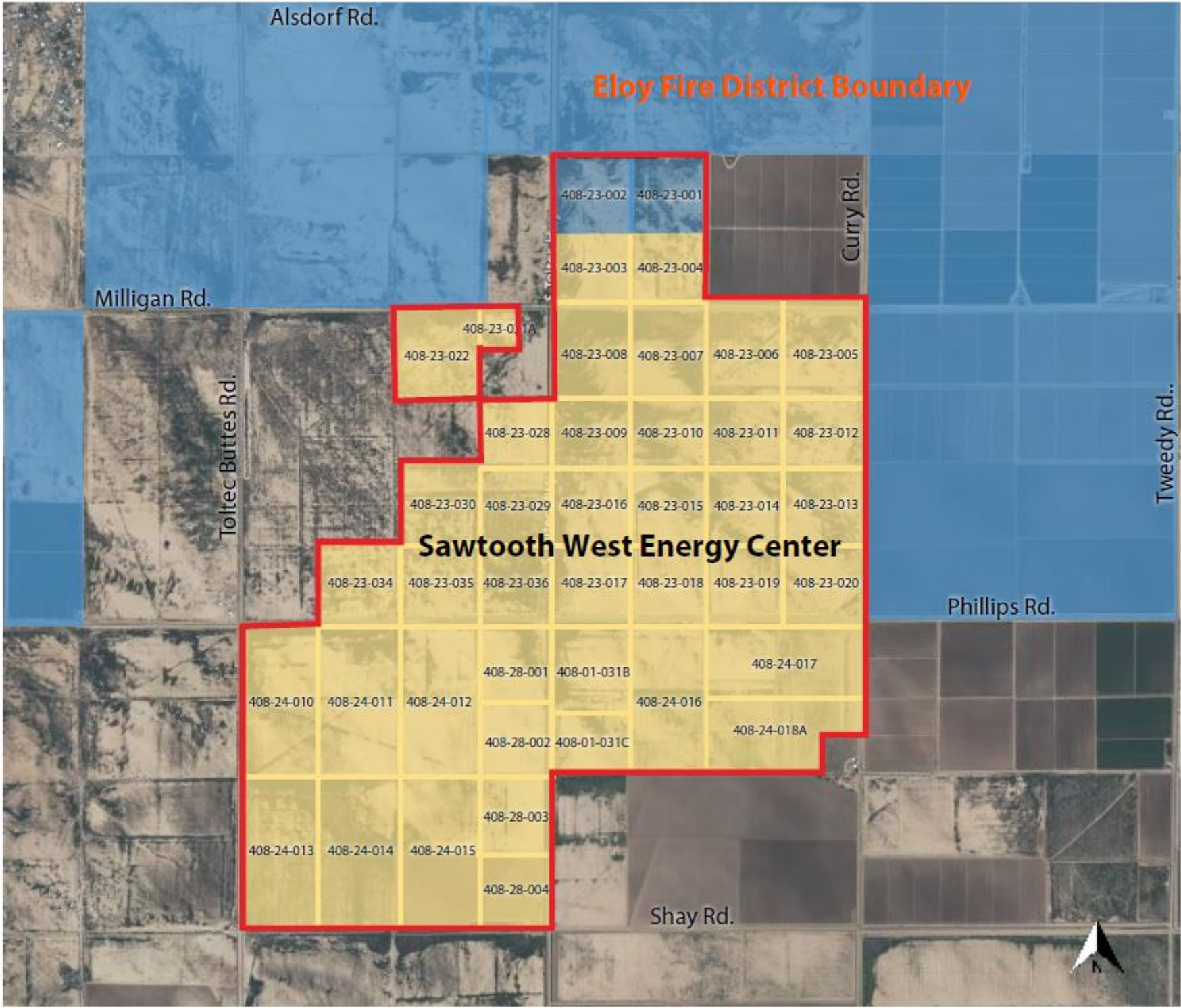


Interim Project Development Plan – Conceptual Sections

(Major vs Minor Arterial Dedications | Perimeter Landscaping & Setbacks for Applicable vs Not Applicable Adjacent Zoning)



Eloy Fire District Service Boundary Map
Sawtooth West Energy Center | Eloy, Arizona



— Sawtooth West Project Boundary

— Eloy Fire District Boundary

— Sawtooth West Parcels to be Annexed

Exhibit F Eloy Fire District Service Boundary Map

Eloy Valley Specific Plan

Planned Area Development

City of Eloy, AZ

Appendix J

Poblano Interim Project Development Plan

Poblano Project

Presented by:

Poblano Solar, LLC

A subsidiary of:

Longroad Energy Holdings, LLC



**220 Montgomery Street, Suite 860
San Francisco, CA 94104**

Appendix J

Interim Project Development Plan

Poblano Project

Table of Contents

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Fire and Safety.....	3
Water use for Operations, Maintenance and Construction	3
Solar Project Decommissioning	3

List of Exhibits

Exhibit A: Vicinity & Poblano Project Parcel Map

Exhibit B: Eloy Valley PAD – Poblano Interim Project Plan Context Map

Exhibit C: Conceptual Site Plan- Poblano Project

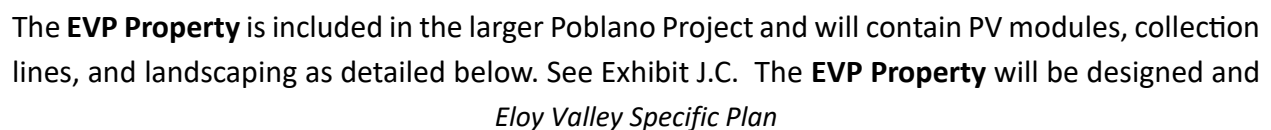
Exhibit D: Conceptual Sections for Utility Scale Solar Development

Interim Project Development Plan

Poblano Project

The Poblano Project

Poblano Project Area



developed in accordance with all Eloy Valley PAD property development standards, which are substantially in conformance with the Eloy Zoning Ordinance (“Ordinance”). See Exhibits: J.3 – J.4.

The Poblano Project will consist of photovoltaic (“PV”) modules mounted on a single axis tracking rack system. The typical height of the PV modules, when mounted on the racks, will be approximately 8 feet and the maximum height at full rotation will be approximately 14 feet. The solar arrays would be fenced for security and screened as prescribed by Section 21-3-1.39 (Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities) of the Zoning Ordinance, as amended, except as modified by this PAD amendment. Each array will include a power conversion station, and electricity will be routed to the Project substation located on the **PVI Property** by aboveground and underground collection lines. At the on-site substation, the generated electricity will be stepped up to transmission voltage of up to 230 kV and transmitted to the electrical grid via a gen-tie line that will be provided on the **PVI Property**.

The Poblano Project may include an onsite Battery Energy Storage System (“BESS”) on the **PVI Property**. The BESS location is anticipated to be near the Poblano Project substation and consist of self-contained battery storage modules placed in racks. The enclosures will have appropriate safety systems built to applicable safety regulations. Poblano will work with the local electric utilities to determine the timing and mechanics of the Project’s interconnection to the grid. Construction could begin as early as 2026, but the exact schedule will be determined based on market demand and entering necessary agreements with applicable utilities. The Poblano Project’s BESS will conform to local and national safety standards and in compliance with applicable regulations.

A proposed O&M and laydown area together encompass approximately 5.2-acres of the Poblano Project Site, with the substation (approximately 5.2-acres) and BESS area (approximately 10.5-acres) together occupying another approximate 15.7-acres. Even though the aforementioned improvements are permitted anywhere within the Poblano Project, will be provided on the **PVI Property** in the southern area of the Poblano Project site. The remaining Poblano Project area, which includes the EVP Property, is anticipated to be set aside for the PV Solar array field and supporting structures, landscaping area, and interior access roads. See Exhibit J.3.

Generation Tie-Line

The Poblano Project would interconnect to the grid via a 230 kV generation interconnection transmission (“gen-tie”) line on Milligan Road with a preferred point of interconnection to the future TS-32 Substation on the **PVI Property**. The final point of interconnection will be determined in conjunction with interconnection studies performed with Arizona Public Service (“APS”).

Fire and Safety

Fire protection will be provided to limit the risk of personnel injury, property loss, and possible disruption of the electricity generated by the Poblano Project. Poblano will work with local first responders to offer formal and informal training opportunities and establishing a site-specific Emergency Response Plan and will comply with all applicable Fire District Standards, Policies and Fire & Safety Code Regulations. A minimum of a 25,000-gallon water tank for fire suppression will be provided within the Poblano Project in a location approved by the Eloy Fire District.

Water Use for Operations, Maintenance and Construction

The Poblano Project will not require water and sewer hookups. This is a very low-water use, limited to bathroom facilities at the O&M building for approximately three to five employees and the possibility of occasionally washing the panels, which likely occurs no more than once per year. The limited water requirements are anticipated to be provided via hauled water. It is not anticipated that a sewer connection will be required. A low-volume septic system will be provided for the bathroom facilities. Most of the water use associated with the Poblano Project and **EVP Property** will occur during the construction phase of development. Water use during construction is primarily for dust suppression and soil compaction. During operation, the Poblano Project will use a small amount of water from the water tank provided for fire suppression for the operations and maintenance building, bathroom facilities, occasional washing of the solar panels, and landscape irrigation.

Streets

As part of the Poblano project improvements for the EVP Property, Milligan Road and Toltec Buttes Road will be improved in accordance with the Zoning Ordinance, as amended. These improvements will include a double chip seal pavement width of twenty-eight (28) feet within the projects' half-street rights of way. The subbase of such roadways shall be six (6) inches of aggregate base course material. Low water crossings shall be installed at grade, in locations where drainage model shows flow, and side ditches on the side of roads shall capture regular storm flows and convey flows along current drainage paths

Solar Project Decommissioning

Decommissioning and subsequent maintenance activities would be conducted in a manner that would minimize unnecessary disturbance. Methods of restoration, if deemed necessary when the Poblano Project is terminated, would adhere to the generally accepted standard operating procedures at that time and the Zoning Ordinance. In addition, restoration would be implemented to achieve results that would maximize reuse/recycling, where available.

Exhibit B: Eloy Valley PAD interim Development Context Map

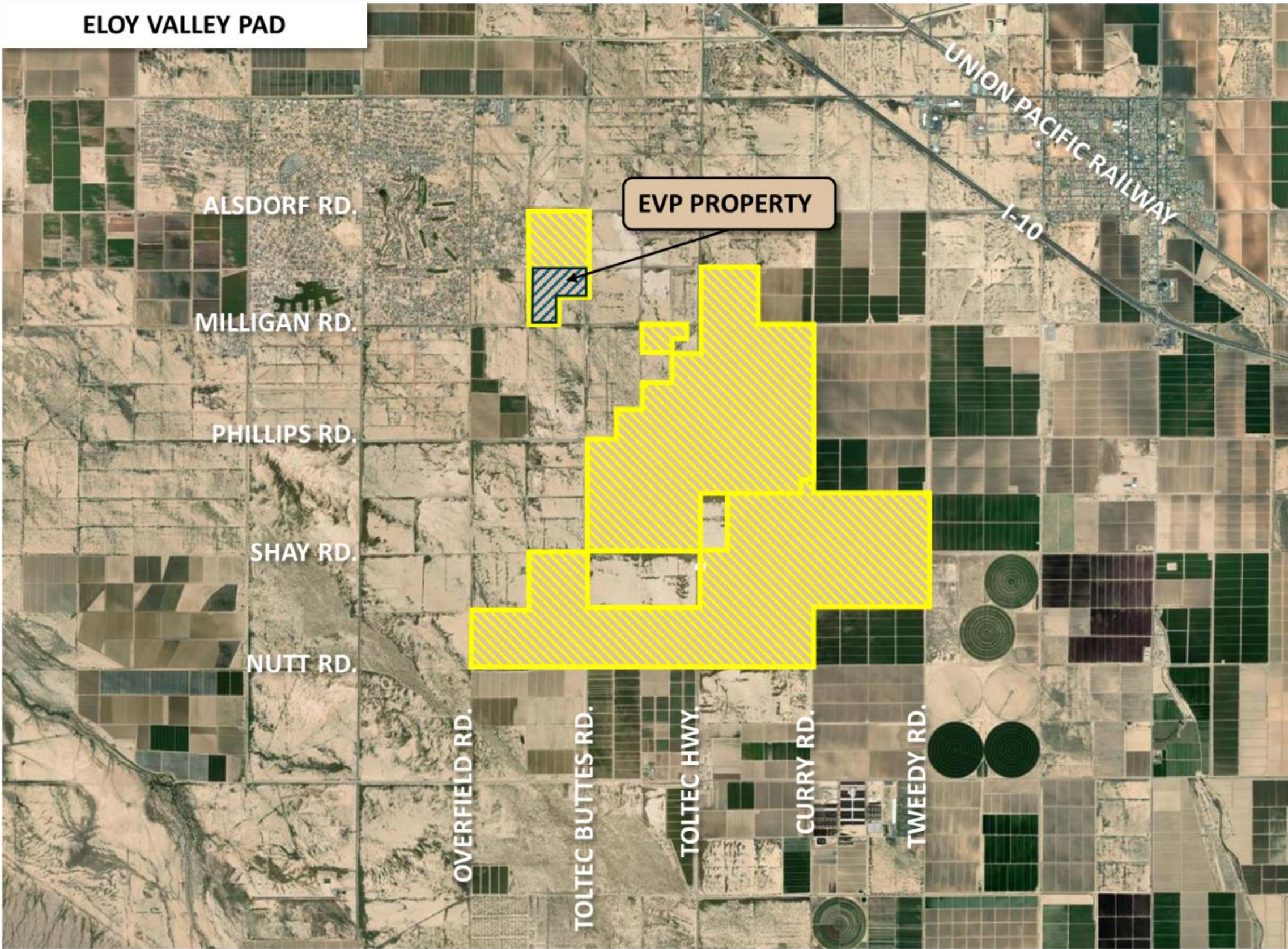


Exhibit C: Conceptual Site Plan- Poblano Project

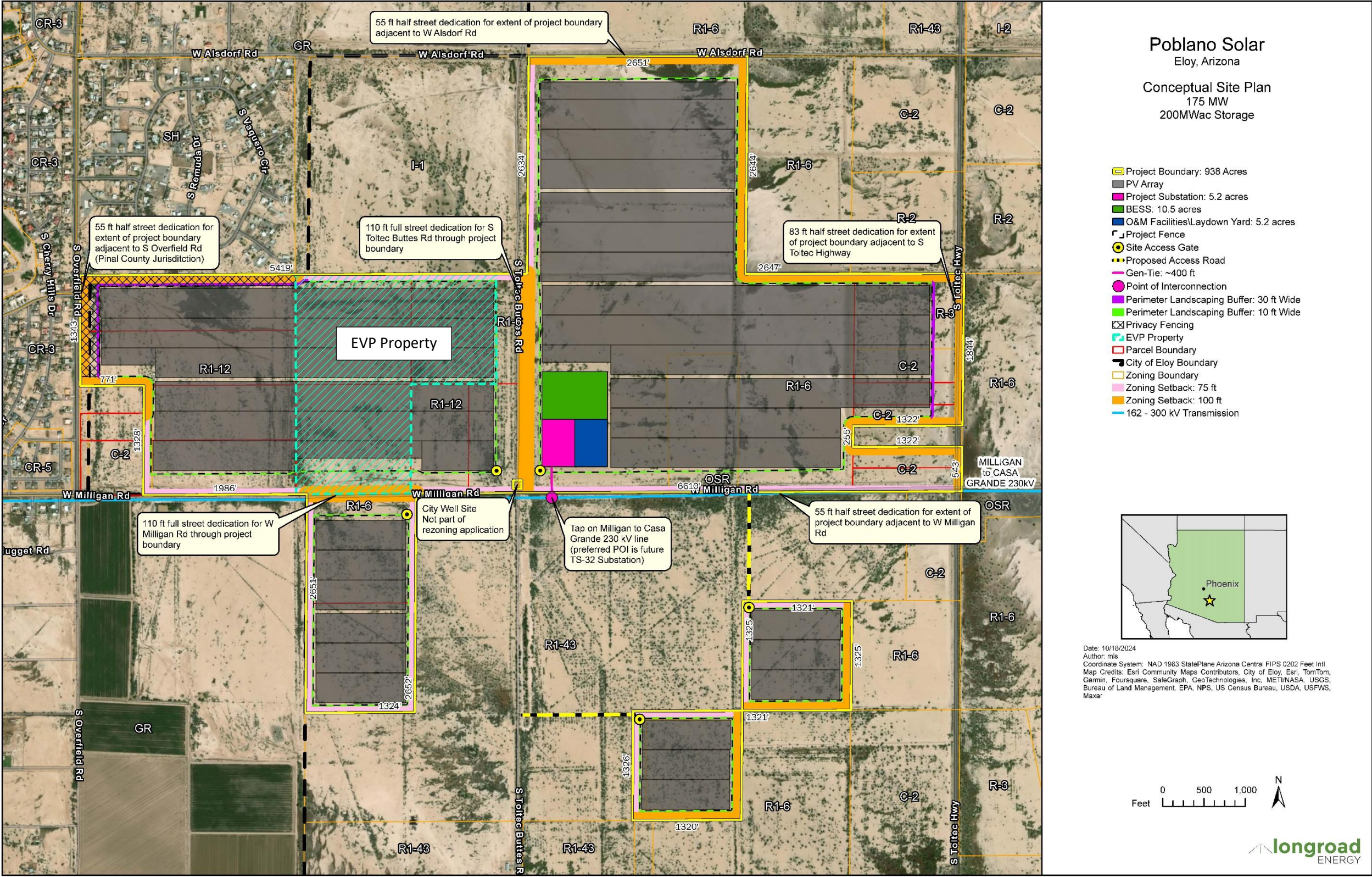
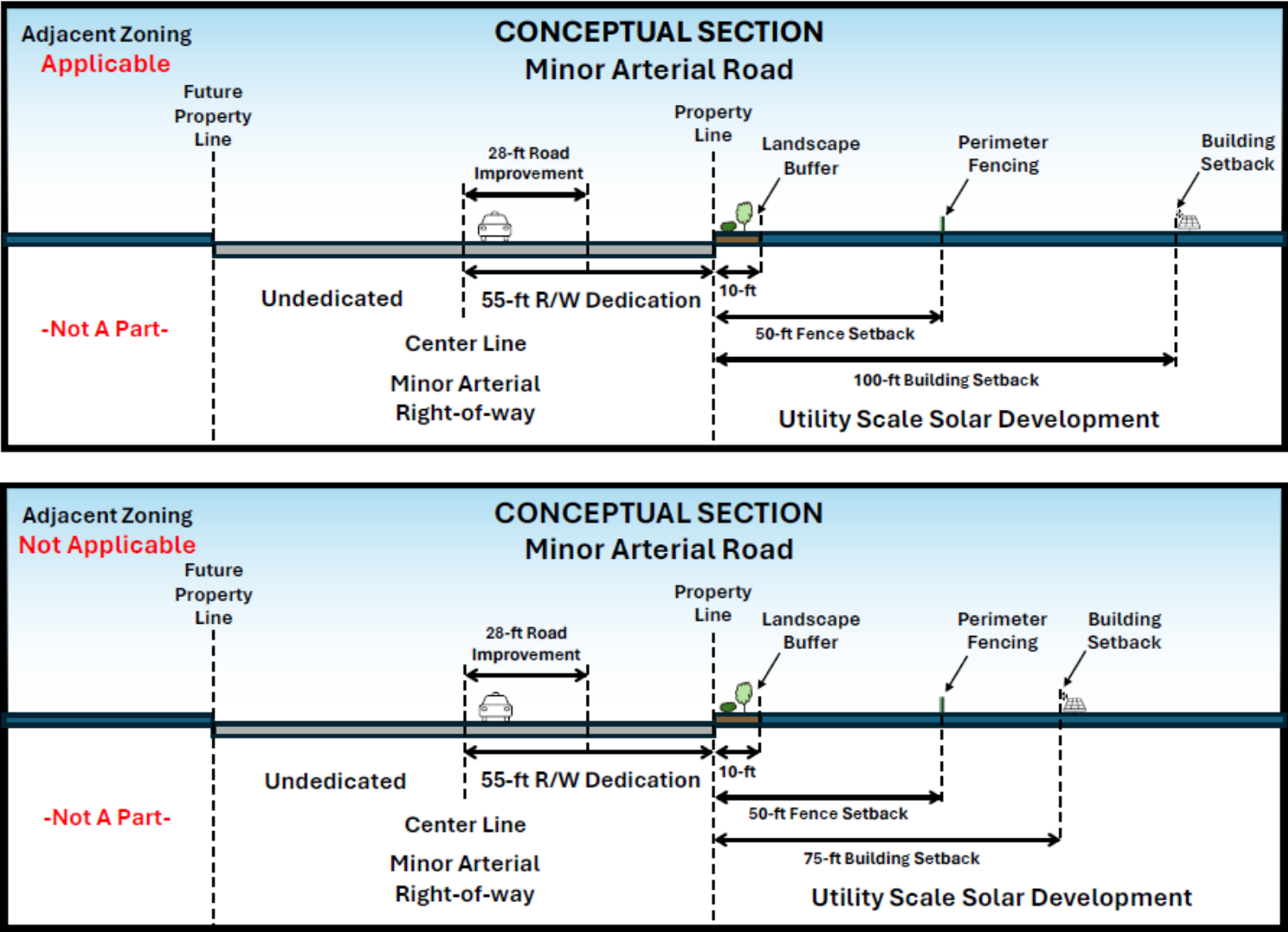
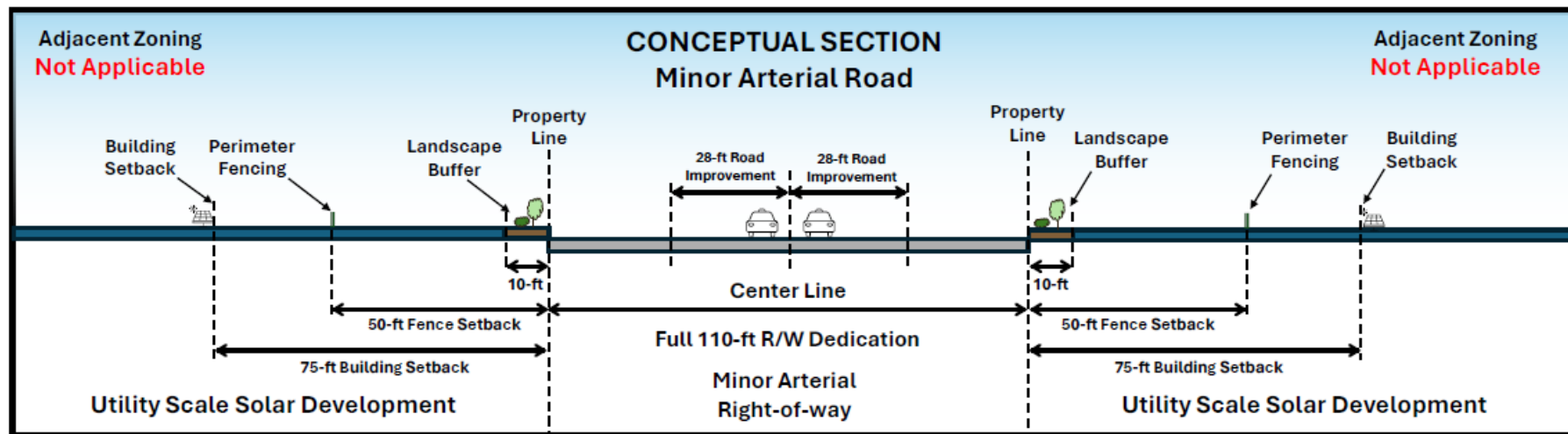
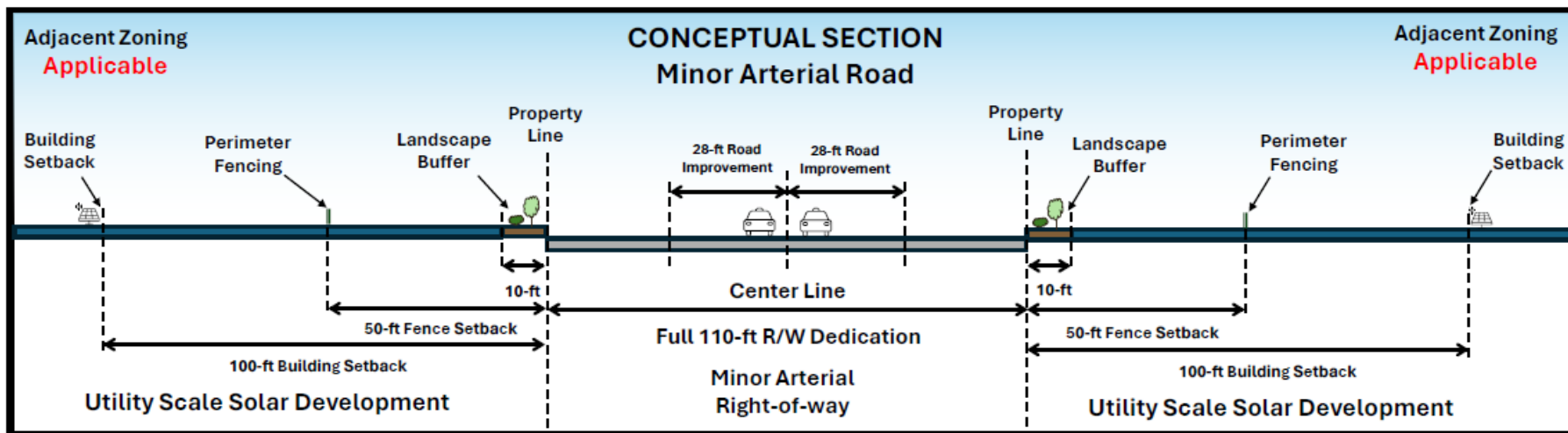
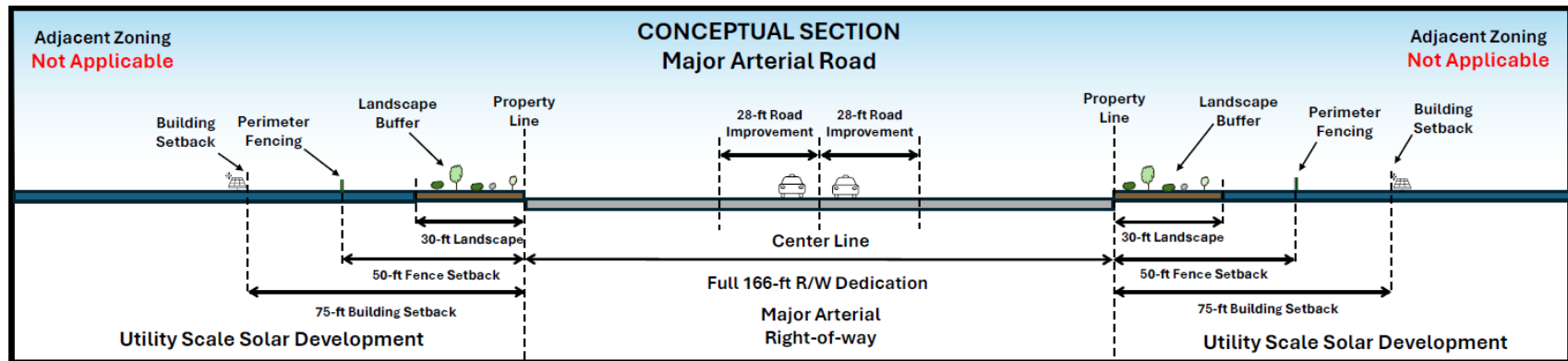
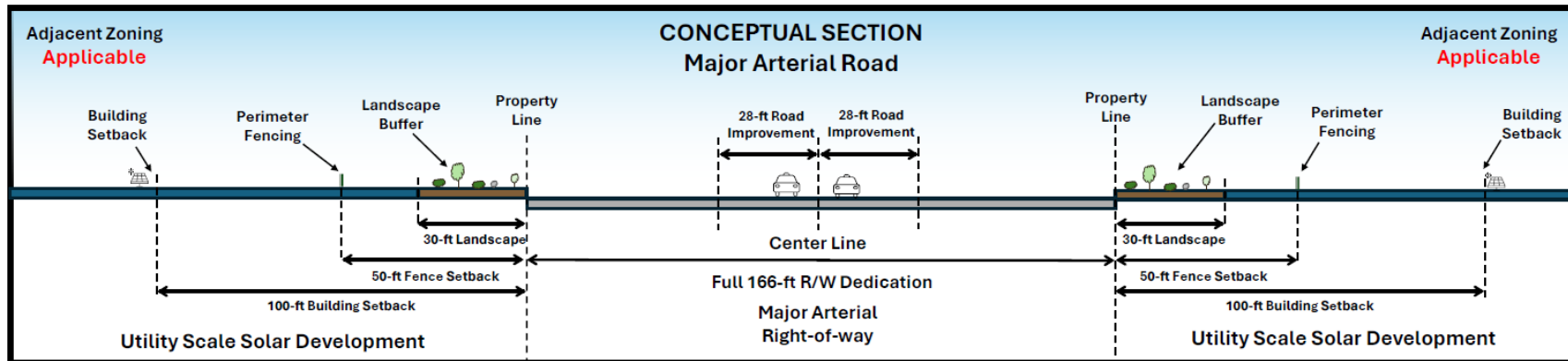


Exhibit D: Conceptual Sections for Utility Scale Solar Development







Citizen Participation Report

Longroad Poblano

Northwest corner of, and south and west of the intersection of Milligan Road & Toltec Road

Case Numbers

RZPAD2024-001.A2 Eloy Valley PAD

RZPAD2006-037.A1 Picacho View I PAD

October 22, 2024

PREPARED BY:

Bergin, Frakes, Smalley & Oberholtzer PLLC

Contact: Andrew Yancey

ayancey@bfsolaw.com

(602) 899-0318

Introduction

The Poblano Project consists of the development and construction of a 175 megawatts solar electric generating facility with up to 200 megawatts of on-site battery storage on 938 acres, of which approximately 122 acres are within the Eloy Valley PAD and the remaining approximate 816 acres are within the Picacho View I PAD. Both PADs are being amended for the Poblano project.

Section 21-6-2.3 of the Zoning Ordinance outlines the requirements for the Citizen Review Process component for all rezoning applications. Included in these requirements is the provision of a detailed Citizen Participation Plan, which identifies the steps to be taken to ensure adequate notification is provided to the surrounding property owners. Property owners within 300 feet of the application area were notified of the meeting by first class mail and the property was posted in accordance with City requirements in eight (8) locations.

A copy of the Citizen Participation Plan is included in this report.

Neighborhood Meeting Summary

The required neighborhood meeting was held from 6:00pm to 7:00pm on October 21, 2024 in the Community Room at Eloy City Hall. In attendance from the applicant team was Andrew Yancey, Fae Sowders, Adam Pruett, and Lauren Trobaugh. Alyssa Menzel from Longroad Energy and Dan Symer from the City of Eloy were also in attendance. The meeting was held in an open house format where property owners would speak directly with members of the team and have specific questions answered.

Five property owners were in attendance over the course of the meeting, and each asked generalized questions about the project. Information was provided about the solar equipment location, height, and screening. Discussion was also had about the required arterial right-of-way dedication and road improvements. One property owner asked about proposed access points, which have not been determined at this time; however, it was explained that this use generates very few daily trips. Several owners inquired about the potential to include their property in the solar project in the future.

There was no stated or indicated opposition to the project during the meeting or via phone or email communication; therefore, no changes are being made in response to public feedback.

The following documents are attached as exhibits

- Citizen Participation Plan
- Property Owners within 300 feet
- Notification Radius Map
- Site Posting Affidavits
- Neighborhood Meeting Notices
- Sign in sheets
- Neighborhood Meeting Presentations Boards (reduced)

Conditions of Approval for Zoning Map Amendment:

Case No. RZPAD2024-001.A2

Eloy Valley Planned Area Development, 2nd Amendment – Poblano Solar

These stipulations are in order to protect the public health, safety, and welfare of the City of Eloy.

SITE DEVELOPMENT

1. **APPLICABILITY.** Case No. RZPAD2024-001.A2 Eloy Valley Planned Area Development, 2nd Amendment – Poblano Solar, shall only apply to the property(ies) identified as the EVP Property on Exhibit C: Conceptual Site Plan - Poblano Project of the Eloy Valley Specific Plan a “Planned Area Development” - 2nd Amendment - Poblano Solar development plan, and the Conditions of Approval herein shall supersede all previous approvals applicable to the aforementioned property.
2. **CONFORMANCE TO DEVELOPMENT PLAN.** The development shall conform to the Development Plan, entitled “RZPAD2024-001.A2 Eloy Valley Planned Area Development, 2nd Amendment – Poblano Solar,” which is on file with the City Clerk and made a public record by Resolution No. *(To Be Determined at the City Council Hearing)* and incorporated into these stipulations and ordinance by reference as if fully set forth herein. Any proposed significant change to the Development Plan, as determined by the Zoning Administrator, shall be subject to additional action and public hearings before the Planning and Zoning Commission and City Council. Where there is a conflict between the Development Plan and these stipulations, these stipulations shall prevail.
 - 2.a. All perimeter walls and fencing, including entry gates, for the Solar, Utility Scale Generation and Battery Energy Storage System Facility shall be setback a minimum of 50 feet from the right-of-way.
3. **CONFORMANCE TO AMENDED DEVELOPMENT STANDARDS.** The development shall conform to the amended development standards included in the Development Plan. Any change to the development standards shall be subject to additional public hearings before the Planning and Zoning Commission and City Council.
4. **SCREENING.** All equipment and structures used to store (e.g., batteries, etc.) and convey electricity (e.g., substations, batteries, etc., but excluding transmission towers) shall be screened by a minimum seven-foot-tall opaque wall, fence, or chain-link fence with opaque slates on all sides, subject to the approval of the Community Development Director.
5. **EASEMENTS.** No development shall be constructed in publicly dedicated easements without an encroachment permit. The property owner/developer shall obtain approval from the City of an easement release for any easement determined by the City Engineer or the Community Development Director that needs to be removed to accommodate the development of the property. The property owner/developer shall dedicate all easements necessary to serve the development as determined by the City Engineer or the Community Development Director.

6. INTERNAL ROADWAYS. All internal roadways for a Solar, Utility Scale Generation and Battery Energy Storage System Facility shall be compacted to withstand a minimum gross vehicle weight of 75,000 pounds, and comply with the most recent Fire Code requirements of the Eloy City Code applicable at the time of permit issuance.
7. OPEN SPACE. For uses other than a farm or Solar, Utility Scale Generation and Battery Energy Storage System Facility: 1) A minimum of fifteen percent (15%) of the net property acreage of the Eloy Valley Planned Area Development, 2nd Amendment – Poblano Solar shall be provided as Open Space Conservation (OSC) and/or Open Space Recreation (OSR) zoned and/or designated area; and 2) The developer shall provide an update to the total, and location of, the Open Space Conservation (OSC) and/or Open Space Recreation (OSR) that been zoned and/or designated with each preliminary plan and/or site plan application.

MASTER PLANS AND STUDIES

8. MASTER INFRASTRUCTURE PLANS. Prior to the submittal of any preliminary plat, or site plan, for any part of the property for a use other than a farm or a Solar, Utility Scale Generation and Battery Energy Storage System Facility, the property owner/developer shall submit the new Master Infrastructure Plans specified below for the entire RZPAD2024-001.A2 Eloy Valley Planned Area Development, 2nd Amendment – Poblano Solar property, by a registered engineer licensed to practice in Arizona, unless waived in writing by the City Engineer, or designee. The aforementioned Master Infrastructure Plans shall be accepted/approved by the City of Eloy's City Engineer prior to receiving approval of any preliminary plat, or site plan. The Master Infrastructure Plans shall be sealed by the registrant no more than 30 days before the submittal date to the City, and shall be prepared to conform to the standards specified by the City of Eloy's City Engineer. Each Master Infrastructure Plan shall include a complete description and plans of the infrastructure improvements, any project phasing of the improvements, and identifying the timing and parties responsible for the construction of the improvements. The following Master Infrastructure Plans shall be submitted:
 - a. Master Transportation Systems Plan
 - b. Master Drainage Systems Plan
 - c. Master Water Systems Plan
 - d. Master Wastewater Systems Plan
9. TRAFFIC IMPACT ANALYSIS. With each site plan or preliminary plat submittal for a use other than a farm or a Solar, Utility Scale Generation and Battery Energy Storage System Facility, the property owner/developer shall submit a Traffic Impact Analysis by a registered Traffic Engineer licensed to practice in Arizona if required by the City for review and acceptance by the City Engineer. At a minimum, the Traffic Impact Analysis shall address on-site and off-site traffic flows, project impacts, and mitigation measures, anticipated trip generations, and level of service.

INFRASTRUCTURE

10. **WATER RESERVOIR.** Prior to, or concurrent with, the issuance of any building permit for a Battery Energy Storage System Facility, substation, or other occupiable structure, the property owner/developer shall obtain permits to construct a minimum 25,000-gallon water reservoir tank on the property near the battery storage facilities and substation in a location approved by the Eloy Fire District Fire Chief or designee. The water reservoir tank shall be operational and filled with water prior to any Final Inspection for the development project.
11. **WATER RESERVOIR LANDSCAPE.** Prior to, or concurrent with, the issuance of any building permit for a Solar, Utility Scale Generation, and Battery Energy Storage System Facility, the property owner/developer shall obtain permits to construct a water reservoir tank capable of holding a minimum of a one-month supply of water for landscape irrigation. The size of the reservoir shall be calculated by an Arizona Registered Landscape Architect.
12. **WASTEWATER.** The developer shall provide sewer connections, or a septic field in accordance with Pinal County requirements, for all sink(s) and toilet(s)/lavatory room(s) provided on the property for the Solar, Utility Scale Generation and Battery Energy Storage System Facility. No temporary portable toilet(s) or similar facilities will be allowed on site, except during construction. All portable toilet(s) or similar facilities shall be removed prior to receiving a final inspection for the associate building permit activities.
13. **STANDARDS OF IMPROVEMENTS.**
 - a. With the development of the property for a Solar, Utility Scale Generation and Battery Energy Storage System Facility, the property owner/developer shall construct improvements as required by the Zoning Ordinance and the City Engineer. All required infrastructure improvements shall be constructed in accordance with the Eloy City Code, and the applicable Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction.
 - b. With the development of uses other than farm or a Solar, Utility Scale Generation and Battery Energy Storage System Facility, the improvements (curb, gutter, sidewalk, curb ramps, driveways, pavement, concrete, water, wastewater, etc.) shall be constructed in accordance with the applicable City of Eloy City Code, accepted/approved Master Infrastructure Plans, and Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, Maricopa Association of Governments (MAG) Uniform Standard Specifications and Details for Public Works Construction, or other standard specifications and details for public works construction accepted by the City Engineer.
14. **CONSTRUCTION COMPLETED.** Prior to issuance of any Certificate of Occupancy or Certification of Shell Building, or Final Inspection, whichever is first, for the

development project, the property owner shall complete all the infrastructure and improvements required by the Eloy City Code and these stipulations.