



**PUBLIC NOTICE
PLANNING & ZONING COMMISSION**

Meets

Wednesday, June 18, 2025

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. Public Appearances

Those wishing to **ADDRESS THE PLANNING & ZONING COMMISSION** may do so by signing in on a form provided by the Community Development Director, identifying the topic(s) or agenda item(s). **ACTION** taken as a result of public comment regarding non agenda items will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date. **SPEAKERS SHALL BE LIMITED TO THREE (3) MINUTES.**

V. Motion to approve the May 21, 2025, meeting minutes of the Planning and Zoning Commission

A. May 21, 2025, Planning and Zoning Commission Meeting Minutes.

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

- A. The applicant is requesting the continuance of Case No. GPA2025-002: Silverado RV Resort to the July 16, 2025, Planning and Zoning Commission meeting. This application is requesting a Minor General Plan Amendment from General Industrial to High Density Residential on approximately 27.5 acres located west of the intersection of W Tonto Rd and N La Brea St.
- B. The applicant is requesting the continuance of Case No. RZPAD2025-001: Silverado RV Resort to the July 16, 2025, Planning and Zoning Commission meeting. This application is to Rezone on approximately 27.5 acres from High Density Residential (R-3) with a Manufactured Home Overlay to High Density Residential (R-3) with the Manufactured Home Park (MHP) and a Planned Aread Development (PAD) Overlay. The property is located west of the intersection of W Tonto Rd and N La Brea St.

- C. Review and consider providing comments to the Eloy City Council on Case No. A2025-001: CONCAST-Eloy. The City of Eloy has initiated an annexation. The City is proposing to annex approximately 30.12 acres of land east of the northwest corner of W Adams Road and Guano Road.
- D. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. CUP2025-003: VG Arizona Trailers. The proposal is for a Conditional Use Permit to allow retail / general use on the property located at 1450 W Chambers Street, Eloy, AZ 85131. The property is zoned General Industrial (I-2).
- E. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. RZPAD2007-016.A1: Tierra Del Sol - Sawtooth East Energy Center, a proposed amendment to the Tierra Del Sol Planned Area Development to allow Solar, Utility Scale Generation, and Battery Energy Storage System facilities as a permitted land use in all underlying zoning districts of the PAD. The property is located on the southeast corner of southwest corner of W Milligan Rd, and S Tweedy Rd, and consists of approximately 320 acres.
- F. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. RZPAD2005-062.A1: Eloy Acres Planned Area Development – Sawtooth Central Energy Center, a proposed amendment to the Eloy Acres Planned Area Development to allow Solar, Utility Scale Generation, and Battery Energy Storage System facilities as permitted land use in all underlying zoning districts of the PAD. The property is located on the southeast corner of W Milligan Rd and S Curry Rd, and consists of approximately 320 acres.

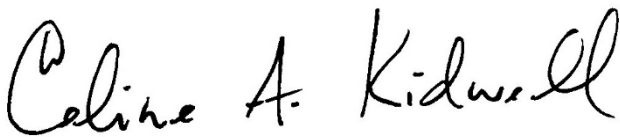
VII. Informational Item:

- A. Planning and Zoning Commission members and staff will update the public 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.

VIII. Motion to Adjourn

POSTED BY 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.”



Celine A. Kidwell, CMC, FCRM
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT MICHELLE HALL, 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, MAY 21, 2023
SUMMARIZED MEETING MINUTES**

PRESENT:

Chairperson Steven Paulson
Vice-Chairperson Conrad Tolson
Commissioner Allen Crawford (Via-telephone)
Commissioner Frank Frassetto
Commissioner Bahkta Nallanthighal
Commissioner Gerard Wittman
Alternate Commissioner Erika Lopez (Via-Zoom Teleconference)
Ex-Officio Andrew Sutton
Commissioner Johnny Gun (arrived at 6:47 pm)

ABSENT:

None.

STAFF:

Dan Symer, Community Development Director
Belinda Cota, Planner
Mackenzie Letcher, Assistant City Manager
Dan Snyner, City Council

I. Call to Order

Chairperson Steven Paulson called the meeting to order at 6:01 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. Invocation

Chairperson Paulson asked for a moment of silence, and led the pledge of allegiance.

IV. Public Appearances

None.

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 \(loyaz.gov\)](https://www.loyaz.gov)

V. Motion to approve the January 15, 2025, regular meeting minutes of the Planning and Zoning Commission

Chairperson Paulson asked for a motion to approve the Planning and Zoning Commission's January 15, 2025 meeting minutes. Commissioner Crawford moved to approve the January 15, 2025, Regular meeting minutes, seconded by Vice-chairperson Tolson; and asked to note his reason for his Nay for the Data Center, Case No. RZPAD2024-006 "*(Project Name: Southwest Crossing) Approval with a vote 3-1, with Vice-chairperson Tolson dissenting indicating that he was not comfortable with the anticipated water usage for the proposed use.*" the motion was carried out by a vote of six (6) to zero (0). Yes: Chairperson Paulson, Vice-Chairperson Toldson, Commissioner Crawford (Via-telephone), Commissioner Frassetto, Commissioner Nallanthighal, and Commissioner Wittman, Nays: None.

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

A. Request by staff to continue Case No. CUP2025-003: Arizona Trailers. This application is a request for a Conditional Use Permit to allow retail, as a general use on the property located at 1450 W Chambers Street, Eloy, Arizona and zoned General Industrial.

Commissioner Frassetto moved to continue Case No. CUP2025-003. Second, by Commissioner Crawford, the motion was carried out by a vote of six (6) to zero (0) by Chairperson Paulson, Vice-Chairperson Toldson, Commissioner Crawford (Via-telephone), Commissioner Frassetto, Commissioner Nallanthighal, and Commissioner Wittman.

B. Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. CSP2024-001: Exceptional Healthcare. The proposal is for a Master Sign Program and Comprehensive Sign Package to allow modifications to Section 21-4-3: Signage of the Zoning Ordinance to allow a freeway pylon sign on a parcel that is less than 20 acres, and increase the size, height allowable sign area and the number of signs. The property is at 340 E. Milligan Road, Eloy, Arizona.

Chairperson Paulson opened the public hearing. Mr. Jared Seagel with Associated Sign Company, Inc. introduced himself as the applicant and gave a PowerPoint presentation.

Chairperson Paulson closed the public hearing.

Commissioner Crawford moved to approved Case No. CSP2024-001. Second, by Commissioner Wittman, the motion was carried out by a vote of six (6) to zero (0) by Chairperson Paulson, Vice-Chairperson Toldson, Commissioner Crawford (Via-telephone), Commissioner Frassetto, Commissioner Nallanthighal, and Commissioner Wittman.

VII. Non-action: Presentation and Possible Discussion and Comments 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 \(elayaz.gov\)](https://www.elayaz.gov)

A. Presentation, discussion, input, and comments for the General Plan update.

Terri Hogan, General Plan Update, Project Manager/Consultant with Logan Simpson introduced herself. She introduced the new General Plan Amendment Commission (GPAC) which is made of the Planning and Zoning Commission members and it was officially the start of the kick off meeting. Those present participated in a survey with the results of the survey present on the monitors.

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.

- The next Planning and Zoning Commission is scheduled for Wednesday, June 18, 2025
- City of Eloy Summer kick off Event is on Friday, May 23, 2025 at 7 p.m Dan and Logan Simpson will be at this event with information on the General Plan.
- City offices will be closed in observance of Memorial day, Monday, May 26, 2025 except emergency services.

General Plan Update:

- Eloy Talks will have a key note speaker on Saturday, June 21, 2025

IX. MOTION TO ADJOURN

With no further business to discuss, the Planning and Zoning Commission meeting adjourned at 7:05 p.m.

**CITY OF ELOY
REQUEST FOR COMMISSION ACTION**

Agenda Item: VI.A.

Date: 6/18/2025

Date submitted:
05/14/2025

Action: Formal

Subject: The applicant is requesting the continuance of Case No. GPA2025-002: Silverado RV Resort to the July 16, 2025, Planning and Zoning Commission meeting. This application is requesting a Minor General Plan Amendment from General Industrial to High Density Residential on approximately 27.5 acres located west of the intersection of W Tonto Rd and N La Brea St.

Date requested:
6/18/2025

TO: Planning and Zoning Commission

FROM: Dan Symer, Belinda Cota

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission approve the request to continue Case No. GPA2025-002: Silverado RV Resort to the July 16, 2025, Planning and Zoning Commission hearing.

DISCUSSION:

The applicant, The Rose Law Group, pc, c/o Jordan Rose, on behalf of MAR-RV-Silverado, LLC, has requested to have the application continued to the July 16, 2025, Planning and Zoning meeting to allow the site posting provided property to be updated with the dates of the meeting.

FISCAL IMPACT:

There are no anticipated fiscal impacts associated with this discussion.

From: [Jennifer Hall](#)
To: [Daniel Symer](#); [Belinda Cota](#)
Cc: [Jennifer Hall](#); [Jon Gillespie](#)
Subject: Silverado RZPAD2025-001 and GPA2025-002 Continuance Request
Date: Tuesday, June 10, 2025 9:05:09 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.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.

Hi Dan,

On behalf of our client, MAR Companies (MAR- RV Silverado LLC), please accept this email as our formal request to continue **Silverado cases #RZPAD2025-001 and #GPA2025-002** to the July 16, 2025 Planning & Zoning Commission hearing due to insufficient hearing notice on the sign posting (less than 15 days). Please let us know if you need additional information. Thank you.

Jennifer Hall

Senior Project Manager



7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251

Direct: 480.505.3938 F: 480.505.3925 Mobile: [602.369.0810](tel:602.369.0810)

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CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: **VI.B.**

Date: **6/18/2025**

Date submitted:
05/14/2025

Action: Formal

Subject: The applicant is requesting the continuance of Case No. RZPAD2025-001: Silverado RV Resort to the July 16, 2025, Planning and Zoning Commission meeting. This application is to Rezone on approximately 27.5 acres from High Density Residential (R-3) with a Manufactured Home Overlay to High Density Residential (R-3) with the Manufactured Home Park (MHP) and a Planned Area Development (PAD) Overlay. The property is located west of the intersection of W Tonto Rd and N La Brea St.

Date requested:
6/18/2025

TO: Planning and Zoning Commission

FROM: Dan Symer, Belinda Cota

RECOMMENDATION:

Staff recommends that the Planning and Zoning Commission approve the request to continue Case No. RZPAD2025-001: Silverado RV Resort to the July 16, 2025, Planning and Zoning Commission hearing.

DISCUSSION:

The applicant, The Rose Law Group, pc, c/o Jordan Rose, on behalf of MAR-RV-Silverado, LLC, has requested to have the application continued to the July 16, 2025, Planning and Zoning meeting to allow the site posting provided property to be updated with the dates of the meeting.

FISCAL IMPACT:

There are no anticipated fiscal impacts associated with this discussion.

From: [Jennifer Hall](#)
To: [Daniel Symer](#); [Belinda Cota](#)
Cc: [Jennifer Hall](#); [Jon Gillespie](#)
Subject: Silverado RZPAD2025-001 and GPA2025-002 Continuance Request
Date: Tuesday, June 10, 2025 9:05:09 AM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

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Hi Dan,

On behalf of our client, MAR Companies (MAR- RV Silverado LLC), please accept this email as our formal request to continue **Silverado cases #RZPAD2025-001 and #GPA2025-002** to the July 16, 2025 Planning & Zoning Commission hearing due to insufficient hearing notice on the sign posting (less than 15 days). Please let us know if you need additional information. Thank you.

Jennifer Hall

Senior Project Manager



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CITY OF ELOY REQUEST FOR COMMISSION ACTION

Agenda Item: **VI.C.**

Date: **6/18/2025**

Date submitted:
05/13/2025

Action: Formal

Subject: Review and consider providing comments to the Eloy City Council on Case No. A2025-001: CONCAST-Eloy. The City of Eloy has initiated an annexation. The City is proposing to annex approximately 30.12 acres of land east of the northwest corner of W Adams Road and Guano Road.

Date requested:
6/18/2025

TO: Planning and Zoning Commission

FROM: Dan Symer, Belinda Cota

RECOMMENDATION:

Review and consider providing comments to the Eloy City Council on a proposed annexation.

DISCUSSION:

Annexation is the process by which a city may assume jurisdiction of unincorporated territories of Pinal County adjacent to its incorporated boundaries. As such, annexation represents a significant step in a city's overall growth. In Arizona, annexation requires the consent of the owners of at least one-half of the value of the real and personal property and the consent of more than one-half of the number of property owners in the territory to be annexed, as documented by the latest county assessor data. In addition, the consent and action of the City Council are required. Staff has discussed the application with representatives of all property owners, CG Real Estate Investors, LLLP, La Frontera, LLC, and Union Pacific Railroad, and have received support, meeting the criteria for annexation.

The subject property, approximately 30.12 acres in size, is generally located east of the northwest corner of West Adams Road and Guano Road, within Pinal County, and is contiguous to the City of Eloy's corporate limits. The property is currently used for U.S. Border Patrol facilities and Union Pacific Railroad access, while the remaining vacant land was previously used for agricultural-related activities. All parcels have a General Industrial designation under the Eloy General Plan. The existing Pinal County zoning

designation is Industrial Zoning District (CI-2), which permits a variety of more intensive uses consistent with the City of Eloy's General Industrial (I-2) zoning. If the City Council approves the annexation, the county zoning will translate to approximately 30.12 acres of additional I-2 zoning within the City of Eloy.

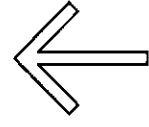
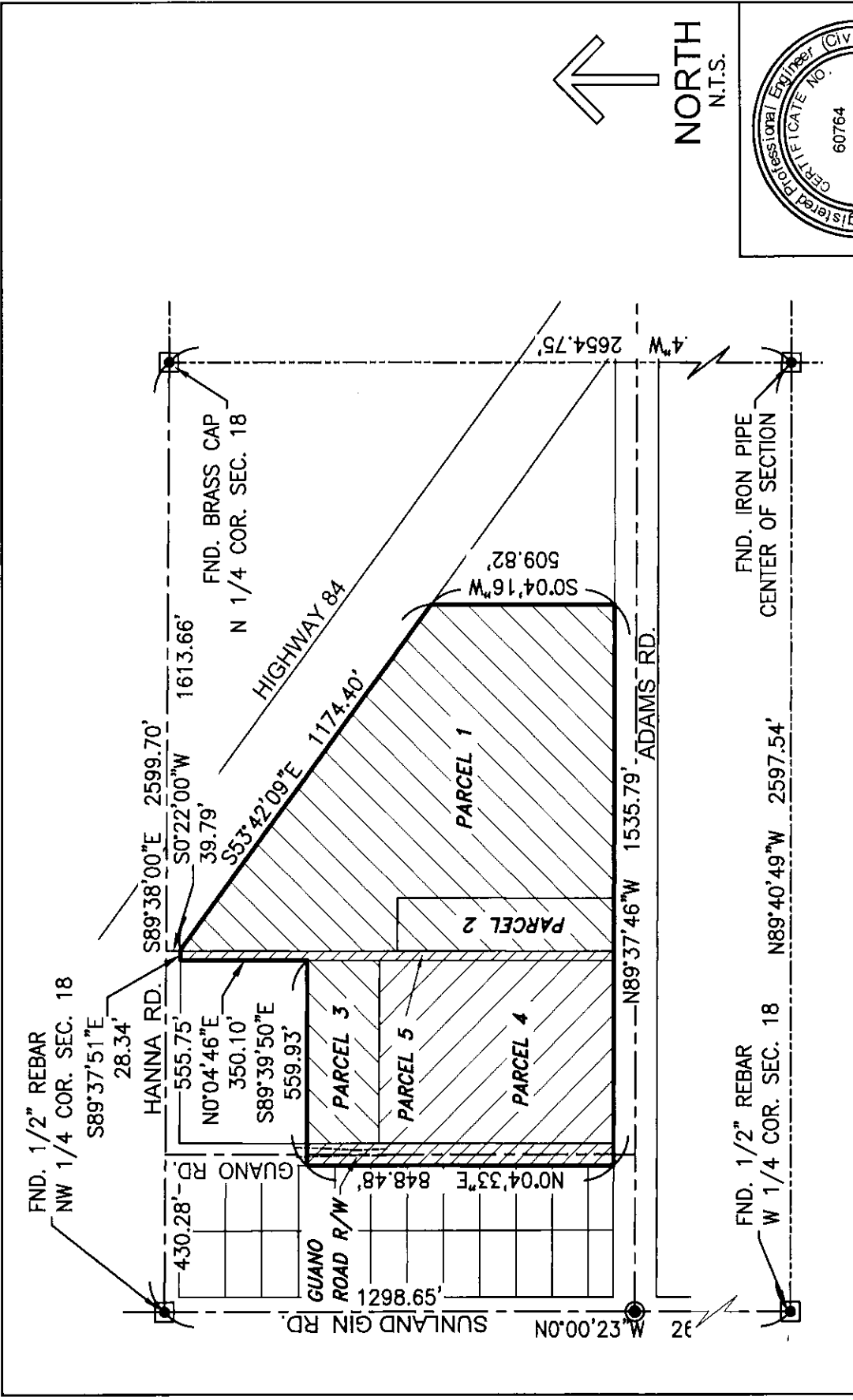
The proposed annexation area meets the intent of the Arizona State requirements governing annexation. The territory to be annexed adjoins the boundary of the City of Eloy for its entire length ($\cong 1,486$ feet), and the size and shape of the property comply with the minimum requirement of 200 feet in width at all points. In addition, the length does not exceed twice the maximum width ($\cong 1,200$ feet) of the annexed territory. Furthermore, if approved, the annexation of the property would not result in the creation of a county island.

Before the annexation petition can be circulated, a thirty-day waiting period must elapse after the blank petition and the associated map and legal description have been filed with the Pinal County Recorder. Staff filed the initial blank petition on May 13, 2025 (Pinal County Recorder's Fee No.: 2025-038492).

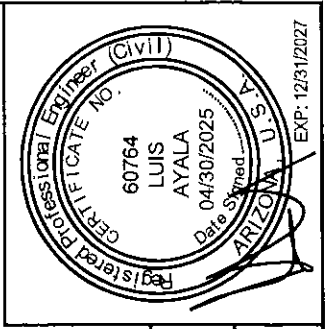
FISCAL IMPACT:

The fiscal impact of this annexation would increase the incorporated area of the City, which would then be subject to enhanced services to maintain perimeter roads, water and sewer service, and police protection at this time.

If the property is developed as requested by the owner (Concast—precast concrete products), the improvements to the land would result in higher property taxes accruing to the City and the applicable construction sales tax as a result of other related improvements to the property.



NORTH
N.T.S.



 12409 W. INDIAN SCHOOL ROAD AVONDALE, ARIZONA 85382 PHONE: 623.536.1993	CONCAST - ELOY ANNEXATION EXHIBIT	DATE: 4/30/25
	PLAN VIEW	PROJECT #: 7025007
	SHEET 1 OF 2	EXH-A

EXHIBIT B

LEGAL DESCRIPTION

PARCEL NO. 1:

THE WEST 950.00 FEET OF TRACT C, MIDWAY INDUSTRIAL DISTRICT, PER MAP RECORDED IN BOOK 8 OF MAPS, PAGE 17, IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA.

EXCEPT THE WEST 145.00 FEET OF THE SOUTH 600.00 FEET THEREOF, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-0290.

PARCEL NO. 2:

THE WEST 145.00 FEET OF THE SOUTH 600.00 FEET OF TRACT C, MIDWAY INDUSTRIAL DISTRICT, PER MAP RECORDED IN BOOK 8 OF MAPS, PAGE 17, IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-0280.

PARCEL NO. 3:

THE NORTH 200 FEET OF TRACT B, MIDWAY INDUSTRIAL DISTRICT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 8 OF MAPS, PAGE 17, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-0260.

PARCEL NO. 4:



THE TRACK B LESS THE NORTH 200 FEET, MIDWAY INDUSTRIAL DISTRICT, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, IN BOOK 8 OF MAPS, PAGE 17, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-0270.

PARCEL NO. 5:

704-11-12-71CC PAR 2 30' W x 1261' L, 37,830.00 S.F., 0.87 ACRES, ALSO, KNOWN AS ASSESSOR PARCEL NUMBER 402-16-032.

GUANO ROAD RIGHT OF WAY:

A PORTION OF THE RIGHT OF WAY OF GUANO ROAD, A 60' RIGHT OF WAY BY 849' DISTANCE NORTH FROM WEST ADAMS ROAD RIGHT OF WAY LIMIT.

	CONCAST ELOY ANNEXATION EXHIBIT		PROJECT #: 7025007	
	LEGAL DESCRIPTION	SHEET OF 2 2	DATE: 4/30/25	

AFFIDAVIT REGARDING ANNEXATION
CASE NO. A2025-001

Personally appears before me, David Malewitz, who, first being duly sworn,
deposes and says as follows:

1. I make this affidavit of my own personal knowledge.
2. I am the duly appointed City Manager of the City of Eloy, Arizona and I am qualified to make this affidavit on behalf of and for the City.
3. I have made a diligent search of the records of the Office of the Clerk of the City of Eloy and of the Office of the Pinal County Recorder for any annexation filing which might involve territory sought to be annexed in the City/Town Annexation Petition, which is filed herewith, with exhibits, in the Office of the Pinal County Recorder.
4. I hereby affirm, pursuant to A.R.S. §9-471(A)(6), that no part of the territory for which the attached Annexation Petition is filed is already subject to an earlier filing for annexation.

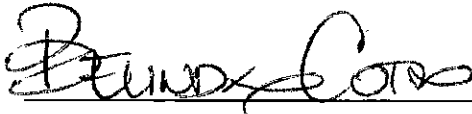
FURTHER AFFIANT SAYETH NOT.



David Malewitz, City Manager

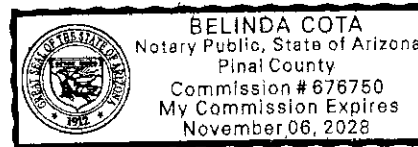
SWORN TO AND SUBSCRIBED before me

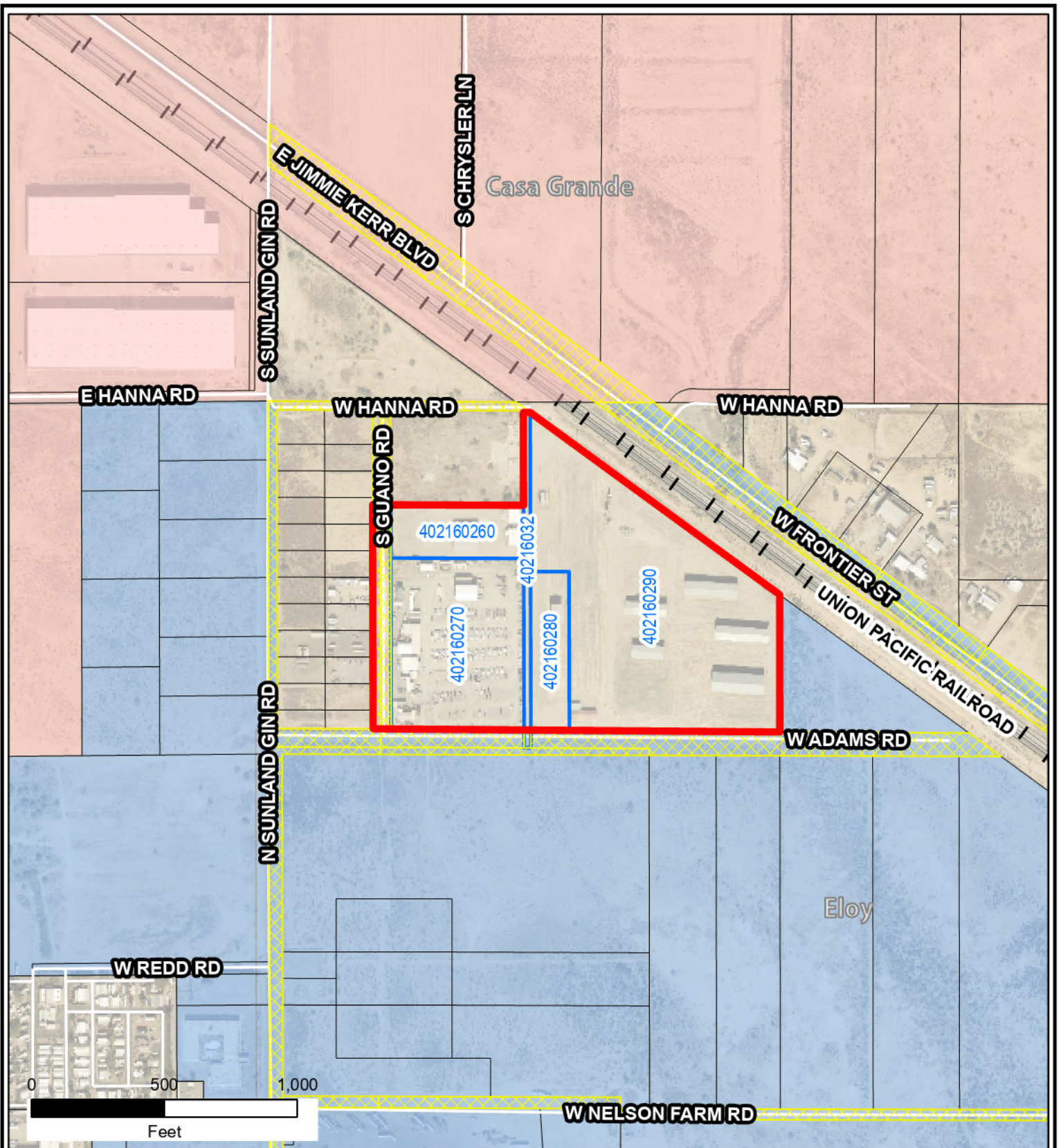
this 13TH day of MAY, 2025.



Notary Public for the State of Arizona




My commission expires: NOVEMBER 06, 2028





Annexation Exhibit - Case No: A2025-001
CONCAST - ELOY
30.12 Acres



Legend	
	Proposed Annexation
	Subject Parcels
	Right-of-way

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: **VI.D.**

Date: **6/18/2025**

Date submitted:
05/06/2025

Action: Other

Subject: Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. CUP2025-003: VG Arizona Trailers. The proposal is for a Conditional Use Permit to allow retail / general use on the property located at 1450 W Chambers Street, Eloy, AZ 85131. The property is zoned General Industrial (I-2).

Date requested:
6/18/2025

TO: Planning and Zoning Commission

FROM: Dan Symer, Belinda Cota

RECOMMENDATION:

The staff recommends that the Planning and Zoning Commission find that the Conditional Use Permit Criteria have been met and recommend to the City Council that Case No. CUP2025-003: Arizona Trailers be approved in accordance with the attached Conditions of Approval.

DISCUSSION:

Request:

The applicant, Alight Engineering, PLLC, c/o Patrick Akin, on behalf of Sagebrush Holdings, LLC, has applied for a Conditional Use Permit (CUP) to allow retail/general use on the property located at 1450 W Chambers Street. The property contains approximately 4.62 acres of site zoned General Industrial (I-2). VG Arizona Trailer is a trailer manufacturer currently operating on the property with a Temporary Use Permit. The owner plans to submit construction documents to develop an office and manufacturing building that will also include an area for online and in-person sales.

Context

Industrial users primarily surround the site. The General Plan land use map designations adjacent to the site are General Industrial, and the surrounding properties are zoned General Industrial (I-2). A chemical plant, Euclid Chemical Co, adjacent (northeast), a manufacturing and storage yard, Stella-Jones Inc, adjacent (east), a manufacturing and

industrial warehouse, San Juan Fiberglass Pools, across the street (west), and Sonoran Pipe, across the street (south).

Conditional Use Permit Criteria

Conditional Use Permits, which may be revocable, conditional, or valid for a specified time period, may be granted only when expressly allowed after the Planning and Zoning Commission has made a recommendation and City Council has found as follows (Staff's analysis of the consideration is included in bold italic text, and the applicant's analysis is included in their narrative, attached):

A. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or the public in general;

- ***The proposed retail/general use is not anticipated to be detrimental to the health, safety, or general welfare to persons living or working in the vicinity, or adjacent to the facility. The in-store retail sales finalized or conducted as part of the proposed use will be conducted within the building, and the outdoor display will occur within the fence enclosure bordering the property.***

B. The proposed use conforms with the purposes, intent, and policies of the adopted Eloy General Plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council;

- ***The City's General Plan identifies the property as General Industrial (I-2), which is, "The most intense industrial employment uses, [and] generally consist[s] of wholesale and storage warehouses, external storage yards, fabrication, manufacturing, processing, repairing, and packaging goods. Furthermore, the property is zoned General Industrial, which conforms with the General Plan's land use designation. The proposed VG Arizona Trailer use is manufacturing, light, with accessory office and retail/general uses, repair, and outdoor storage. The proposed retail/general use is allowed in the General Industrial (I-2_ district with the approval of a Conditional Use Permit. The approval of the Conditional Use Permit for the retail/general use will contribute to promoting the goals of the General Plan by providing a range of employment and supportive land uses that encourage and promote maintaining a sustainable community (GP Goal 3.1.1.1). Furthermore, the proposed Conditional Use Permit promotes "commercial, employment, and industrial development in the identified Growth Area nodes." (Goal 3.3.1.2.)***

C. The proposed use conforms with the conditions, requirements, or standards prescribed by this chapter and any other applicable local, State, or Federal requirements; and

- ***The proposed retail/general use in conjunction with the manufacturing, light is required to be developed and operated as set forth by the Eloy Code, and the Conditional of Approval, and any other applicable requirements.***

D. The proposed conditional use shall conform to the character of the neighborhood, within the same zoning district in which it is located. In making such a determination, considerations shall include the location, type, and height of the buildings or structures and the type and extent of landscaping and screening on the site.

- ***The proposed development is consistent with the General Industrial land use it provides areas for fabrication, manufacturing, and processing uses that are appropriately screened and landscaped. The proposed conditional use, retail/general use will be an accessory to the primary light manufacturing use; and, it is anticipated to be consistent with the neighborhood character. All sales will be conducted within the building, and outdoor displays will occur within the fence enclosure bordering the property.***

E. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.

- ***With the development of the proposed VG Arizona Trailers water and sewer are all located on West Chambers Street. With the construction of the development, all necessary utility lines, connections, onsite retention and fire protection requirements will be constructed. Also, the property will be required to obtain the Pinal County Flood Plain Use permit approval. The abutting streets exist and are improved to Eloy standards; access to the site will be from West Chambers Street and North Davidson Boulevard. Driveway access to the site will be constructed with the development of the property.***

F. Adequate measures shall provide ingress and egress so designed as to minimize traffic hazards and traffic congestion on the public roads.

- ***The proposed site will be accessed from West Chambers Street and North Davidson Street. With the development of the property, the property owner will construct the necessary access and driveway improvements. The proposed manufacturing, light, and conditional use retail/general use is not anticipated to negatively impact traffic congestion or cause traffic hazards.***

G. The proposed use shall not be noxious or offensive by reason of vibration, noise, odor, dust, smoke, or gas.

- ***The proposed retail/general use will be conducted within the building, and it is not anticipated to generate offensive vibration, noise, odor, dust, smoke, or gas.***

H. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminishes or impair the property values within the neighborhood.

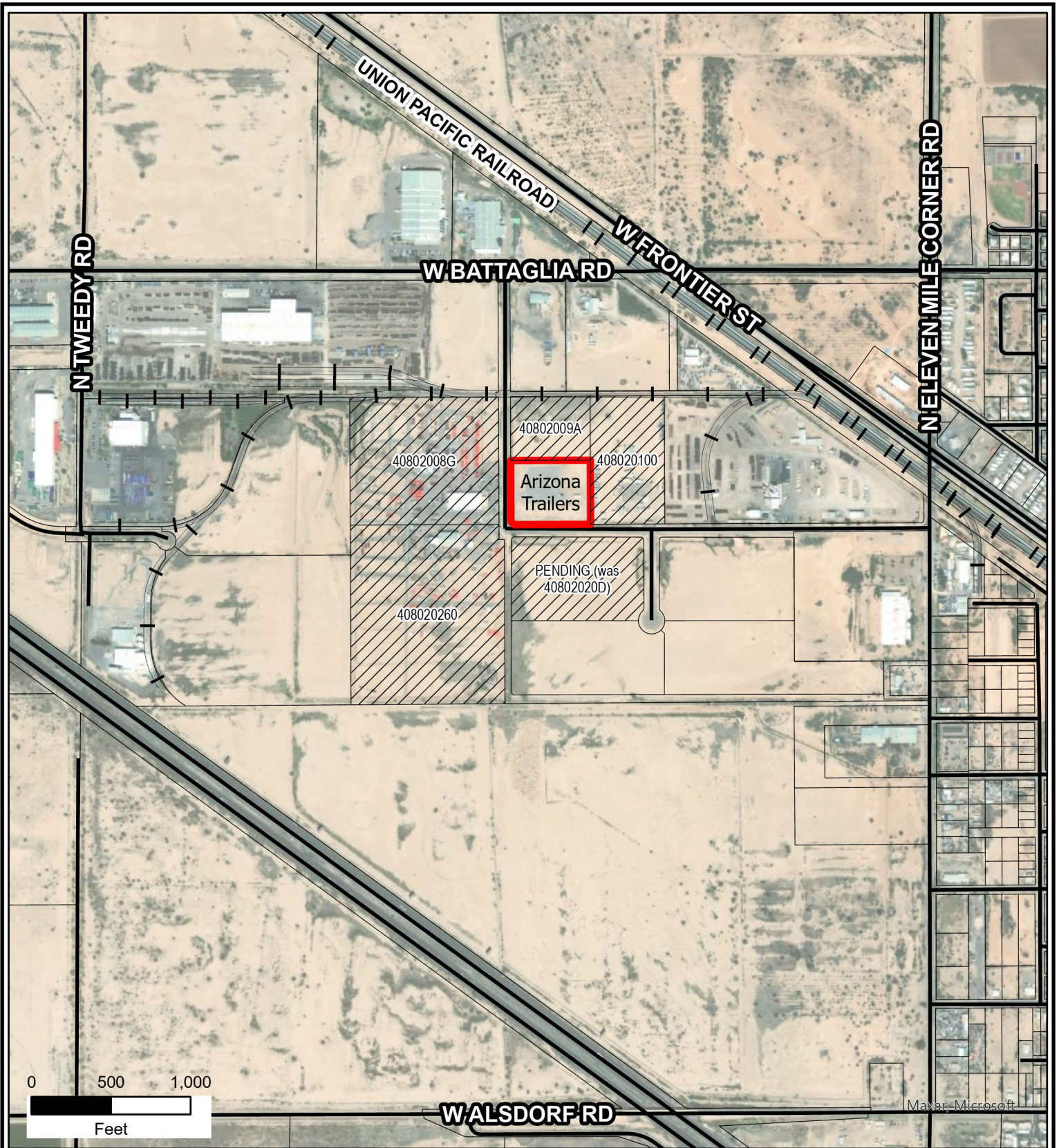
- ***The proposed retail/general use will be conducted within the building, and it is not anticipated to be injurious to the use and enjoyment of the property in the immediate vicinity, nor is it anticipated to substantially diminish or impair the property values within the neighborhood.***

I. The establishment of the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

- ***The proposed retail/general use will be conducted within the building, and the outdoor display area will occur within the fence enclosure bordering the property. The surrounding uses are manufacturing, light uses, and the proposed use is not anticipated to negatively impact or impede the orderly development of the surrounding properties or uses permitted within the General Industrial (I-2) zoning district.***

FISCAL IMPACT:



There is no anticipated fiscal impact of the proposed changes.



Conditional Use Permit - Case No: CUP2025-003
Arizona Trailers



Legend

-  Subject Property
-  Parcels within 300'



ALIGHT ENGINEERING PLLC APPLICATION NARRATIVE

Arizona Trailers

PJ# 23045

Applicant: Arizona Trailers LLC Per Agent Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110
Oro Valley, AZ 85704

Owner: Sagebrush Holdings LLC
PO Box 1567
Evergreen, CO 80437

Representative: Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110, Oro Valley, AZ 85704
Patrick Akin
p.akin@alighteng.com
(520) 460-4151

Case No.: CUP2025-003

Project No.: 23045 VG Arizona Trailers

Location: 1450 W Chambers Street, Eloy, AZ 85131

APN: 40802009B

GPS Coordinates: Latitude = 32°45'32.8"N
Longitude = 111°34'31.0"W

Project Description

Arizona Trailers LLC requests the review and approval of a Conditional Use Permit (CUP) to allow Retail, general at their property at 1450 W Chambers St., Eloy, AZ 85131. The proposal consists of retail use, general, for sales conducted both in-store and online. Note that the request for a CUP is preceded by the Site Plan Application, Record: SP2024-001, with the following project description. The owners will be installing a new 40'-0" X 80'-0" (3,200 SF) prefabricated metal building to be used for Light Manufacturing use. Accessory office, related business operations, retail sales to support the manufacturing, assembly and repair of the trailers will occur in the building. Furthermore, outdoor storage and display of the trailers will occur on the property. Site improvements will consist of an on-site retention pond, streetscaping, paving portions of the access roadways, and laying a road base for dust control. The improvements will also accommodate site access, landscaping, screen walls, fencing, and employee and customer parking for vehicles. All proposed construction will be within an existing chain link fence enclosure boarding the 4.62-acre parcel. Power, water, sewer, and telco are all located on W Chambers St or N Davidson St, approximately 200'-0" from the proposed building location. Arizona Trailers LLC is proposing all necessary utility lines and connections run to the site underground within utility easements. The site will be accessed from the public right-of-way off W Chambers St and loop to N Davidson St using the existing driveway access to the parcel.

Currently, the subject site contains approximately 4.62 acres. Aside from sparsely scattered weeds, there is no landscaping or vegetation on the lot. There is an existing storm drain to the southwest corner of the lot at the W Chambers Street and N Davidson Street intersections. Power, water, sewer, and telco are located on W Chambers St or N Davidson St, approximately 200'-0" from the proposed location. Industrial zoned uses directly border the subject site to the north, south, east, and west; a 5,400 square foot chemical plant, Euclid Chemical Co, adjacent (northeast), a 3,200 square foot manufacturing and storage yard, Stella-Jones Inc, adjacent (east), a 30,00 square foot manufacturing and industrial warehouse, San Juan Fiberglass Pools, across the street (west), and undeveloped land across the street (south). The proposed project will not restrict access to the surrounding businesses or alter the current public right-of-way.

The General Plan and Zoning Information

The City's General Plan designation for the property is General Industrial, which is "most intense industrial employment uses and generally consist of wholesale and storage warehouses, external storage yards (including utility centers), fabrication, manufacturing, processing, repairing, and packaging of goods. Conforming with the General Plan designation for the property, the site is zoned General Industrial (I-2). The proposed project is consistent with the intent and purpose of this zone, as set forth in Table 2.5-1, "Table Of Allowed Uses For Business, Industrial And Public Facility Districts," and is considered a Manufacturing, light primary use. In order to allow Retail, general sales directly to customers in person and to display merchandise on the property, the Zoning Ordinance requires approval of a Conditional use in the General Industrial (I-2) zoning district set forth by the City of Eloy. Development standards, requirements, and guidelines include a minimum lot width of 100'-0", front setback of 30'-0", rear setback of 20'-0", side setbacks of 20'-0", a maximum building height of 55'-0", and lot coverage not exceeding 60%; all of which are satisfied under the proposal. Architectural finishes will include deep earth tone corrugated metal siding with natural colored faux stone wainscoting; all finishes to be consistent with 21-2-5.5: INDUSTRIAL DEVELOPMENT REQUIREMENTS AND GUIDELINES of the City of Eloy Code of Ordinances.

The Applicant and Objective

Arizona Trailers LLC an authorized dealer of Iron Bull, Load Trail, Pace American, and Rock Solid Cargo product lines by their respective manufacturers to provide sales and services in this region. Arizona Trailers LLC will be using the property for Light Manufacturing with accessory office and related business operations, and outdoor storage to support the manufacturing, assembly and repair, and outdoor storage of the trailers. The proposed Conditional Use Permit for Retail, general is necessary to allow the on-site sales and display of the trailers. Both the light manufacturing and retail uses are necessary to fulfill Arizona Trailers' commitments to its product line agencies and customers.

Arizona Trailers LLC will operate this facility in full compliance with the regulations and licensing requirements of the City of Eloy, Pinal County, and the State of Arizona as governed by applicable laws.

Maintenance Plan

Arizona Trailers LLC uses a combination of remote monitoring and on-site activity to maintain its facilities. Remote monitoring is continuously operational twenty-four hours a day, seven days a week, and three hundred sixty-five days a year. It monitors the proper function of the facility as well as various silent alarms. In addition to the off-site monitoring, the facility is staffed during business hours. When a problem is found or maintenance is required, staff schedules the work appropriately in compliance with conditions of approval regarding maintenance, timing, and scope.

Alternative Site Analysis

Arizona Trailers LLC conducted a thorough search in efforts to contact and investigate all alternative site locations that would fulfill customer demand. In this instance, the geographic location of Eloy, between Phoenix and Tucson, provided convincing, coupled with the availability of a 4.62-acre undeveloped lot within the Business and Industrial District made the subject property the best choice. The subject property is owned by Sagebrush Holdings LCC and was purchased to develop a permanent facility for Arizona Trailers LLC to establish a Light Manufacturing with accessory office and related business operations, and outdoor storage to support the manufacturing, assembly and repair, and outdoor storage of the trailers.

Required Findings

- A. The proposed use will not be detrimental to the health, safety, or general welfare of persons living or working in the vicinity, to adjacent property, to the neighborhood, or to the public in general;**

Response: *The proposed Retail, general use does not pose health, safety, or general welfare concerns to persons living or working in the vicinity or adjacent to the facility. The in-store and online retail sales finalized or conducted as part of the proposed use will be conducted within the building, and outdoor display will occur within the fence enclosure boarding the property.*

- B. The proposed use conforms with the purposes, intent, and policies of the adopted Eloy General Plan and its policies and any applicable area, neighborhood, or other plan officially adopted by the City Council;**

Response: *The City's General Plan identifies the property as General Industrial, which is "most intense industrial employment uses and generally consist of wholesale and storage warehouses, external storage yards (including utility centers), fabrication, manufacturing, processing, repairing, and packaging of goods. Furthermore, the property is zoned General Industrial, which in conformance with the General Plan's land use designation for the property. The Arizona Trails use Manufacturing, light with accessory office uses directly related to the manufacturing, assembly and repair, and outdoor storage of the trailers. The proposed conditional uses of Retail, general is an allowed Conditional Use in the General Industrial (I-2) Zoning District.*

The proposed use is in conformance with the following goals of the General Plan :

3.1.1.1 "Provide a range of residential, employment and supportive land uses to encourage and maintain a sustainable community"

3.3.1.2. "Promote commercial, employment and industrial development at identified Growth Area nodes."

The proposed Retail, general use in conjunction with the Manufacturing Light, achieves the above reference General Plan goals by furthering economic development through job creation and increased tax revenue, promoting diverse land use and multipurpose development by providing a mix of retail and light manufacturing activities, both of which foster a sustainable/growing community.

- C. The proposed use conforms with the conditions, requirements, or standards prescribed by this chapter and any other applicable local, State, or Federal requirements and**

Response: *The proposed use, installation, and operation of the Retail, general use in conjunction with the Manufacturing, light will be developed and operated as set forth by the City of Eloy Municipal Code and any other applicable local, State, or Federal requirements.*

- D. The proposed conditional use shall conform to the neighborhood's character within the same zoning district in which it is located. In making such a determination, consideration shall include the location, type, and height of the buildings or structures and the type and extent of landscaping and screening on the site.**

Response: *The proposed development is consistent with the General Industrial neighborhood character as it provides areas for fabrication, manufacturing, and processing uses are appropriately screened and landscaped. The proposed conditional use, Retail, general is a necessary to support the primary Light Manufacturing use and consistent with the neighborhood character as all sales will be conducted within the building, and outdoor display will occur within the fence enclosure boarding the property.*

Development standards, requirements, and guidelines include a minimum lot width of 100'-0", front setback of 30'-0", rear setback of 20'-0", side setbacks of 20'-0", a maximum building height of 55'-0", and lot coverage not exceeding 60%; all of which are satisfied under the proposal. Architectural finishes will include deep earth tone corrugated metal siding with natural colored faux stone wainscoting; all finishes to be consistent with 21-2-5.5: INDUSTRIAL DEVELOPMENT REQUIREMENTS AND GUIDELINES of the City of Eloy Code of Ordinances.

- E. Adequate utilities, access roads, drainage, fire protection, and other necessary facilities shall be provided.**

Response: *Power, water, sewer, and telco are all located on W Chambers St or N Davidson St, approximately 200'-0" from the proposed building location. Arizona Trailers LLC is proposing all necessary utility lines and connections run to the site underground within a proposed 8'- 0" utility easement. Further, a (N) 3500 cft retention pond will be constructed as part of the Site Plan Application and the Pinal County Flood Plain Use*

approval: SP2024-001 & FUP2401-001. The abutting streets exists and are improved to Eloy standards, access to the site will be from W Chambers St and N Davidson Blvd.

F. Adequate measures shall provide ingress and egress designed to minimize traffic hazards and traffic congestion on public roads.

Response: *The site will be accessed from the public right-of-way off W Chambers Street and loop to N Davidson Street using the existing driveway access to the parcel. Improvement analysis of the impact on existing infrastructure is not required as the proposal is a small development of <500 peak-hour trips.*

G. The proposed use shall not be noxious or offensive because of vibration, noise, odor, dust, smoke, or gas.

Response: *The proposed Retail, general conditional use will be conducted within the building area. No vibration, noise, odor, dust smoke, or gas are anticipated from the proposed Retail, general conditional use. Other site improvements, proposed by the preceding Site Plan Application, Record: SP2024-001, will include paving portions of the access roadways and laying road base material for dust control on unpaved display and storage areas. The proposed development, as a whole, will be within an existing chain link fence enclosure boarding the 4.62-acre parcel, including screening walls and landscape as dictated by the Site Plan Application approval.*

H. The proposed use shall not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair the property values within the neighborhood.

Response: *The proposed Retail, general use will not be injurious to the use and enjoyment of the property in the immediate vicinity for the purposes already permitted, nor substantially diminish or impair the property values within the neighborhood. The in-store and online retail sales finalized or conducted as part of the proposed use will be conducted within the building, and outdoor display will occur within the fence enclosure boarding the property.*

I. Establishing the proposed use shall not impede the orderly development and improvement of surrounding property for uses permitted within the zoning district.

Response: *Establishing the proposed Retail, general use will not impede the orderly development and improvement of surrounding property or uses permitted within the zoning district. The City's General Plan and Code of Ordinances identifies industrial zones as locations where fabrication, light manufacturing, and processing uses are to be located. The added retail will be conducted within the building, and outdoor display will occur within the fence enclosure boarding the property. Furthermore, the proposed development serves to attract residents and businesses to the area by improving the landscaping and development on the privately held parcel and contributing to the public space by adding a street light at the intersection of W Chambers Street and N Davidson Street.*



ALIGHT ENGINEERING PLLC CITIZEN REVIEW PLAN & REPORT

Arizona Trailers

PJ# 23045

Applicant: Arizona Trailers LLC Per Agent Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110
Oro Valley, AZ 85704

Owner: Sagebrush Holdings LLC
PO Box 1567
Evergreen, CO 80437

Representative: Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110, Oro Valley, AZ 85704
Patrick Akin
p.akin@alighteng.com
(520) 460-4151

Case No.: CUP2025-003

Project No.: 23045 VG Arizona Trailers

Location: 1450 W Chambers Street, Eloy, AZ 85131

APN: 40802009B

GPS Coordinates: Latitude = 32°45'32.8"N
Longitude = 111°34'31.0"W

NOTE: This report will be continually updated and resubmitted for review as efforts commence.

The following document outlines the Citizen Review Plan and notification efforts for Arizona Trailers LLC's request of a Conditional Use Permit (CUP) to allow Retail, general at their property at 1450 W Chambers St., Eloy, AZ 85131. The proposal consists of retail use, general, for sales conducted both in-store and online. Note that the request for a CUP is preceded by the Site Plan Application Approval, Record: SP2024-001, with the following project description. The owners will be installing a new 40'-0" X 80'-0" (3,200 SF) prefabricated metal building to be used for Light Manufacturing use. Accessory office, related business operations, retail sales to support the manufacturing, assembly and repair of the trailers will occur in the building. Furthermore, outdoor storage and display of the trailers will occur on the property. Site improvements will consist of an on-site retention pond, streetscaping, paving portions of the access roadways, and laying a road base for dust control. The improvements will also accommodate site access, landscaping, screen walls, fencing, and employee and customer parking for vehicles. All proposed construction will be within an existing chain link fence enclosure boarding the 4.62-acre parcel. Power, water, sewer, and telco are all located on W Chambers St or N Davidson St, approximately 200'-0" from the proposed building location. Arizona Trailers LLC is proposing all necessary utility lines and connections run to the site underground within utility easements. The site will be accessed from the public right-of-way off W Chambers St and loop to N Davidson St using the existing driveway access to the parcel.

Notification Area Map

The 300-foot area map within which all property owners will be notified of the project requests is attached hereto as Exhibit A.

Contacted Parties

A completed mailing list of all property owners contacted through ongoing outreach efforts is attached hereto as Exhibit B. Property ownership is determined based on current records obtained from City of Eloy Land Ownership Web Map GIS data.

Contact Dates and Methods

Letters notifying all property owners within 300-feet of the project boundary were mailed via U.S. Postal Service Certified Mail on May 13, 2025. The letters included all necessary details related to the application, as well as an invitation to join the Development Team at an Open House meeting hosted in the Community Room of Eloy City Hall (595 N. C Street, Suite 104, Eloy, AZ 85131) on Wednesday, May 28, 2025 between 5:00PM – 7:00PM. A copy of the notification letter and U.S. Postal Service certified mail receipts are attached hereto as Exhibit C as evidence of compliance with mailing & notification requirements.

Site Posting

Two (2) signs with project details and contact information were posted on the property perpendicular to roadways W Chambers St. & N Davidson Blvd. on May 13, 2025. The signs include all dates, times, and locations related to the Neighborhood Meeting, Planning and Zoning Commission, and City Council.

A mock-up of the sign posting language, site location map, affidavit of Sign Postings, and photos of Sign Postings are attached as evidence of the postings are attached hereto as Exhibit D.

Open House Community Meeting

An open house community meeting was held, in-person, on Wednesday, May 28, 2025 between 5:00PM – 7:00PM in the Community Room of the Eloy City Hall located at 595 N. C Street, Suite 104, Eloy, AZ 85131. The general public was invited to come and learn more about the proposed request and provide any comments or recommendations for improvements to the Project's scope or design/development, etc. The applicant and their representatives, the Development Team, were available for the entire meeting.

The Community Room was accessible to the public through a main entrance leading outside. A comment table was positioned at the entrance, with a member of the Development Team stationed to welcome visitors. The meeting space was well-lit, with signs placed around the entrance, including the parking areas and pathways leading to the space. The Development Team members present for hosting the meeting consisted of applicant Chole Smith of Arizona Trailers LLC and representative Patrick Akin of Alight Engineering PLLC.

Two (2) neighboring property owners, Nathaniel Smith & Jerry Gonzales, attended the meeting. An additional property owner, Jason Neppi, communicated with project representative Patrick Akin via text prior to the meeting. A sign in sheet and text messages are attached hereto as Exhibit E.

Following a description of the project scope and discussion of the project there are no known concerns about the requested CUP. And project representative shared the dates, times, and locations of the Planning and Zoning

Commission and City Council meetings.

Ongoing Communication with Neighbors

The Development Team will continue to work to ensure all issues and concerns brought to their attention by neighbors are addressed. If meeting attendees request updates about the project and would like to be notified of any significant changes or amendments to the development after the meeting, the Applicant Team will send individual emails to those attendees with updates throughout the process.

Copies of any public comments and feedback, and all email correspondence with neighbors will be submitted with the updated Citizen Review Plan a minimum of 15 days before the Planning and Zoning Commission Hearing.

EXHIBIT A: AREA MAP

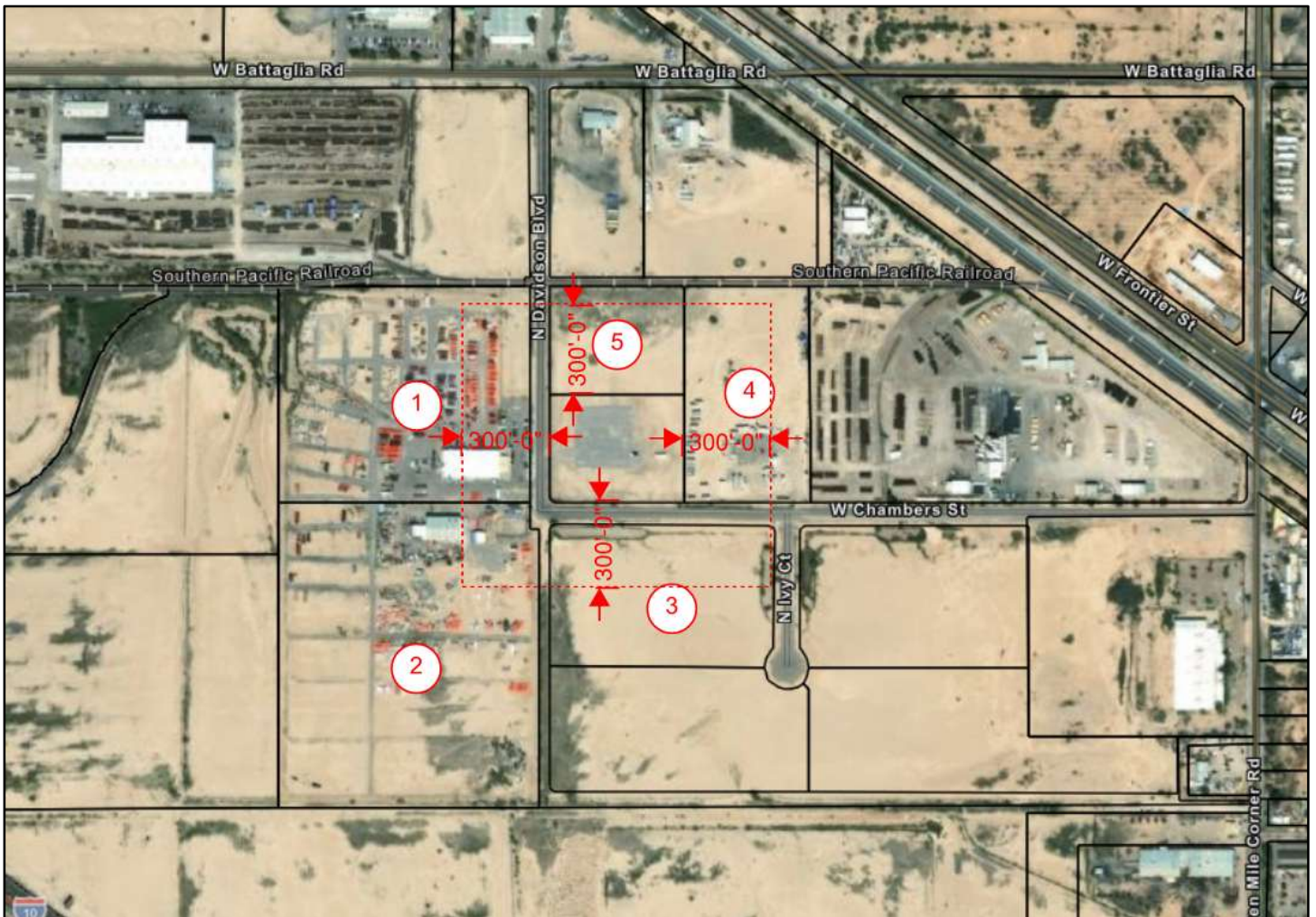


EXHIBIT B: PROPERTY OWNERS CONTACTED

1	850 N Davidson Blvd Eloy, AZ 85131	APN: 40802008G	Kito Leasing LLC 2302 Lasso Ln Lakeland, FL 33801
2	850 N Davidson Blvd Eloy, AZ 85131	APN: 408020260	Kito Leasing LLC 2302 Lasso Ln Lakeland, FL 33801
3	N/A	APN: PENDING (was 40802020D)	N/A
4	1380 W Chambers St Eloy, AZ 85131	APN: 408020100	Amigo Properties LLC 10 Sterling PI Rancho Mirage, CA 92270
5	N/A	APN: 40802009A	Thjdholdings LLC 2340 Eileen Way Parker, CO 80138

EXHIBIT C: MAILING NOTIFICATION

PJ#-23045



ALIGHT ENGINEERING PLLC NEIGHBORHOOD MEETING

Arizona Trailers

PJ# 23045

DATE: 05/07/2025

RE: Neighborhood Meeting Mailing Letter

Applicant: Arizona Trailers LLC Per Agent Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110
Oro Valley, AZ 85704

Owner: Sagebrush Holdings LLC
PO Box 1567
Evergreen, CO 80437

Representative: Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110, Oro Valley, AZ 85704
Patrick Akin
p.akin@alighteng.com
(520) 460-4151

Dear Neighbor:

You are invited to a Neighborhood Meeting to review and discuss the development proposal at 1450 W Chambers Street, Eloy, AZ 85131; cross street(s) W Chambers St and N Davidson St (APN: 40802009B) in accordance with the City of Eloy's application procedures for Citizen Review for Application Numbers CUP2025-003, a Conditional Use Permit for General, retail sale.

Meeting Location:

The meeting will be held Wednesday, May 28, 2025 between 5:00PM – 7:00PM at Eloy City Hall, 595 N. C Street, Suite 104, Eloy, AZ 85131.

Meeting Purpose:

During the Neighborhood Meeting, the applicants' representatives will present the proposed development to the community. This presentation will provide the applicant with an opportunity to hear comments and concerns about the development proposal in order to resolve conflicts and outstanding issues, where possible. Neighborhood Meetings are opportunities for informal communication between applicants and the landowners and occupants of nearby lands, and other residents affected by development proposals. Participation in a Neighborhood Meeting is for informational purposes only. Any resultant participation and/or written summary of same shall not be part of the administrative record for any development application that may be filed and accepted.

Sincerely,

Arizona Trailers LLC Per Agent Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110
Oro Valley, AZ 85704
Patrick Akin
p.akin@alighteng.com
(520) 460-4151

**8339 N Oracle Rd. Ste 110
Oro Valley AZ. 85704**

9589 0710 5270 2360 3299 27

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Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

Rancho Mirage, CA 92270

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.10
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Postmark Here
MAY 13 2025
05/13/2025

Sent To
Amigo Properties LLC
10 SPANIAL PL
Rancho Mirage, CA 92270

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2360 3299 03

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Lakeland, FL 33801

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.10
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Postmark Here
MAY 13 2025
05/13/2025

Sent To
Amigo Leasing LLC
2302 Cassin Ln
Lakeland, FL 33801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2360 3299 34

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Parker, CO 80138

Certified Mail Fee \$4.85

Extra Services & Fees (check box, add fee as appropriate)

<input type="checkbox"/> Return Receipt (hardcopy)	\$4.10
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

Total Postage and Fees \$9.68

Postmark Here
MAY 13 2025
05/13/2025

Sent To
TAJO Holdings LLC
2346 Green Way
Parker, CO 80138

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

9589 0710 5270 2360 3299 10

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

Lakeland, FL 33801

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<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage \$0.73

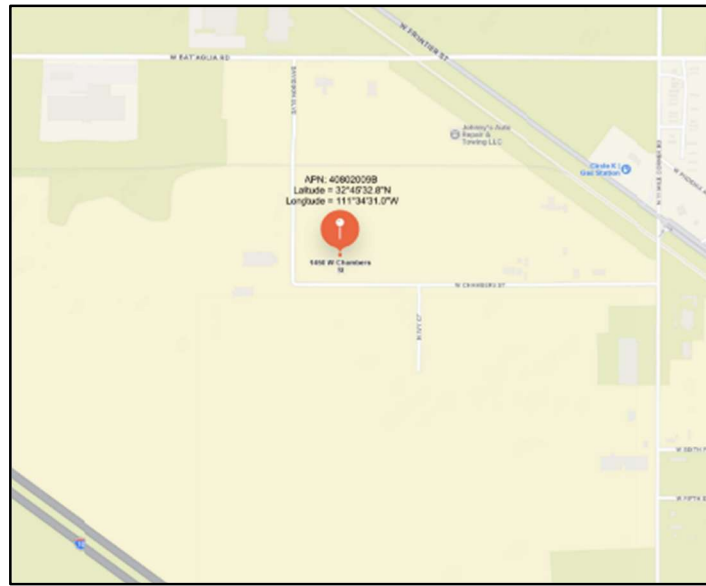
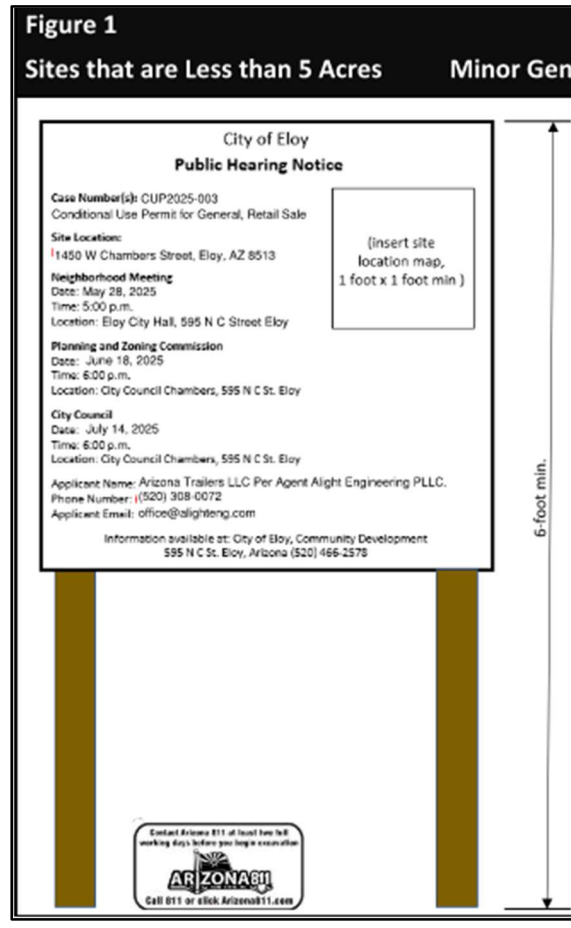
Total Postage and Fees \$9.68

Postmark Here
MAY 13 2025
05/13/2025

Sent To
Amigo Leasing LLC
2302 Cassin Ln
Lakeland, FL 33801

PS Form 3800, January 2023 PSN 7530-02-000-9047 See Reverse for Instructions

EXHIBIT D: SIGN POSTING





AFFIDAVIT OF NOTIFICATION

Application: CUP2025-003

Applicant Name: Arizona Trailers LLC Per Agent Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110
Oro Valley, AZ 85704

Owner: Sagebrush Holdings LLC
PO Box 1567
Evergreen, CO 80437

Representative: Alight Engineering PLLC.
8339 N. Oracle Rd. Ste. 110, Oro Valley, AZ 85704
Patrick Akin
p.akin@alighteng.com
(520) 460-4151

Location: 1450 W Chambers Street, Eloy, AZ 85131

I confirm that notice as required for the case noted above had been mailed or delivered to the attached list, Exhibit B, of property owners and neighborhood associations at the addresses noted.

Patrick Akin
Applicant/Representative Signature

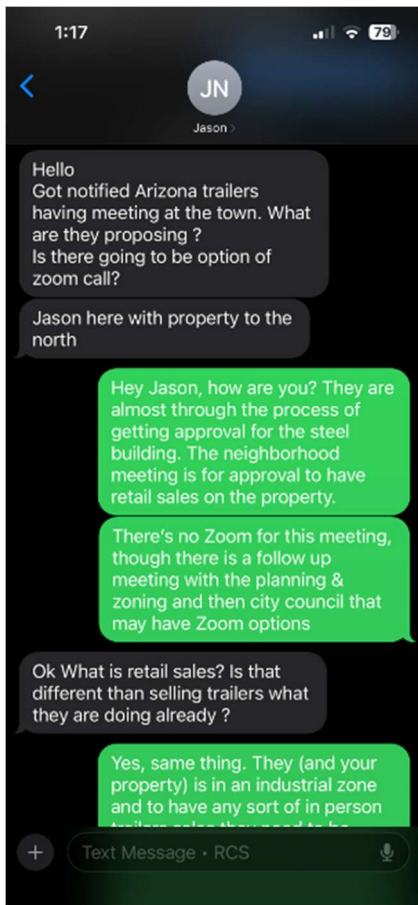
June 2, 2025
Date

This instrument was acknowledged before me on this June day of 2
2025, by Patrick Akin. In witness whereof I hereunto set my hand and official seal.



Aleece C. Vickers
Notary Public

My commission expires 11/07/2028.



Conditions of Approval for Conditional Use Permit:

Case No. CUP2025-003

VG Arizona Trailers

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

SITE DEVELOPMENT

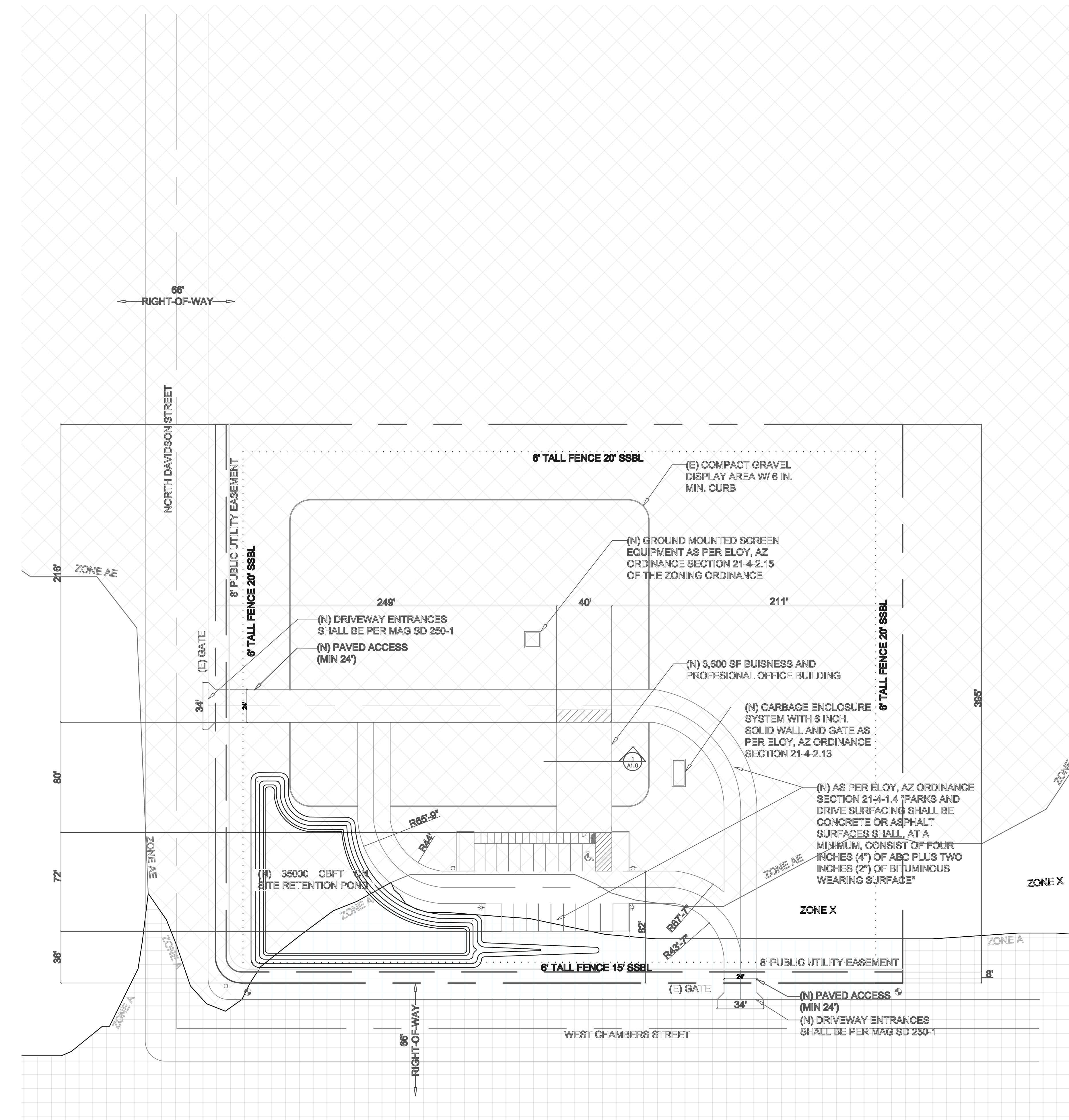
1. **DEVELOPMENT.** The Site Plan shall be in compliance with the Conditional Use Permit Narrative, Conceptual Site Plan (dated March 11, 2025) and the Eloy Zoning Ordinance.
2. **MODIFICATIONS.** Any major changes or modifications to the subject CUP shall be reviewed and processed following those procedures outlined in the Eloy Zoning Ordinance, as may be amended from time to time. The Zoning Administrator or designee may administratively approve minor amendments and will determine the difference between major and minor amendments.
3. **SITE PLAN.** The Property Owner/Developer shall submit and receive the Zoning Administrator or designee's approval for the Site Plan prior to submitting the construction documents for any part of the subject property.
4. **EXPIRATION.** The Conditional Use Permit (Case No. CUP2025-003) shall expire on July 14, 2027, unless the Conditional Use Permit has been used or extended by the City Council.
5. **STANDARDS OF IMPROVEMENTS.** 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.
6. **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.

FULL SITE PLAN LEGEND

PROPERTY LINE:	_____
SETBACKS:
PUBLIC EASEMENT:	_____
LANDSCAPING:	_____
FIRE HYDRANT:	⊕
POLE MOUNTED LIGHT:	⊛
SEWER CLEANOUT:	○
ROADS:	_____
EDGE:	_____
CENTER:	_____
FLOOD ZONE:	_____
ZONE AE:	_____
ZONE A:	_____

NOTES:

1. LOCAL SHEET FLOOD PLAN - PINAL COUNTY REGIONAL FLOOD CONTROL DISTRICT TO COMPLY OWNER AGREES TO ELEVATE FINISH PAD ABOVE NATURAL GRADE IN COMPLIANCE WITH SHEET FLOOD HAZARD NOTES.
2. ALL DRIVING SURFACES AND PARKING LOTS OR ANY ASPHALT SURFACES SHALL HAVE, AT MINIMUM, 4" ABC PLUS 2" OF BITUMINOUS WEARING SURFACES AS PER ELOY, AZ ORDINANCE SECTION 21-4-1.4
3. DRIVEWAY ENTRANCES SHALL BE PER MARICOPA ASSOCIATION OF GOVERNMENTS SPECIFICATION AND DETAIL 250-1. (MAG SD 250-1)
4. ADA SIDEWALK RAMP SHALL CONFORM TO MARICOPA ASSOCIATION OF GOVERNMENTS SPECIFICATION AND DETAIL 238-1. (MAG SD 238-1)
5. ALL LOADING, DELIVERY AND SERVICE BAYS SHALL BE SCREENED FROM PUBLIC VIEW BY A BUILDING, A DECORATIVE SCREEN WALL, A MINIMUM EIGHT FEET (8') IN HEIGHT, A SOLID OPAQUE EVERGREEN VEGETATION SCREEN OR ANY COMBINATION THEREOF AS PER ELOY, AZ ORDINANCE SECTION 21-4-2.14 OF THE ZONING ORDINANCE. (SECTION 21-4-2.14)
6. ALL MECHANICAL EQUIPMENT, EITHER GROUND-MOUNTED OR LOCATED ON A ROOFTOP, SHALL BE SCREENED FROM THE VIEW AS PER ELOY, AZ ORDINANCE SECTION 21-4-2.15 OF THE ZONING ORDINANCE. (SECTION 21-4-2.15)
7. ALL TRASH, RUBBISH OR GARBAGE, INCLUDING RECYCLABLE MATERIALS SHALL BE PROVIDED IN A COMMON STORAGE RECEPTACLES THAT ARE COMPLETELY ENCLOSED VIA A SOLID SIX FOOT (6') WALL AND GATE AND VIEW OBSTRUCTING GATE AND LOCATED ON A CONCRETE SURFACE. REFUSE COLLECTION AREAS SHALL BE READILY ACCESSIBLE TO COLLECTION VEHICLES, WITHOUT SUBSTANTIALLY ENCUMBERING ADJACENT PARKING AND VEHICULAR ACCESS. IF THE REFUSE COLLECTION AREA CAN BE SEEN FROM THE FRONT OF THE PROPERTY, THE ENCLOSURE SHALL BE SCREENED WITH LANDSCAPING ON ITS MOST VISIBLE SIDE AS PER ELOY, AZ ORDINANCE SECTION 21-4-2.13 OF THE ZONING ORDINANCE. (SECTION 21-4-2.13)



FULL SITE PLAN
 1:40 (REFERENCE CORRESPONDING GRADING PLAN)

March 11, 2025
 Case No. 2025-003



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PUBLICATION & REVISION HISTORY	
LABEL:	PUBLISHED:
Rev.0	12.AUG.2023
Rev.1	17.JULY.2024
Rev.2	20.DEC.2024
Rev.3	07.MAR.2025



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DATE: 07.MAR.2024
 PJ STATUS: Rev. 3
 PJ# 23045
 DRAWN BY: EJJ
 CHECKED BY: TBJ
 SCALE AS NOTED

C1.1

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: **VI.E.**

Date: **6/18/2025**

Date submitted:
05/06/2025

Action: Other

Subject: Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. RZPAD2007-016.A1: Tierra Del Sol - Sawtooth East Energy Center, a proposed amendment to the Tierra Del Sol Planned Area Development to allow Solar, Utility Scale Generation, and Battery Energy Storage System facilities as a permitted land use in all underlying zoning districts of the PAD. The property is located on the southeast corner of southwest corner of W Milligan Rd, and S Tweedy Rd, and consists of approximately 320 acres.

Date requested:
6/18/2025

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. RZPAD2007-016.A1:Tierra Del Sol Planned Area Development - Sawtooth East Energy Center in accordance with the attached Conditions of Approval.

DISCUSSION:

Request:

The applicant, The Rose Law Group, pc, c/o Court Rich, on behalf of Sawthooth Solar 1, LLC, a subsidiary of EDF Renewables, North America, has applied for an Amendment to the Zoning Map (Rezone) to modify the existing Tierra Del Sol Planned Area Development (PAD). The purpose of the amendment is to allow the Solar Utility Scale Generation and Battery Energy Storage System Facilities (hereafter, Utility-Scale Solar) land use on approximately 320 acres of land located on the southwest corner of W Milligan Rd, and S Tweedy Rd.

Context

The property is approximately two miles west of Interstate 10 (I-10) and is generally bordered by W Milligan Rd to the north, S Tweedy Rd to the east, and W Phillips Rd to the south. The property is currently used for agricultural uses, has a General Plan Land Use Map Designation of Medium Density Residential and Community Commercial, and is zoned Single-Family Residential (R1-6) and General Commercial (C-2) with a PAD Overlay. The surrounding properties consist of agricultural uses.

Direction	General Plan Land Use Map Designation	Existing Property Zoning	Existing Use of the Property
North	Medium Density Residential	Estate Residential (R1-43) 43,560 sq. ft./du	Agriculture
South	Estate Density Residential	Estate Residential (R1-43) 43,560 sq. ft./du	Agriculture
East	Estate Density Residential	Esate Residential (R1-54) 1.25 ac/du	Agriculture
West	Medium Density Residential and Community Commercial	Single-Family Residential (R1-6) and General Commercial (C-2) with a PAD Overlay	Agriculture

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 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 as 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 the property 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 site is currently zoned Single-Family Residential (R1-6) and General Commercial (C-2) with a 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 approximately 320-acre subject site currently does not have immediate Eloy water or sewer/wastewater service to the site. The nearest water lines are on W. Milligan Road, approximately 6,30 feet to east, near the intersection the W. Milligan Road and S. Eleven Mile Corner Road. . The nearest wastewater service lines are near 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 occupied buildings and a minimum of a 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 PAD District may be approved only when the City Council determines that the proposed PAD would benefit the City as a whole more than 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 reservation/conservation, enhanced provision of utilities, urban design, neighborhood/community amenities, or increased development quality.

• Incorporating the Utility-Scale Solar Facility as an allowed use in the Tierra Del Sol PAD will provide a sustainable community through 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 Tierra Del Sol PAD was originally approved.

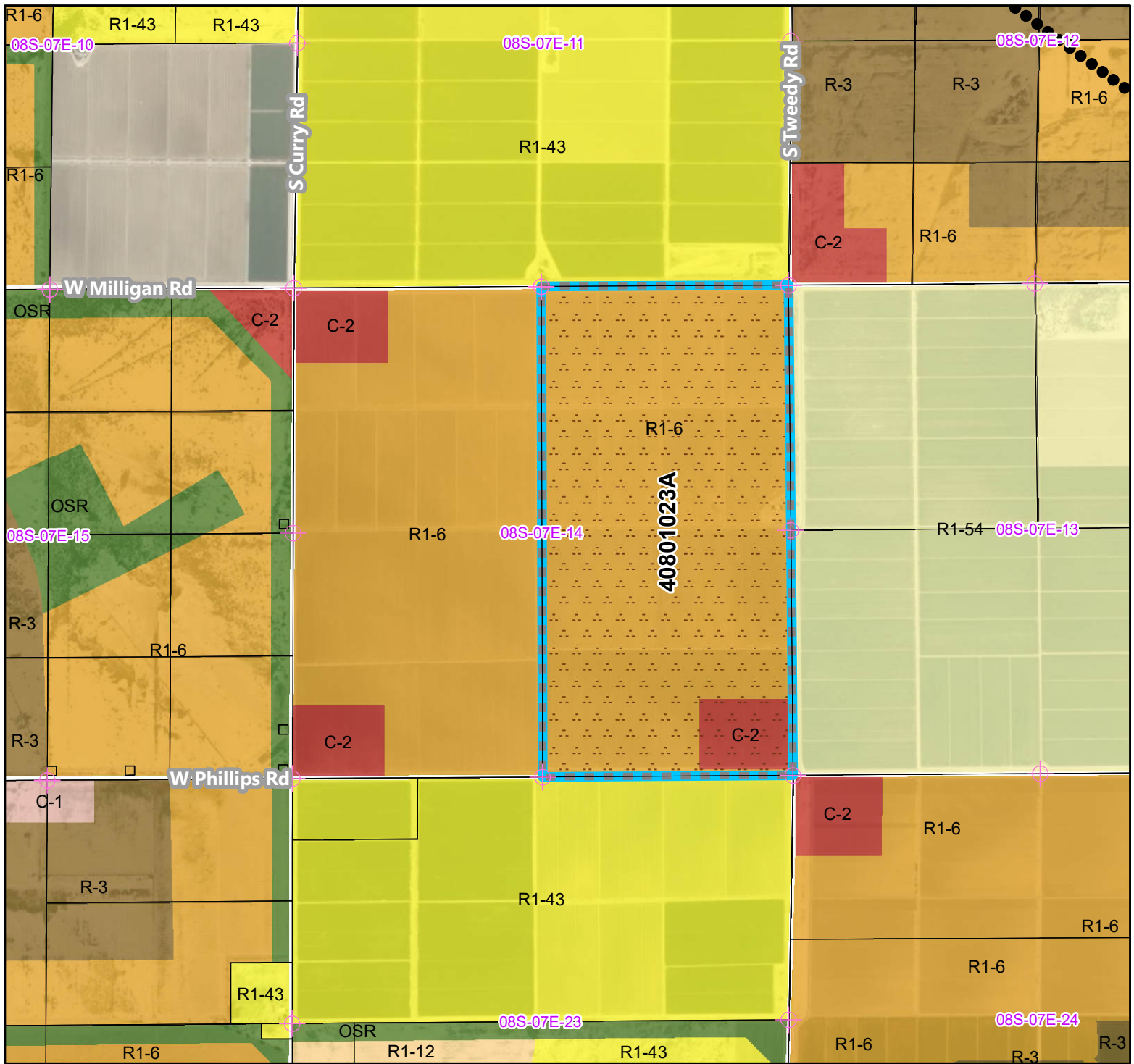
Status of Allowed Solar Facilities Acreage

The City's zoning ordinance allows for a maximum of 11,744 acres (sixteen percent (16%)) of the City's total incorporated area to be used for Solar Utility Scale Generation and Battery Energy Storage System Facilities. Currently, 11,234.21 acres have been approved for such use. If this application is approved, the total area allocated within Eloy would increase to 11,544.39 acres, leaving 199.61 acres unallocated.

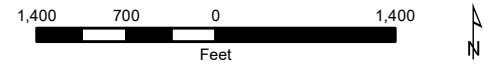
For your reference, the locations of all proposed Solar Utility Scale Generation and Battery Energy Storage System Facilities are shown on the attached Solar Facilities map. Please note that this map does not include Case No. RZPAD2005-062.A1, which will be considered at a later time.

FISCAL IMPACT:

There are no anticipated fiscal impacts associated with this discussion.

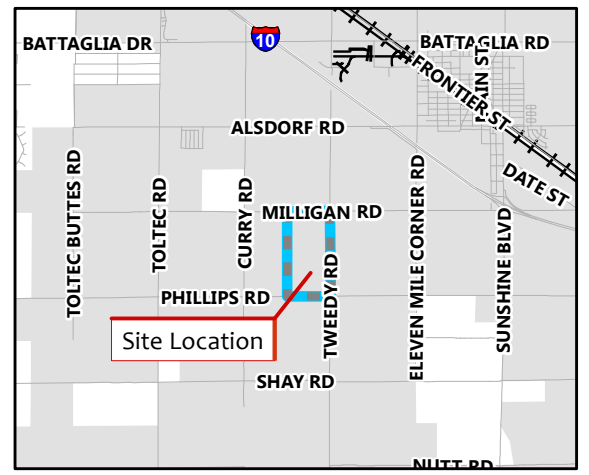


Tierra Del Sol - Sawtooth East
PAD Amendment - Case No: RZPAD2007-016.A1
310.18 acres



- | | | |
|--|--|-----------------------------|
| Subject Parcel | R1-12 Single Family Residential (12,000 sq. ft.) | Industrial |
| Tierra Del Sol PAD Overlay | R1-6 Single Family Residential (6,000 sq.ft.) | BP Business Park |
| Zoning Designations | Multi-Family | I-1 Light Industrial |
| Single Family | R-2 Small Lot Residential (6-10 du/acre) | I-2 General Industrial |
| RR-20 Rural Residential (20 acres/du) | R-3 Multiple Family Residential (10-24 du/acre) | Public Facility |
| RR-5 Rural Residential (5 acres/du) | RR-2.5 Rural Residential (2.5 acres/du) | PF Public Facility |
| RR-1.54 Estate Residential (1.25 acres/du) | Commercial | Open Space |
| R1-43 Estate Residential (43,560 sq. ft.) | C-1 Neighborhood Commercial | OSC Open Space Conservation |
| | C-2 General Commercial | OSR Open Space Recreational |
| | MU Mixed Use | |

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.



Amendment to the Zoning Map (Rezone)

Justification Narrative

1st Amendment

Tierra del Sol

Planned Area Development

Submitted to:

City of Eloy, AZ

Case No. RZPAD2007-016.A1

3rd Submittal:

March 25th, 2025

Sawtooth East Energy Center

Application prepared on behalf of Sawtooth Solar 1, LLC:

ROSE LAW GROUP_{PC}
RICH ▪ CARTER ▪ FISHER

Court Rich, Attorney

Attn: Nate Tonnemacher

Land Use Planner & Project Manager

(480) 240-5642 | (480) 291-0737

ntonnemacher@roselawgroup.com

Prepared for:

Sawtooth Solar 1, LLC

A subsidiary of:

EDF Renewables, inc.



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I. Introduction

Rose Law Group pc., as the Applicant on behalf of Sawtooth Solar 1, LLC, a subsidiary of EDF Renewables, inc. ("EDFR") (herein the "Solar Developer"), desires to construct and operate an electrical generation facility consisting of solar photovoltaic (PV) modules and ancillary electrical distribution and transmission systems and structures. The Project, collectively referred to as the "Sawtooth East Energy Center" (the "Solar Project"), is proposed on a 309-acre vacant site encompassing the entire Tierra del Sol Planned Area.

The Solar Project is in the "Solar Overlay" area within the western part of the City of Eloy, Arizona ("city"). This Project is considered an interim use of the Site until market conditions warrant the development of the Tierra del Sol Planned Area Development (PAD), as previously envisioned.

This PAD Amendment request is separate from other similar PAD Amendment requests related to the greater Sawtooth Energy Center, including the Sawtooth "West" Energy Center (located approximately one mile west of the Project Site) and the Sawtooth "Central" Energy Center (immediately west) and bounding this Project site. This Project should be considered correlated to the greater Sawtooth Energy Center facility for the orderly development of the Energy Center; however, all land use entitlements related to the development of the utility-scale solar within the Tierra del Sol PAD area will be requested, reviewed, publicly heard and considered separately.

II. Purpose of Request

A. Modifications to the Tierra del Sol PAD

The purpose of this Zoning Map Amendment application is to amend the previously approved Tierra del Sol PAD by updating the PAD entitlement document and introducing a Tierra Del Sol PAD "interim" development plan, filed and attached under separate cover as **Appendix 1: Interim Project Development Plan: "Sawtooth East Energy Center,"** which provides all associate exhibits of the Project Development Plan.

This narrative outlines the requested modifications to development standards as part of the zoning map amendment to the original PAD. It details the Project's compliance with the additional development standards for utility-scale solar land uses within the City of Eloy, demonstrates conformance with applicable zoning regulations, and justifies approval by addressing relevant Zoning Map Amendment and Planned Area Development criteria.

B. Development Standards

Below are the additional use, property development standards, and definitions for the Utility-Scale Solar land use in the Eloy Valley Specific Plan PAD:

- 1. Utility-scale solar is allowed in all underlying zoning districts of the Eloy Valley PAD overlay zone, and the development of the use shall conform with the following:**

a. Section 21-3-1.39 (Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities) of the City of Eloy Zoning Ordinance ("Ordinance"), as amended, except as modified below:

- i. The facilities shall be limited to the locations indicated on the Interim Project Development Plan: Conceptual Site Plan (See: Appendix 1, **Exhibit C**)
- ii. Perimeter fence color: sage green color that has color equivalent with an LVR of 40% or less.
- iii. 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 ordinance.
- iv. Perimeter fencing, including gated access through the fence, shall be setback a minimum of 50 from the right-of-way dedicated per Section 21-3-1.39. of the ordinance.

C. Justification of the Amendment Request

This project narrative is organized into three key sections, each supporting the request to amend the Tierra del Sol PAD based on its intended future use:

1. **Background:** Provides an overview of the proposed land uses within the Tierra del Sol PAD, offering context to introduce the objectives of this amendment request.
2. **Site Location, Existing Conditions & Compatibility:** Discusses the location, current site conditions, and surrounding area, emphasizing the intended future use of the Site as a solar project. This section highlights the responsible community planning approaches reflected in the amendment request and outlines the solar Project's benefits to the community.
3. **Compliance and Analysis:** Analyze how the amendment request complies with zoning map amendment criteria, including the modification of the Tierra del Sol PAD to permit utility-scale solar and BESS uses. Additionally, it reviews the ordinance approval criteria for establishing PADs and explains how this amendment aligns with the city's current and future development, land use standards, and goals for the area.

IV. Background

In 2007, the City Council approved the Tierra del Sol PAD through Ordinance No. 07-1035. The 309-acre master-planned community is comprised of residential and commercial uses with recreational open space and an area for a school. The PAD development plan and zoning exhibit divided the PAD into different land use categories, including Single Family Residential (R1-6) and General Commercial (C-2), open space, and public/ institutional for the development of a school site. As part of PAD approval, the Site was zoned to allow for the development of the proposed land uses under the PAD, and the city established the Tierra del Sol zoning overlay for the entire 309-acre Site.

While the Tierra del Sol PAD was approved in 2007, the PAD entitlements have never been vested, and no phase of the original PAD Development Plan has been pursued for the Site. **Exhibit B: Existing Base Zoning**

Map, within "Appendix 1" of the 1st Amendment to the Tierra del Sol PAD, which is filed under separate cover, illustrates the existing zoning of the project site and immediate surrounding area.

V. Site Location, Existing Conditions & Compatibility

A. Site Location

The 309-acre Project Site is located one mile east of the recently approved Sawtooth "West" Energy Center Project area and bounds the proposed Sawtooth "Central" Energy Center Project area located immediately to the west. The site contains a minimum number of agricultural uses within the parcel boundary. Located approximately 2 miles southwest of Interstate 10, the Project Site is west of S. Tweedy Rd, south of Milligan Rd, and directly east of the Eloy Acres PAD, situated north of E. Phillips Road, as depicted in **Appendix 1- Exhibit A: Vicinity & Parcel Map**, filed and attached under a separate cover.

B. Existing Conditions

Since its incorporation into the City of Eloy in 2007, the Site has remained largely vacant and underutilized, with only minimal agricultural activity previously occurring within its boundaries.

As previously discussed, all 309 acres comprising the Project area are currently a part of the Tierra del Sol Planned Area Development "PAD". Most of the Project area, approximately 279 acres, is currently zoned Single Family Residential (R1-6), with approximately 30 acres zoned General Commercial (C-2).

The Site has General Plan Land Use Designations of both Medium Density (3-6 du/ac) and Community Commercial, consistent with the underlying zoning districts and PAD development plan.

See **Table 1: Existing Conditions**, outlining the current zoning and General Plan- Land Use designations of the Project area below:

Table 1: Existing Conditions

Existing Conditions	
Current Land Use	Vacant Land/ Limited Agricultural Uses
Existing Land Use Designation	Medium Density Residential (3-6 du/ac); Community Commercial
Existing Underlying Zoning District(s)	PAD Overlay District; Single Family Residential (R1-6), (279-acres); and General Commercial (C-2) (30-acres)
Gross Area	309-acres

C. Compatibility & Surrounding Land Uses

Surrounding Land Uses:

The areas immediately adjacent to the Project Site are also either currently vacant or primarily underutilized. Aside from the undeveloped larger parcels existing in the area, the land use activity is predominantly agricultural or small-scale on-site storage operations supporting these agricultural uses. Parcels immediately north and east of the Project Site are unincorporated Pinal County land, not within the city limits or under its regulatory jurisdiction.

While much of the surrounding area has not yet developed, much of this area has been rezoned into planned area overlays since their original incorporation into the city to allow future residential and commercial development through the following PAD zoning overlays:

- **Eloy Valley PAD:** The 4,509-acre Planned Area located approximately one mile west and southwest of the project site was recently amended to permit utility-scale solar and Battery Energy Storage land uses within all base zoning districts within the overlay district. The over 2,000-acre Sawtooth West Energy Center Project is slated to begin development in early 2026, with operations commencing shortly after that.
- **Rancho Del Sol Brillante PAD:** The parcels located northeast of the proposed project site propose a conceptual 1,600-acre master-planned community of residential, school, park, and community service use. Recently, this PAD was amended to include utility-scale solar, and BESS uses within the entire PAD area.
- **Eloy Acres PAD:** This PAD overlay, which conceptually proposes a mix of residential and commercial development, is located on the parcel immediately west of the project site.
- **Cooley Eloy 640 PAD:** The parcels south and just west of the Project area include this 650-acre PAD which features a mix of residential and commercial zoning and open space. Recently, this PAD was amended to permit utility-scale solar land use within the entire PAD area. The "Shay Solar" Energy Center is expected to begin operations early in 2027.

Land Use Compatibility:

The Site is consistent with the uses found in the area. It is in an area south of Interstate 10, recently set aside for future utility-scale solar development by the Eloy City Council. A vast majority of the city of Eloy's urbanized area is situated approximately 3 to 4 miles from the project site, with the densest portions of the city's population, including most residential and commercial developments, located nearly 5 miles from the project limits. The proposed Project location is ideal and planned for utility-scale solar development because of its lack of anticipated exposure and negative impact on the local population.

This area has not experienced substantial development beyond incidental commercial activities related to existing agricultural operations. Essential public infrastructure, such as water and wastewater systems, roads, and pedestrian paths, does not currently exist in the area. Additionally, financing to invest in such infrastructure has not materialized, and consequently, no substantial plans have emerged to establish this vital infrastructure. As a result, interim developments like the proposed uses have become the most practical land use option for the area. See **Appendix 1- Exhibit A: Vicinity Map**.

Community Benefits:

Through this amendment request and as part of the greater “Sawtooth Energy Center”, the Sawtooth East Project will bring significant tax revenue to Eloy and the local school district while saving precious water resources, creating hundreds of construction jobs, and generating much-needed electricity to support the growth of the local and regional economy. While solar generation is exempt from some forms of tax, the Solar Project will pay significant business personal property taxes that benefit local taxing authorities in proportion to the tax rate they charge.

In addition, the Applicant looks forward to becoming an active member of the Eloy community and to assisting the community in addressing local needs over the next several decades while the Solar Project is in operation.

This Tierra del Sol PAD amendment establishes a reliable, flexible, and cost-effective framework for developing this property. This amendment is the best planning tool for maintaining the structure of the City of Eloy's zoning provisions while allowing flexibility to respond to future development conditions.

VI. Zoning Map Amendment Criteria

The following is an analysis of the Zoning Map Amendment Criteria of Section 21-6-6.4 of the ordinance. It includes issues for consideration as it pertains to the proposed amendment changes to the Eloy Valley PAD and the Modified PAD's conformance to criteria.

A. Criteria Analysis

Section 21-6-6.4 City of Eloy Zoning Ordinance:

Issues for Consideration:

In determining whether to approve, approve with conditions, or deny proposed Official Zoning Map amendments, issues for consideration shall include:

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

Responses: Consistent

- *The Solar Project, as amended, is consistent with specific goals and policies in the Eloy General Plan and constitutes an overall improvement to the local and regional economy via regional energy production that is not solely for the good or benefit of a particular landowner or other Solar Project proponent.*
- *The Solar Project will assist the City of Eloy in promoting its goals to create a community with adequate infrastructure and utilities as well as striving to enhance and maintain regional and local air quality and encourage the creation of jobs—both temporary construction jobs and permanent O&M jobs—associated with these types of projects.*

General Plan Elements	General Plan Policies	Consistency with General Plan
<p><i>Goal #4 cont.</i></p>		<p>A water storage system will be provided within the neighboring Sawtooth Central Project O&M area located less than a half-mile west of the Solar Field & immediately adjacent to the Site. this storage tank will supply water for fire and safety mitigation efforts and other O&M needs to the Site, meeting NFPA 1142 for firefighting in a rural setting.</p> <p>All construction personnel will be instructed on emergency response to fire events; clear away all flammable material for a minimum of 10 feet from areas of operations where a spark, fire, or flame could be generated.</p> <p>Equipment parking areas and small stationary engine sites would be cleared of all flammable materials prior to use; “No Smoking” signs will be posted, gas and oil storage areas will be clearly marked, cleared of all flammable material, and all used and discarded oil filters, oily rags, or other waste would be disposed of in an approved manner.</p>
<p><i>Goal #5</i></p>	<p><i>Work with the Pinal County Flood Control District to minimize the risk and hazards associated with flooding on existing and future development and human life within the City's floodplains.</i></p>	<p>Consistent</p> <p>The Energy Center will not be developed in a floodway. Furthermore, the Energy Center will comply with Pinal County and federal regulations associated with development in a floodplain.</p>
<p>Water Resources Element</p>		
<p><i>Goal #2</i></p>	<p><i>Encourage conservation measures that foster efficient potable water use.</i></p>	<p>Consistent</p> <p>The Energy Center will require very little water use during operations, except for as-needed maintenance for cleaning equipment and water use associated with any firefighting incidents.</p> <p>Water for construction and O&M would be supplied from offsite sources, from city water supplies extended by the Project to the site, or from onsite water wells, depending on feasibility and costs.</p>

General Plan Elements	General Plan Policies	Consistency with General Plan
		The City of Eloy would incur no costs for any infrastructure improvements related to the Project.
Public Facilities Element		
Goal #2	<i>Continue to provide high quality municipal services – administration, public works, community development, community services (parks and recreation), library, aviation, police and municipal court, and coordinate with non-municipal service providers-fire, education, electrical, natural gas, fiber to provide adequate services.</i>	<p>Consistent</p> <p>This Energy Center will enable the city to site utility-scale solar generation infrastructure near existing electrical infrastructure, in an area that development will result in limited impact to the environment and would provide benefits to air quality, while providing electricity for the regional grid– a demonstration of efficient, sustainable growth in the city.</p> <p>This Energy Center provides services and infrastructure that urban growth areas utilize and would provide a foundation for future urban growth patterns to consider. The Project would be funded by private capital. All infrastructure improvements required for the Project shall be paid for by the Developer.</p>
Economic Prosperity Element		
Goal #2	<i>Brand Eloy is a prime regional location for business, community growth and capital investment.</i>	<p>Consistent</p> <p>The high solar irradiance of Arizona, in addition to the availability of highly suitable land for development and the proximity to existing electrical infrastructure, were prime factors that attracted the Applicant to this area. The Project is a utility-scale solar generation that the City of Eloy could use to leverage their leadership in this industry to attract renewable energy industries and additional development.</p>

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

Responses: Consistent

- *Despite most of the Project site and surrounding area being zoned Residential or General Commercial, much of the area is almost entirely vacant or severely underdeveloped, with almost no residential or significant General Commercial land uses found within the vicinity.*

- *Nearly all land use activity in the area is limited to agricultural operations or incidental on-site storage supporting agricultural uses. Therefore, the utility-scale solar use proposed as part of this amendment will have no adverse impact on the current uses in the area and will be considered compatible with the current character of the area.*

Much of the land that is slated for development within the immediate vicinity of the Project Site is also proposed for utility-scale solar projects; therefore, the proposed use of the Project Site, in the interim, is entirely compatible with the future planned use and development of the surrounding area.

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

Responses: Consistent

- *The Project Site, along with much of the immediate vicinity, is situated within areas south of the I-10, reserved for utility-scale solar development in the city:*
 - *Recent amendments to Article III of the Zoning Ordinance, which included updates to Section 21-3-1.39 (Supplemental Use Standards) for utility-scale solar and BESS development within the city, introduced new provisions, development standards, and approval criteria for utility-scale solar projects.*
 - *The location criteria for utility-scale solar and BESS uses are outlined in Section 21-3-1.39.A of the ordinance and designated areas south of the I-10 for future development of utility-scale solar and BESS projects within the city. The Project Site and much of the immediate area meet these criteria, and the development of utility-scale solar projects is an appropriate land use within the current PAD.*
- *Furthermore, as described in Section V (sub-section: 'Site Location'), much of the surrounding area is also covered by separate Planned Area Development (PAD) overlays. Each overlay is proposed to be amended to allow utility-scale solar, subject to the provisions of Section 21-3-1.39.D of the ordinance. Therefore, similar to the PADs within the immediate vicinity, the Project is entirely suitable for the proposed utility-scale solar use as part of this amendment.*

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

Response: Consistent

Although the project site and much of the surrounding area are zoned for Residential (R1-6) or General Commercial (C-2) uses, the Project site is entirely vacant, and much of the surrounding area remains largely vacant or significantly underdeveloped. There are minimal residential developments and very limited General Commercial activities in the vicinity. Existing land use activity is primarily restricted to agricultural operations and incidental on-site storage that supports these agricultural uses.

Given this context, the introduction of a utility-scale solar project will not adversely affect the existing uses in the area. On the contrary, it represents a compatible and appropriate use that aligns with the area's current low-intensity and open-space character.

Furthermore, a significant portion of the land within the immediate vicinity of the project site is also designated for utility-scale solar development. This reflects a broader regional trend toward renewable energy projects as a preferred interim use in areas where traditional urban or commercial development has yet to materialize. As such, the proposed use of the project site complements and supports the planned evolution of the surrounding area. By utilizing the site for solar energy generation, the project will contribute to the local energy grid, provide an interim use that aligns with the area's future land use plans, and maintain a low-impact profile that preserves the potential for future redevelopment. This strategic approach ensures that the project harmonizes with both the current and anticipated land use patterns, while also delivering tangible economic and environmental benefits.

5. Availability of sewer and water facilities.

Response: Consistent

The project site is located within areas of the City of Eloy that currently lack adequate infrastructure to support permitted underlying uses or those planned under the existing iteration of the Tierra Del Sol PAD, including water and sewer infrastructure necessary for large-scale residential development. As a result, the Eloy City Council has designated areas south of the I-10 freeway as suitable for utility-scale solar development. The Sawtooth East Project is a phased component of the larger Sawtooth Energy Center—a multi-phase, utility-scale solar generation and Battery Energy Storage System (BESS) complex located within this designated “utility-scale solar & BESS overlay” area.

The “Sawtooth Energy Center” includes the 2,060-acre “Sawtooth West” project, which has been recently approved and is slated to begin construction, as well as the approximately 319-acre “Sawtooth Central” project, located adjacent to and directly bordering the western boundary of the project site.

During this phase, most of the water usage will occur in the construction phase, primarily for dust suppression and soil compaction. Total construction water demand is estimated at no more than 1 acre-foot per megawatt (MW). Operational water usage will be minimal, limited to panel washing, occasional maintenance, and reserved primarily for fire suppression and other safety-related purposes.

Water for this phase of the project will be sourced from existing onsite groundwater wells or commercially available supplies stored in the O&M area of the adjacent “Sawtooth Central” project site, immediately west of the project area. Temporary sanitary facilities, if required by the city's Building and Safety Division, including portable toilets, septic systems, or non-potable water storage tanks—will also be located within the Sawtooth Central O&M area or a designated temporary construction and laydown area on a nearby parcel deemed appropriate for this use.

Additionally, a 25,000-gallon water storage system will be constructed and centrally located near Milligan Road within the Sawtooth Central O&M area, approximately one mile west of the project

site. This system will serve ongoing operational needs, fire suppression, and other safety mitigation efforts.

If the Sawtooth Central project is unable to obtain the necessary land use entitlements, an alternative 25,000-gallon water storage tank, along with all required O&M and sanitary facilities, water, and septic systems, will be constructed within the Sawtooth East project area. In such a case, an amended site plan will be required and must be approved before any building or grading permits for the Sawtooth East phase are issued or a certificate of occupancy is granted for its operations.

VII. Planned Area Development (PAD) Approval Criteria

The following is an analysis responding to the general purpose of the Planned Area Development (PAD) Overlay District of Section 21-2-7.2 of the ordinance and includes an analysis of the goals of establishing the Tierra Del Sol PAD Overlay as it pertains to the proposed PAD amendment changes to the PAD and the Modified PAD's conformance to such criteria:

A. PAD Criteria Analysis

Section 21-2-7.5 PAD Approval Criteria of City of Eloy Zoning Ordinance:

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 than would develop 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 resource preservation/conservation, enhanced provision of utilities, urban design, neighborhood/community amenities, or an overall level of increased development quality.

Response(s):

The proposed zoning map amendment (1st amendment to the Tierra Del Sol PAD) will bring significant benefits to the City of Eloy and the local school district, including substantial tax revenues, conservation of valuable water resources, the creation of hundreds of construction jobs, and the generation of much-needed electricity to support local and regional economic growth. While solar generation is exempt from certain taxes, the Solar Project will contribute significantly through business personal property taxes, benefiting local taxing authorities in proportion to their respective tax rates.

Additionally, the applicant is committed to becoming an active and engaged member of the Eloy community, working collaboratively to address local needs throughout the decades-long operational life of the Solar Project.

This amendment to the Tierra Del Sol Planned Area Development (PAD) provides a reliable, flexible, and cost-effective framework for the development of the property. It represents the most effective planning tool for preserving the integrity of Eloy's zoning provisions while allowing the adaptability needed to respond to the ever-evolving needs of the community.

The recent adoption of the “Utility-Scale Solar & BESS” text amendment by the Eloy City Council established clear criteria and zoning procedures to facilitate solar development within the project area and the surrounding area. This PAD amendment would echo and thus implement the Council’s sentiment that the area is well suited for solar energy projects. Additionally, the uses outlined in the Tierra Del Sol Planned Area Development land use plan are compatible with solar development in general.

For example, the Project will have minimal traffic impacts, with construction will result in only short-term increases in traffic on surrounding unpaved roads, while the facility’s operational phase will have negligible effects on local traffic. It will not obstruct views of the natural landscape and will operate silently and without producing odors. Furthermore, glare from the PV modules will be minimal to nonexistent, as they are designed with an anti-reflective coating to absorb sunlight rather than reflect it.

B. Section 21-6-6.4 Issues for Consideration of City of Eloy Zoning Ordinance;

In determining whether to approve, approve with conditions, or deny proposed Official Zoning Map amendments:

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

Response(s): Consistent

General Plan:

As the City of Eloy continues to prioritize the delivery of high-quality municipal services—including administration, public works, community development, and community services—while coordinating with non-municipal service providers such as fire departments, education systems, electrical utilities, natural gas providers, and fiber networks, the goals outlined in the Eloy General Plan remain a guiding principle. This project aligns with those goals by enabling the city to strategically site utility-scale solar generation infrastructure near existing electrical facilities. The selected location minimizes environmental impacts, benefits air quality, and contributes clean energy to the regional grid, showcasing Eloy’s commitment to efficient and sustainable growth.

The Sawtooth Energy Center will support the infrastructure needs of urban growth areas and provide a foundation for future urban development patterns to build upon. Importantly, the project will be entirely funded through private capital, with all required infrastructure improvements financed by the developer, ensuring no financial burden on the city or its residents.

As demonstrated throughout this justification narrative, the project is consistent with the intent of the Eloy General Plan, which serves as a tool to guide future growth.

Zoning Ordinance & Planned Area Developments:

Furthermore, the sentiment of the Eloy City Council—expressed through the recent adoption of the "Utility-Scale Solar & BESS" text amendment—reinforces that the zoning process for solar development provides clear criteria, all of which this project meets. This alignment underscores the project's suitability and its contribution to the city's vision for sustainable and strategic development.

This zoning map amendment (1st amendment to the Tierra Del Sol PAD) provides the zoning flexibility necessary for the PAD to adapt to evolving community needs while facilitating orderly and coordinated development in this area of the city. Unlike traditional zoning, which often fails to promote the coordinated development of large areas with multiple parcels or property owners and lacks the flexibility to adapt to future community needs or market conditions, this amendment ensures a high standard of quality and cohesion for the Solar Project's development within this area of Eloy. Conventional zoning, which applies citywide and is typically unsuitable for centralized land planning, is not appropriate for this case.

In essence, implementing the entitlements of the original PAD, enhanced by this amendment to include utility-scale solar generation and BESS facilities as permitted uses, represents the most effective strategy for achieving the goals set forth in the city's recently updated Zoning Ordinance. This approach balances flexibility with coordinated planning to meet both current and future needs.

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

Response: Compatible

One of the primary reasons for the City Council's recent support and approval of the zoning update establishing standards for utility-scale solar & BESS is the minimal impact of utility-scale solar uses on adjacent properties within areas located within or nearby the "utility-scale solar & BESS" overlay area.

Notably, there are no existing residential uses in the immediate vicinity of the Project Site. The Sawtooth East Energy Center would generate minimal traffic, with only short-term increases on surrounding unpaved roads during construction and negligible traffic impacts during its operational phase. The Project development will facilitate much needed updates and improvements to existing infrastructure and unimproved roads, which will facilitate future improvements and developments to this area of Eloy.

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

Response: Suitable

The Eloy City Council's recent adoption of the "Utility-Scale Solar & BESS" text amendment established criteria and zoning procedures to support solar development within the project area and surrounding

regions. This amendment reflects the Council's determination that the area is highly suitable for solar energy projects.

The uses permitted by the Tierra Del Sol Planned Area Development land use plan are compatible with solar development, because (among other reasons) the Project will generate minimal traffic—limited to short-term increases on surrounding unpaved roads during construction—and negligible traffic impacts during the facility's operational phase.

The project's low-profile photovoltaic (PV) modules ensure it will not create significant visual impacts on surrounding parcels or any future developments in the area, nor will it obstruct views of the natural landscape. Additionally, the facility will not produce noise or odors during operation. Glare from the PV modules will be minimal to nonexistent, as they are treated with an anti-reflective coating and designed to absorb sunlight rather than reflect it.

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

Response: Suitable

The 309-acre project area is zoned for both residential and commercial uses, with approximately 279 acres designated as Single-Family Residential (R1-6) and the remaining 30 acres zoned as General Commercial (C-2). Utility-scale solar land uses, and their associated support systems have been deemed compatible within these zoning districts, following the recent adoption of the "Utility-Scale Solar & BESS" text amendment by the Eloy City Council.

Solar photovoltaic (PV) development is an ideal interim use for these zoning districts, offering a low-impact use during its approximately 30-year operational life. After decommissioning, the site can be redeveloped for another compatible use in the future. As the site is entirely privately owned or controlled by the applicant, the Sawtooth Energy Center will generate significant tax revenues throughout its operational lifespan, while also contributing much-needed energy supply to the local electrical grid during peak demand events.

5. Availability of sewer and water facilities.

Response: Compatible

The project site is located within areas of the City of Eloy that currently lack adequate infrastructure to support permitted underlying uses or those planned under the existing iteration of the Tierra Del Sol PAD, including water and sewer infrastructure necessary for large-scale residential development. As a result, the Eloy City Council has designated areas south of the I-10 freeway as suitable for utility-scale solar development. The Sawtooth East Project is a phased component of the larger Sawtooth Energy Center—a multi-phase, utility-scale solar generation and Battery Energy Storage System (BESS) complex located within this designated "utility-scale solar & BESS overlay" area.

This Project Site represents a phased component of the larger "Sawtooth Energy Center," a multi-phase utility-scale solar generation and Battery Energy Storage System (BESS) Project, which includes

the 2,060 acre "Sawtooth West" Project (recently approved and slated to being construction), and the just under 319-acre "Sawtooth Central" Project located adjacent and immediately bounding the Project site.

Much of the water usage for this phase will occur during the construction phase, primarily for dust suppression and soil compaction. Total water demand during construction is estimated at no more than 1 acre-foot per megawatt (MW). Once operational, water usage for panel washing and ongoing operations and maintenance (O&M) will be minimal, with most water reserved for fire suppression and safety purposes.

Water for this portion of the larger "Sawtooth Energy Center" will be sourced from existing onsite groundwater wells or commercially available supplies stored within the O&M area of the adjacent "Sawtooth Central" Project site, which as mentioned above, is located immediately west of the Project area, directly bordering the western Project boundary. Any temporary sanitary facilities deemed necessary by the city's Building and Safety Division, such as portable toilets, a septic system, or non-potable water storage tanks, will also be located within the Sawtooth Central O&M area or a designated temporary construction and laydown area on a nearby parcel identified as appropriate for this purpose.

A 25,000-gallon water storage system will likewise be constructed and centrally located near Milligan Road within the Sawtooth Central O&M area, approximately one mile west of the project site. This system will store water for ongoing operational needs, fire suppression, and other safety mitigation efforts.

If, for any reason, the Sawtooth Central project site is unable to secure the necessary land use entitlements for development, an alternative 25,000-gallon water storage tank, along with all required O&M and sanitary facilities, water, and septic systems, will be constructed within the Sawtooth East project area. In this case, an amended site plan must be approved prior to the issuance of building or grading permits for the Sawtooth East project phase or a certificate of occupancy for its operations.

1st Amendment to the
**Tierra del Sol
Planned Area Development –
Sawtooth East Energy Center**

City of Eloy, Arizona

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Original Date of Submittal: January 26, 2007
Original Date of Resubmittal: May 10, 2007

Amendment to the Zoning Map (Rezone)
1st Amendment to the
Tierra del Sol Planned Area Development

Submitted to:

City of Eloy, AZ
595 N. C Street, Suite 102
Eloy, AZ 85131

Case #: RZPAD2007-016.A1

Submittal: January 25, 2025

Applicant prepared on behalf of Sawtooth Solar 1, LLC

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Tierra del Sol PAD

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Tierra del Sol - PAD Application

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APPENDICES

Appendix 1: Interim Project Development Plan: *Sawtooth East Energy Center*

- Exhibit A: Vicinity & Parcel Map
- Exhibit B: Existing Base Zoning Map
- Exhibit C: Conceptual Site Plan
- Exhibit D: Existing General Plan Land Use Map
- Exhibit E: Conceptual Right-of-way Sections for Utility-Scale Solar

Project Data Sheet

- Proposal: Planned Area Development Overlay (R1-6 & C-2)
- Existing Comprehensive Plan: Rural Residential
- Existing Zoning: General Rural
- Existing Use of Land: Agriculture
 - Net Site Area: 309.32 Acres
 - Residential Area: 223.4 Acres
 - Commercial Area: 17.0 Acres
 - School: 12.0 Acres
 - Arterial and Collector Roads: 13.12 Acres
- Total Proposed Residential Units: 1,110
- Dwelling Units per Residential Acre: 3.8
- Open Space Proposed: 43.8 Acres (15% of Residential Area)

APPROVALS:

Tierra del Sol

Planned Area Development

Approved Date: September 10, 2007
per Ordinance No. 07-1035

1st Amendment to the

Tierra del Sol Planned Area Development

Case No. RZPAD2007-016.A1

Approved Date: TBD
per Ordinance No. TBD

Tierra del Sol Planned Area Development

1. PURPOSE OF REQUEST

The Tierra del Sol Planned Area Development project is a quality mixed-use Planned Community with 1,110 single-family dwellings, one 17-acre neighborhood commercial parcel, a 12-acre elementary school site, and over 43 acres of open space and recreational areas. The Tierra del Sol Planned Area Development will also allow Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities (hereafter, "Utility-Scale Solar" as an interim use of the property until such time that it becomes economically feasible to develop the property as aforementioned. "Tierra del Sol" means "land of the sun" and the project has been designed to incorporate Tuscan and native farming themes that will blend the historically rural environment with the future high-quality, family-oriented residential uses that are emerging as this southern-grown area develops.

Tierra del Sol will bring much-needed commercial uses, meaning more local jobs and shorter travel times for residents to essential goods and services. This project will help balance and stabilize the local infrastructure and regional economy.

The Tierra del Sol development includes a fully integrated landscape, trails, and amenities plan throughout the project. Meaningful and useable open space will be available for the whole community to enjoy. Amenities will range from playgrounds and basketball courts to active open spaces, trails, and landscape tracts.

With the adoption of Ordinance No. 07-1035, the Tierra del Sol PAD was found to comply with the applicable criteria of the City of Eloy Zoning Ordinance establishing the Tierra del Sol PAD overlay district with underlying zoning of R1-6 and C-2.

The first amendment to the Tierra del Sol PAD has four parts, which is to incorporate:

1. The Interim Use Project Plan: Utility Scale Solar Conceptual Site Plan (See: Appendix 1: Interim Project Development Plan - *Sawtooth East Energy Center*).
2. The definition of "Solar, Utility Scale Generation, and Battery Energy Storage System Facilities" land uses.
3. Solar, Utility Scale Generation, and Battery Energy Storage System Facilities land use (hereinafter Utility Scale Solar) as an allowed use to the underlying base R1-6 and C-2 zones of the PAD overlay per the provisions of Section 21-2.7.4. A. of the Eloy Zoning Ordinance (hereinafter Ordinance") and limited to the parcel located in Appendix 1- Exhibit " A."

4. Modification to the existing provisions of this PAD, including 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.

2. SITE CONDITIONS

Location

Tierra del Sol (herein "Site," " property," or "Project") is approximately 309.32 net acres of land located within the City of Eloy, on the eastern half of Section 14, Township 8 South, Range 7 East, Pinal County, Arizona: parcel number 408-01-023A. The parcel borders Milligan Road to the north, Tweedy Road to the East, and Phillips Road to the South. All arterials bounding the site are simi-improved compacted dirt roads.

Existing Site Conditions

The site is currently vacant but has been used for agricultural production. The property is relatively flat and level with no evidence of significant site disturbance.

Existing General Plan and Zoning Designations

In September 2007, the Eloy City Council approved a General Plan Amendment for the property (Case # GPA06-86). The amendment designated the property for use within a Residential Master Planned Community comprising both Medium-Density Residential and General Commercial areas.

Simultaneously, a request to annex the property was filed with the City of Eloy and applications for PAD Overlay Zoning and a Development Agreement. The City of Eloy approved the Tierra del Sol PAD overlay district, an approximately 309-acre mixed-use residential planned community consisting of 1,110 dwelling units located on approximately 223.4 acres, 43.8 acres of parks and recreation/ open space, 17 acres of commercial uses, a 12-acre school site, and 13.12 acres of area reserved to support necessary infrastructure and arterial and collector roads. As part of the approval of the Tierra del Sol PAD, the site was rezoned to allow for the development of the proposed land uses under the PAD Land Use Exhibit (Exhibit 8), thereby establishing the Tierra del Sol PAD overlay district for the entire site.

After the PAD Overlay Zoning was reviewed and recommended for approval by the Eloy Planning Commission, the annexation (approved on 9/10/2007 per Ordinance No. 07-711), General Plan Amendment (approved on 1/8/2007 per Resolution 07-1035), PAD Overlay Zoning (approved on 9/10/2007 per Ordinance No. 07-712), and Development Agreement were considered and approved by the Eloy City Council on the same agenda (Ordinance No. 07-1035). However, the Development and Annexation Agreement has since been terminated.

The project site contains the following base zoning designations:

- R1-6 Single Family Residential (maximum 7,600 square foot lots)
- C-2 General Commercial

Flood Designation

The northeastern corner, roughly less than half of the project site, is classified as Flood Zone “A” Areas of 100-year flooding. The remainder portion of the site is classified as Flood Zone “C” Areas of minimal flooding. (City of Eloy, Arizona Pinal County Flood Insurance Rate Map (FIRM) panel number 0400830020B, revised September 18, 1987).

Surrounding Area

This project has been designed to integrate with the neighboring Eloy Acres PAD melding the transportation corridors, open spaces, and education facilities into one balanced community. When incorporated into the PAD, Utility-Scale Solar uses are compatible with the area. This is exemplified by the nearby Eloy Valley PAD that was recently amended to facilitate the development of a Utility-Scale Solar project known as the Sawtooth West Energy Center and other proposed solar developments in the area as interim uses. The parcels to the north, south, east, and west are all currently improved agricultural land designated Medium or Medium - High-Density Residential, Community Commercial, Parks/ Open Space, and Estate or Rural Density Residential on the City of Eloy General Plan Land Use Map. The Southwest corner of Milligan and Curry, located west of the

project site, and the northeast corner of Tweedy and Milligan Road are zoned General Commercial (C-2).

	General Plan Designation	Zoning Designation	Current Use
Subject Property-Tierra Del Sol	Medium Density Residential and Community Commercial	Single-Family Residential (R1-6), and General Commercial (C-2) with a PAD Overlay	Agriculture
North	Medium-Density Residential	Estate Residential (R1-54)	Agriculture
East	Estate Density Residential	Estate Residential (R1-43)	Agriculture
South	Medium Density Residential	Estate Residential (R1-43)	Agriculture
West	Medium Density Residential and Commercial	Single-Family Residential (R1-6), and General Commercial (C-2), with a PAD Overlay	Agriculture

3. PROPOSED PROJECT

Project Description

The project proposes to create 1,110 single-family residential dwelling units, one 17-acre commercial parcel, a 12-acre elementary school site, and 43.8 acres of open space, landscape buffers, and recreational areas. As amended, the Tierra del Sol Planned Area can also be developed with the interim Utility-Scale Solar use.

The residential component of Tierra del Sol will be comprised of three distinct lot types with a minimum of four unique floor plans each. The emphasis will be on creating a real neighborhood/community atmosphere within the block organization. Neighborhoods will be organized into distinct housing types situated in various blocks.

43.8 acres of the project site will be utilized in both passive and active open spaces for use by the residents. Open space areas will be distributed throughout the site to act as landscape buffers, playgrounds, children's play areas, turf areas, walkways, parks, and more. Active open space areas will be placed within proximity to all residential neighborhoods in order to provide convenient and safe access.

Land Use Tabulation

	Acres	Dwelling Units
Single-Family	223.4	1,110
Commercial	17.0	-
School	12.0	-
Open Space	43.8	-
Roads (Arterial and Collectors)	13.12	-
	309.32	1,110

4. RESIDENTIAL DEVELOPMENT PLAN

The residential portion of the project will consist of 1,110 residential dwelling units comprised of three distinct lot types (50' X 115, 55' X 115', and 65' X 120'). The residential component of the project will be based on the development standards of the R1-6 zoning district, with minimum lot sizes ranging from 5,550 sq/ft to 7,600 sq/ft. It is anticipated that the residential density will not exceed 3.8 dwelling units per acre. At least 15% (43.8 acres) of the total project site will consist of open space and recreational amenities.

Development Guidelines

50' X 115 Lots

R1-6	Required	Proposed	Deviation
Minimum Parcel Size	6,000 sq/ft	5,550 sq/ft	-450 sq/ft
Minimum Lot Width	60'	50'	-10'
Minimum Lot Depth	-	115'	-
Minimum Front Setback	20'	18'	-2'
Minimum Rear Setback	25'	25'	0
Minimum Side Setback	5' / 10'	5'/5'	0 / -5'
Minimum Street Side Setback	20'	15'	-5'
Maximum Height	35'	35'	0
Lot Coverage	40%	50%	+10%

55' X 115' Lots

R1-6	Required	Proposed	Deviation
Minimum Parcel Size	6,000 sq/ft	6,125 sq/ft	+125'
Minimum Lot Width	60'	55'	-5'
Minimum Lot Depth	-	115'	-
Minimum Front Setback	20'	18'	-2'
Minimum Rear Setback	25'	25'	0
Minimum Side Setback	5' / 10'	5'/5'	0 / -5'
Minimum Street Side Setback	20'	15'	-5'
Maximum Height	35'	35'	0
Lot Coverage	40%	50%	+10%

65' X 120' Lots

R1-6	Required	Proposed	Deviation
Minimum Parcel Size	6,000 sq/ft	7,600 sq/ft	+1,600 sq/ft
Minimum Lot Width	60'	65'	+5'
Minimum Lot Depth	-	120	-
Minimum Front Setback	20'	18'	-2'
Minimum Rear Setback	25'	25'	0
Minimum Side Setback	5' / 10'	5' / 5'	0 / -5'
Minimum Street Side Setback	20'	15'	-5'
Maximum Height	35'	35'	0
Lot Coverage	40%	45%	+5%

Residential Design Standards

Mechanical equipment, electrical meter and service components, propane tanks, coolers, water filters, and similar utility equipment shall be installed at ground level or wall mounted and shall be screened from public view and designed to appear as an integral part of the building.

The entryway of the dwellings, rather than the garages, should have a strong relationship to the neighborhood street (public realm). Detached garages are encouraged and should architecturally match the residential structure.

The garage area shall not comprise more than 60% of the total front elevation as visible from the front yard. Attached garages shall have a recessed façade and door when facing the front yard and street, with the recess varying a minimum of three (3) to seven (7) feet from the forwardmost living space, exclusive of a porch or courtyard. One (1) plan per product line may have a garage that extends in front of the dwelling's living space.

Several driveway approaches shall be incorporated into a tract home subdivision e.g., side entry garage, detached garages, in-line garages alley frontage garages, etc. At least one (1) standard plan offered shall include a detached garage design. At least one (1) standard plan offered shall include a side entry garage as a standard feature.

The front elevation should prominently feature a pedestrian-scaled entry or porch. The rear and side elevations should be aesthetically enhanced and have an architectural character comparable to the front elevation.

Overhanging eaves and front-facing covered porches are strongly encouraged.

Roof material shall not be wood shake shingles. Open gable roofs, emphasizing the lack of detail, should be avoided.

Straight roof lines should be varied using offsets, differing heights, stepping, or different orientations to produce more variety within a development.

Embellish window treatments on all homes by adding architectural features that enhance the elevations, e.g., gabled roof features over windows, structural pop-outs, recesses, headers, tile inlays, different window designs and styles, etc. Such features must be added to all of the exterior elevations of the structures to provide interest and relief.

The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. The use of "T1-11 siding" (rough-sawn plywood siding with vertical grooves at 4" or 8" O.C.) shall be prohibited. All residential buildings shall have a permanent foundation and an enclosed two-car garage.

Repetitious elevations shall be avoided. The same elevations shall not be utilized across from or adjacent to each other. A minimum of four (4) floor plans, with at least three (3) distinctly different elevations for each floor plan, shall be required for all tract home subdivisions. Additionally, a minimum of three (3) colors of roof material, three (3) styles of garage doors and three (3) exterior paint colors shall be required to further promote visual interest and architectural diversity. A variety of building details, form, massing, material, proportion, and sighting shall be used to promote well-proportioned four-sided architecture.

A walkway from the street to the front porch or entry is strongly encouraged. The front yard landscaping is required to be installed within 60 days of occupancy.

Additional Single-Family Development Standards

- i. Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities. These facilities shall comply with the standards discussed in Section 7 of this document.
- ii. Other Uses: Shall comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

General Development Regulations

- i. The General Development Regulations of Article IV of the City of Eloy Zoning Ordinance shall apply.

Permitted Uses

- i. The following are the allowed primary uses in the (R1-6) Single Family Medium zoning district:
 - a. Detached single-family residential dwelling units;
 - b. Open space
 - c. Retention/detention areas
 - d. Parks and playgrounds
 - e. Public facilities, such as schools and Utility facilities,
 - f. Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities as interim uses*

- ii. Accessory uses on the same parcel or lot as an established primary use that is allowed.

**Use is allowed in accordance with the Additional Property Development Standards*

5. COMMERCIAL DEVELOPMENT PLAN

Development Guidelines

The 17.0-acre commercial parcel is situated at the Northwest corner of Phillips and Tweedy Road and is designed to provide both local and community goods and services to the future residents of the area.

C-2	Required	Proposed	Deviation
Minimum Parcel Size	10,000	10,000	0
Minimum Lot Width	150'	150'	0
Minimum Lot Depth			
Minimum Front Setback	30'	30'	0
Minimum Rear Setback	10'*	10'*	0
Minimum Side Setback	10'	10'	0
Minimum Street Side Setback	10'	10'	0
Maximum Height	35'	35'	0
Lot Coverage	60%	60%	0

*25' when abutting residential property

Commercial Design Standards

The buildings' architecture will be the dominant feature of the area and must be sited and designed in a manner that will benefit the community, improve the physical appearance, contribute to the small town's character, and be pedestrian-friendly. An emphasis will be placed on developing a complementary architectural design with the community and surrounding residential neighborhoods.

Mechanical equipment, electrical meter and service components, electrical transformers, backflow prevention devices, large water standpipes, propane tanks, telephone boxes, chilling units, and any other obtrusively large electrical, mechanical, or similar utility device or equipment, whether ground level, wall mounted, or roof-mounted, shall be fully screened from public view and designed to appear as an integral part of the building.

The building materials of a project shall be durable, require low maintenance, and be of substantial quality.

All building elevations, that face a public street or are adjacent to residential uses or zoning districts, shall have an architectural design other than metal or corrugated metal.

All buildings shall incorporate 360° architecture, when visible to a public street, a variety of massing and building heights, and stepping rooflines.

Additional Commercial Development Standards

- i. Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities
These facilities shall comply with the standards discussed in Section 7 of this document.
- ii. Other Uses: Shall comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

General Development Regulations

- i. The General Development Regulations of Article IV of the City of Eloy Zoning Ordinance shall apply.

Permitted Uses

- i. The following are the allowed primary uses in the General Commercial (C-2) zoning district:
 - a. All permitted uses specified in the General Commercial (C-2) zoning district in the City of Eloy Zoning Ordinance, as amended;
 - b. Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities as an interim use*
- ii. Accessory uses on the same parcel or lot as an established primary use that is allowed.

**Use is allowed in accordance with the Additional Property Development Standards*

6. ADDITIONAL AREA DEVELOPMENT STANDARDS

UTILITY-SCALE SOLAR AND BATTERY ENERGY STORAGE USES

General Development Standards

1. *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 E, Exhibit C)
 - ii. Perimeter fence color: sage green color that has color equivalency with a LVR of 40% or less.
 - iii. 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.

- iv. 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.

Definitions

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 land uses.

7. COMPREHENSIVE OPEN SPACE AND AMENITY PLAN

As is shown on the accompanying Open Space and Amenity Plans, Tierra Del Sol creatively blends Tuscan farming culture with the traditional territorial elements and native compositions of Arizona. This theme is first introduced at the project entrance by iconic rustic wood grape arbors, which gracefully and pleasantly frame the vehicular and pedestrian entry thresholds and distinguish a restful sense of place for Tierra Del Sol.

A system of low walls and rust-finished wrought iron fence panels with spherical finials visually link the arbor to the entry sign, which bears an eye-catching wrought iron sun brand with a gold patina finish. An additional taller wrought iron fence enclosed by largely scaled columns is placed behind the sign wall to give the entry an added sense of depth and a stately presence. A texturally rich stone veneer is used to enhance the large background columns as well as the low walls and arbor columns.

The (arterial and collector) streets will be formally lined with evergreen elms to create beautifully canopied drives throughout the project. Landscaped areas will draw from a lush desert plant palette that is sensitive to providing year-round color and efficient water use. Complimentary colored decomposed granite will be used to enhance these planted areas and keep the community looking clean and maintained. Open space turf areas will offer amenities for active recreation, such as sports, as well as informal bosques of mesquite, willow acacia, and Arizona ash to shade passive recreation areas for the community to enjoy.

All improvements will be owned and maintained by the Tierra del Sol "Homeowners' Association.

8. PUBLIC UTILITIES AND SERVICES

Vehicular Access

The project fronts three semi-improved dirt roads: Milligan Road to the north, Tweedy Road to the east, and Phillips Road to the south. Internal collectors will connect Tweedy on the east to the Eloy Acres site on the West, which will then connect through to Milligan

Road North or Phillips Road to the south. Internal local roads will connect the individual parcels to the external road network. Local roads will not connect directly to any Arterial Road but by Internal Collectors. Green belts and landscape strips will be placed along Collector Streets to improve their aesthetic appearance and act as calming traffic.

If utility-scale solar development transpires within the PAD area, the improvements and dedication standards are outlined in Eloy ZO Article III Sec. 21-3-1.39. G.10-11 shall apply to all Minor and Major arterial roads bounding the site.

Phillips Road is to be improved as a major arterial road, including a full right-of-way dedication of 83 feet from the centerline and 28 feet of half-street improvements.

Milligan Rd. and Tweedy Rd. are designated as minor arterial roads and shall have full 55-foot half-street right-of-way dedication, with 28-foot half-street improvements up to the standards outlined in Sec. 21-3-1.39. G.11.

Perimeter Collectors: 40' (half-street)

Internal Collector: 80'

Local Roads: 50'

The project intends to have standard rights-of-ways throughout the site on the arterial, collectors, and local streets. All primary project access roads (collectors and arterials) will be fee-simple public roadways dedicated to the City of Eloy. Construction methods and techniques of all streets within the subject property shall be built in accordance with City of Eloy Subdivision Regulations or supplemental uses standards set forth in Article III Sec. 21-3-1.39 of the Eloy Zoning Ordinance. An internal collector roadway system will serve the entire project.

Water Service

Tierra del Sol will be located within the City of Eloy. The City of Eloy will supply water to the project area.

The project site is currently undeveloped; a distribution network will be required to provide adequate water flow to the area. The nearest tie-in point to the existing City of Eloy water distribution network is to a 12-inch water main located along Toltec Road at Battaglia Drive. This tie-in point is located in the Lower Zone (pressure zone), whereas the Tierra del Sol development is located in the Upper Zone (pressure zone). The closest tie-in point in the Upper Zone is located on the border of the City of 'Eloy's water service area at Milligan Road and Sunshine Boulevard, the water main size is unknown.

The water distribution system for Tierra del Sol offsite areas includes the 16-inch water mains along Curry Road and Milligan Road and the 12-inch water main along the east border of the property. The onsite areas include the 8-inch water mains throughout the development and a 12-inch water main along the east-west road that intersects Curry Road and the half-mile mark. The tie-in points from the onsite to the offsite water mains will obtain water from a future proposed reservoir to be located in the same pressure zone as Tierra del Sol. The exact location and capacity of the reservoir are unknown at this time.

Onsite and offsite distribution mains will be sized to accommodate maximum day (plus fire flow) and peak hour flow requirements. (See Supplemental Water Master Plan)

Wastewater/Sanitary Sewer Service

Currently, there are no wastewater delivery or treatment facilities within the proposed development. Existing homes in the area are served by individual septic tanks and disposal systems. The City of Eloy currently operates a collection system, Six (6) lift stations, and one (1) 2.0 MGD wastewater treatment facility. The nearest lift station is located northwest of Tierra del Sol in the area of Toltec Road and the I-10 (exact location and capacity unknown). The wastewater treatment facility is located on Eleven Mile Corner Road between Battaglia Road and Hauser Road. The nearest sewer main is located at approximately Toltec Road and Alsdorf Road, an 8-inch sewer main that conveys flows to the nearest lift station.

This project will connect to a proposed sewer main on Milligan Road. These connections are based on the City of Eloy Sewer Service Study Area. All wastewater from Tierra del Sol will flow to a proposed wastewater treatment plant to be located on the southwest corner of Alsdorf Road and Toltec Highway.

The onsite collection system will consist of gravity sewer lines. These lines will be located in right-of-way or in dedicated easements. In general, all the onsite parcels will have 8-inch sewer mains delivering effluent to 12-inch lines located in Milligan Road and Curry Road (See Figure 3). The combined peak flow from the entire site is approximately 0.88 million gallons per day (MGD). (See Supplemental Wastewater Master Plan)

Solid Waste Handling

The City of Eloy will provide a solid waste disposal service for the project.

Electrical Service

This property and others in this area are currently serviced by Electrical District # 4 (ED-4).

Natural Gas

Southwest Gas Corporation will service this property and others in this area.

Telephone

Qwest Communications currently service this property and others in this area. As this area develops, Qwest will provide new service lines.

Cable TV

No cable service is available in the area.

Fire Protection and Emergency Services

Upon annexation of the parcel to the Eloy Fire District, the district will provide fire protection and emergency services.

Law Enforcement

Eloy Police Department will respond to public safety calls for the residents of Tierra del Sol.

Schools

The project is in the Toltec Elementary School District and Santa Cruz Valley Union High School districts. A 12-acre elementary school site will be reserved adjoining both the Tierra del Sol for convenience and ease of access. The developer will work with the Santa Cruz Valley Union High School district to voluntarily pay in-lieu fees.

9. MAINTENANCE OF STREETS AND COMMON AREAS

Streets

Construction methods and techniques of all streets within the subject property shall be in accordance with the City of Eloy Subdivision Regulations. All roads will be constructed, installed, and maintained by the developer until the final inspection and acceptance by the City of Eloy. The newly created 'Homeowner's Association will maintain the landscape tracts in the arterials and collectors.

Common Areas

There will be a variety of common areas within this development, ranging from open space to recreation areas, mini parks within the parcels, open space, and trail corridors adjacent to the collector roads and through neighborhoods and neighborhood parks. Open space and landscape tracts within the residential component will be owned and

maintained by the ' Homeowner's Association. The commercial site will be responsible for its maintenance.

10. TIMING OF DEVELOPMENT

This site may be developed in several phases, most likely from north to south. It is anticipated that roadway and infrastructure engineering, processing, and construction will commence immediately following acceptance of the rezoning, review, acceptance, and recordation of all required plats and construction documents, subject to the availability of water and wastewater treatment facilities. Depending on market conditions and application processing schedules, residential development is estimated to begin in 2009. The last portion to be developed will likely be the commercial site.

11. CITIZEN REVIEW PROCESS

Notification Techniques

To ensure early and effective communication with area residents, the Applicant will take the following steps to ensure a continuous opportunity for dialogue about this project:

1. Upon the filing of the PAD application, letters will be sent to (a) property owners within 300 feet of any project boundary, (b) any person who has submitted a request to the City to be notified of any rezoning and (c) Pinal County, notifying the recipients that an application has been made. Enclosed with this letter will be a copy of the conceptual land use plan submitted in conjunction with the application and the ' Applicant's contact information. Recipients will be encouraged, in the letter, to call or email the Applicant or the city with any questions.
2. If the notification letter generates interest from the citizens, the Applicant may schedule an open house where the applicants and citizens can engage in question/answer sessions about the project. Additionally, if the citizens prefer, the Applicant will meet with citizens on a one-on-one basis to discuss the project.
3. If an open house is scheduled, meeting minutes will be taken and forwarded to the city.

Proposed Plan is Effective

The letters to be sent in accordance with this plan will serve to notify residents that the application has been made, and by providing the conceptual land use plan, interested parties will know the substance of the application. The details of the application will be discussed with the citizens individually and, potentially, collectively at an open house.

Schedule

The Applicant will complete the notification techniques well in advance of any public hearing and will notify the city of any changes to the Citizen Participation Plan that

become necessary due to scheduling conflicts or the like. As notification steps are completed, the Applicant will provide updates to the city. Prior to any notice of a public hearing by the city on the application, the Applicant will provide a complete Citizen Participation Report.

12. CONCLUSION

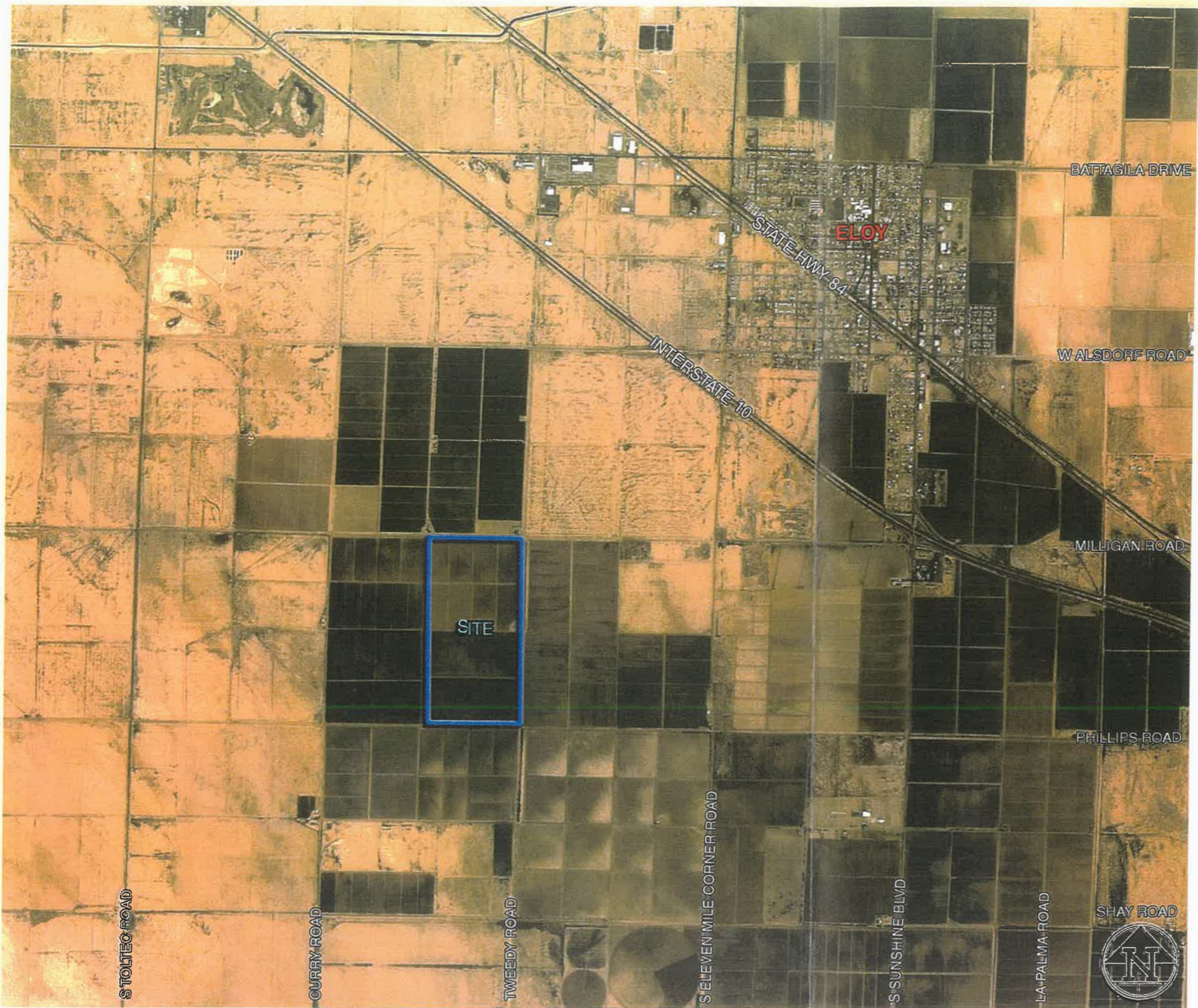
Tierra del Sol is a diverse residential community that will contribute to the orderly growth and development of the City of Eloy. Also, it will demonstrate a design quality that will exceed expectations for residential communities in the area.

This PAD is in conformance with the City's General Plan and compatible with the surrounding area and future land use patterns. Tierra del Sol has specifically designed to blend in with surrounding planned communities and establish a flourishing residential community with a unique subtle ambiance. From the integrated trail system reaching throughout the entire site to the various playgrounds and recreational open spaces, this planned community will portray an active, healthy community where leisure outdoor living meets a rural residential lifestyle.

The development of the property will contribute to the improvement of the arterial roadway and support the current plans underway to provide water and sewer service in this vicinity.

The accompanying Development Plan and other exhibits meet the requirement for rezoning with a PAD Overlay District and simultaneously provide enough flexibility to the city and the owner/developer so that the detailed design of the project can proceed. We proudly present Tierra del Sol to you, the City Staff, the Planning and Zoning Commission, and the City Council for your review. We respectfully request your approval of the PAD and look forward to working with you to create this magnificent new community.

Rose Law Group PC

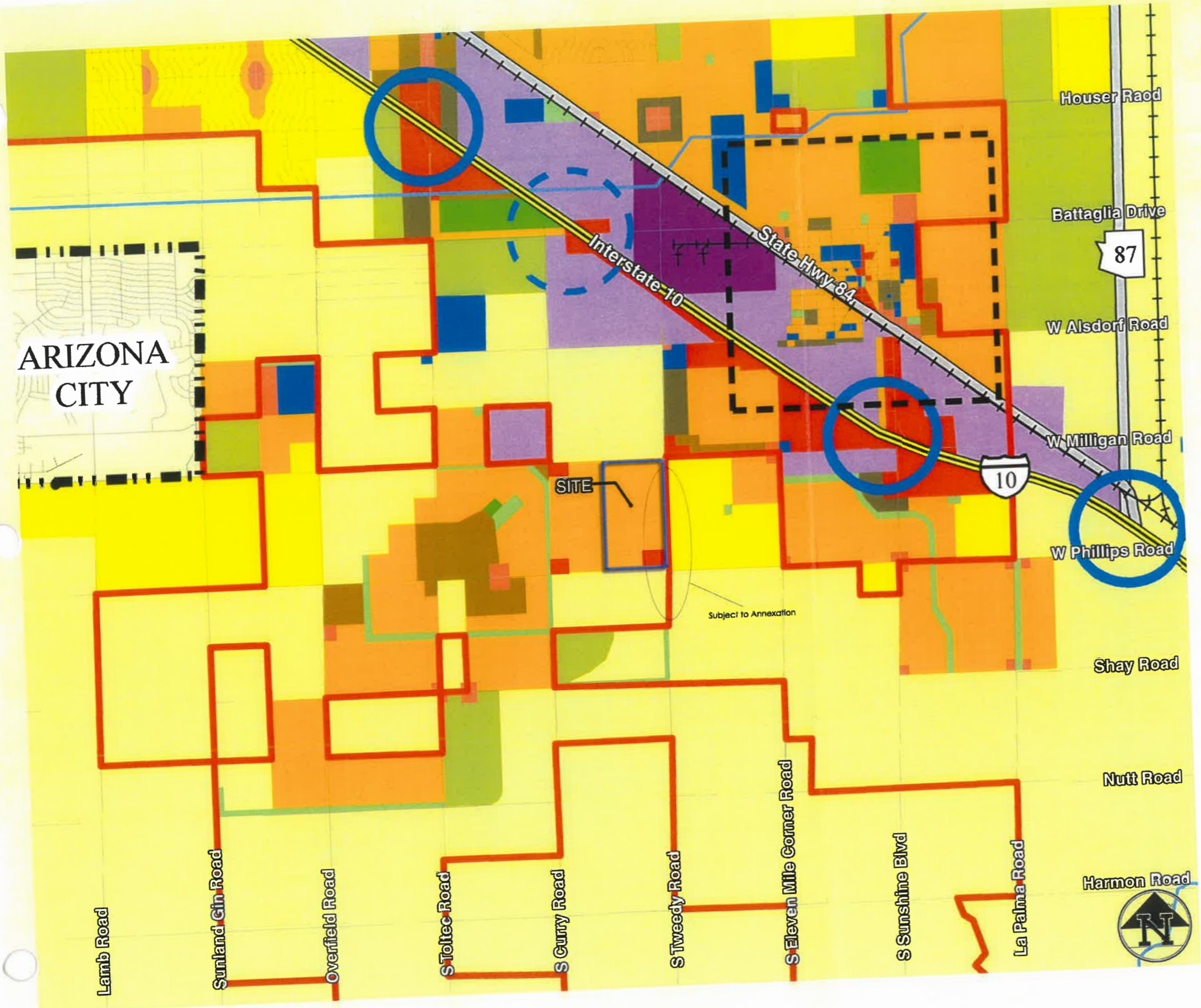


Vicinity Map



Project# 1.01.0108001
Oct. 30, 2006





ARIZONA CITY

SITE

Subject to Annexation

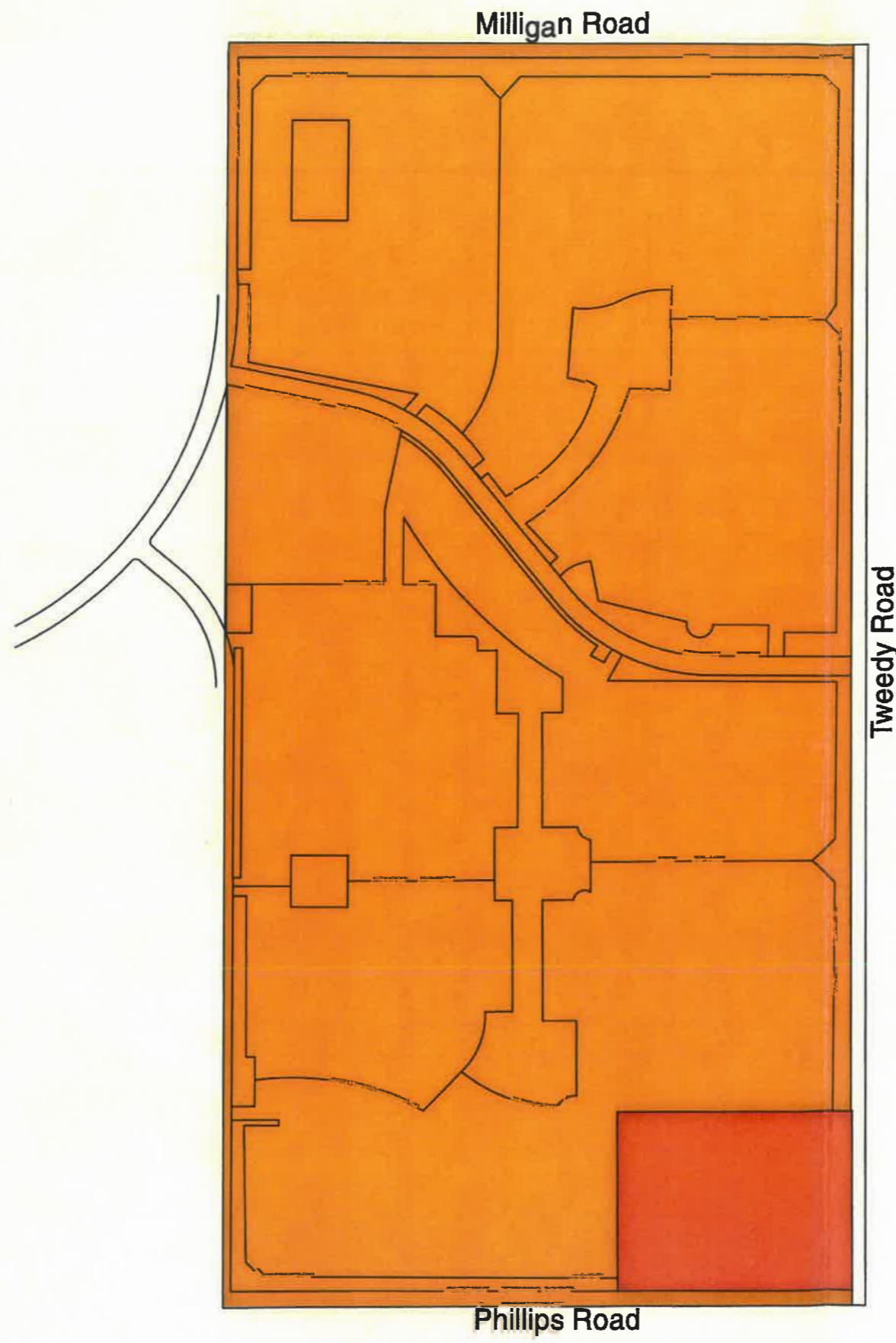
- Legend-**
- Property Boundary
 - Rural Residential (.05 to .20 du/ac)
 - Estate Density Residential (.20 to 1.0 du/ac)
 - Low Density Residential (1.0 to 4.0 du/ac)
 - Medium Density Residential (4.0 to 6.5 du/ac)
 - Medium-High Density Residential (6.5 to 10.0 du/ac)
 - High Density Residential (10.0 to 24.0 du/ac)
 - Neighborhood Commercial
 - Community Commercial
 - Commercial Recreation
 - Light Industrial
 - Manufacturing/Industrial
 - Parks/Open Space
 - Public/Institutional
 - Specific Plan Study Area
 - Freeway Interchange
 - Proposed Freeway Interchange
 - Interstate
 - State Highway
 - Local Roads
 - Incorporated Boundary
 - Jurisdiction Limits
 - Downtown Area
 - Study Area Boundary
 - Railroad
 - Canals

**City of Eloy
Land Use Plan**



Project# 1.01.0108001
Oct. 31, 2006





Legend

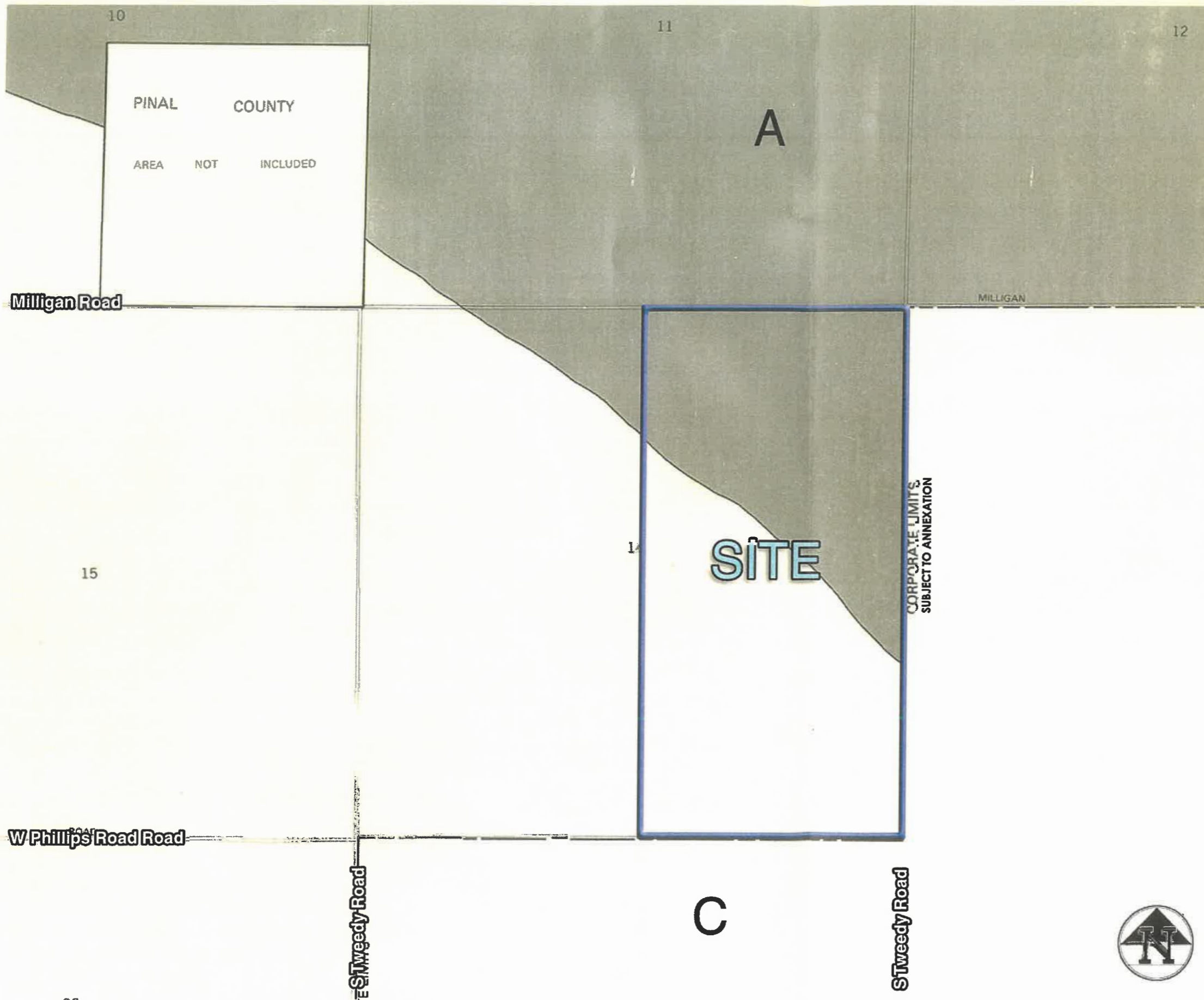
- R1 - 6
- C - 2

**Proposed
Zoning Plan**



PROJECT# 0108001
DATE: 5-15-06





KEY TO MAP

500-Year Flood Boundary	-----	ZONE B
100-Year Flood Boundary	-----	ZONE A1
Zone Designations		ZONE A5
100-Year Flood Boundary	-----	ZONE B
500-Year Flood Boundary	-----	ZONE B
Base Flood Elevation Line With Elevation In Feet**	-----	51.7
Base Flood Elevation In Feet Where Uniform Within Zone**	-----	EL 98.75
Elevation Reference Mark	RM7x	
Zone D Boundary	-----	
River Mile	+M1.5	

**Referenced to the National Geodetic Vertical Datum of 1929

EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Area of 100-year flood; base flood elevation and flood hazard factors not determined.
A0	Area of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Area of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Area of 100-year flood; base flood elevation and flood hazard factors determined.
A99	Area of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Area between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Area of minimal flooding. (No shading)
D	Area of undetermined, but possible, flood hazards
V	Area of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Area of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood barrier structures.

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of water, or all planimetric features outside special flood hazard areas.

Coastal base flood elevations apply only landward of the shoreline shown on this map.

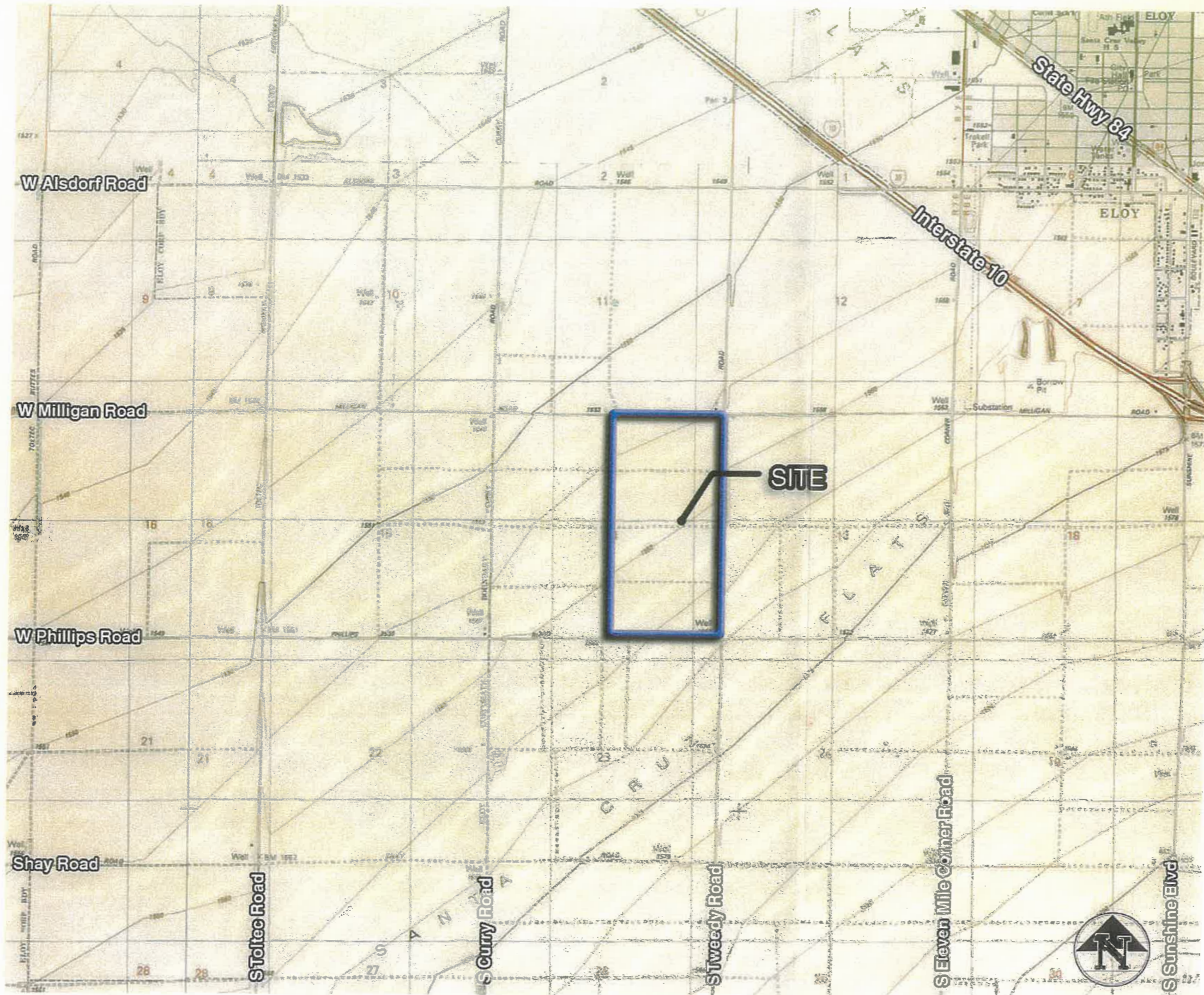
For adjoining map panels, see separately printed Index To Map Panels.

Flood Plain Map





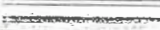


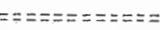








Project# 1.01.0108001
Nov. 1, 2005





Legend-

- Property Boundary; 
- Railroad - single track: 
- multiple track: 
- Bridge: 
- Primary highway: 
- Dual highway: 
- Secondary highway: 
- Light - duty road: 
- Unimproved road: 
- Trail: 

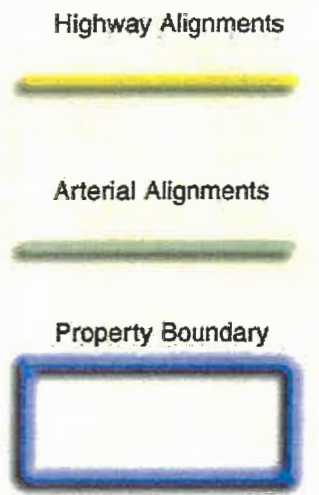
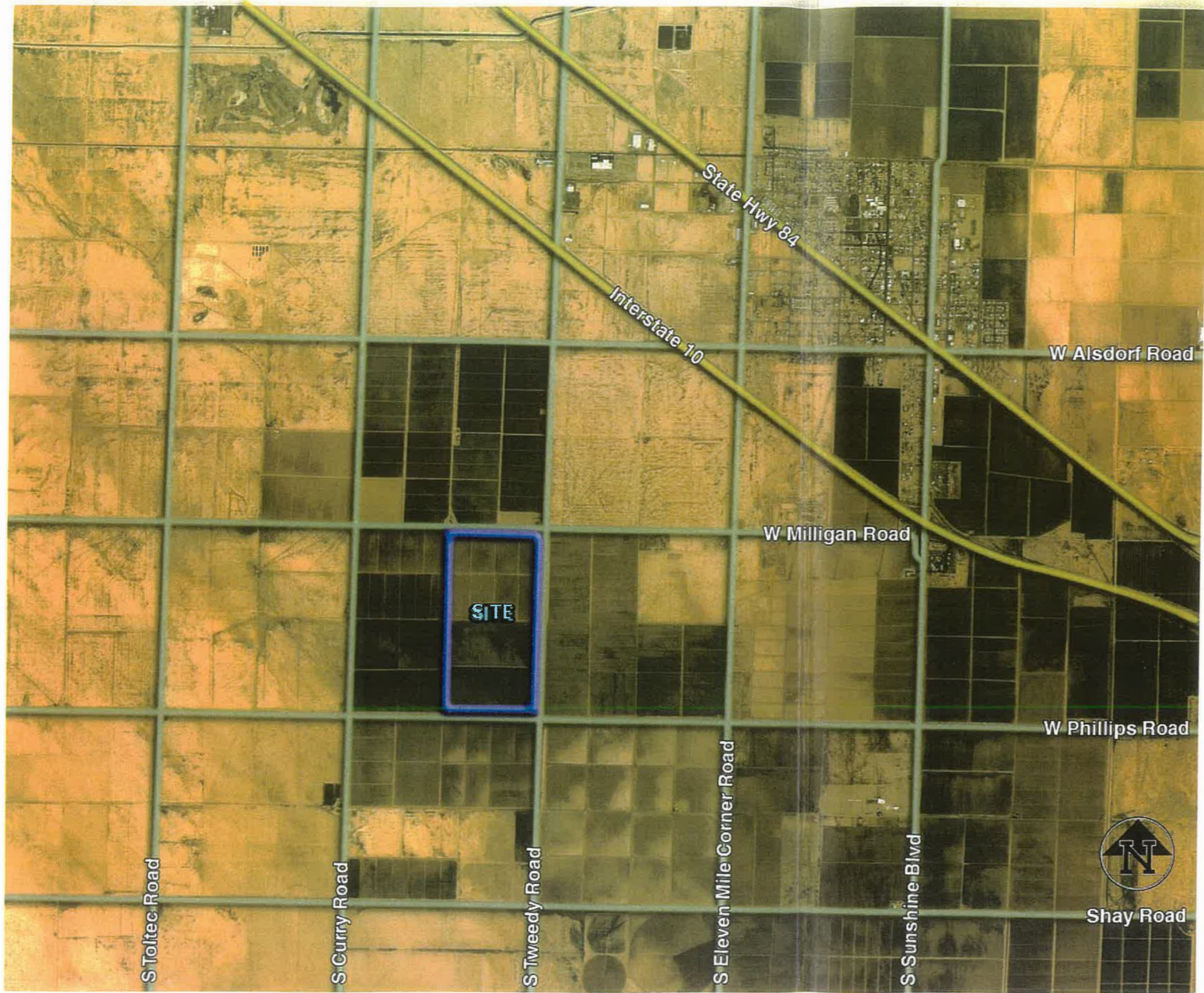
- Topographic symbols-
- Index contour: 
- Intermediate contour: 
- Supplementary contour: 
- Depression contour: 

Boundary and Topographic Map



Project# 1.01.0108001
Nov. 1, 2005



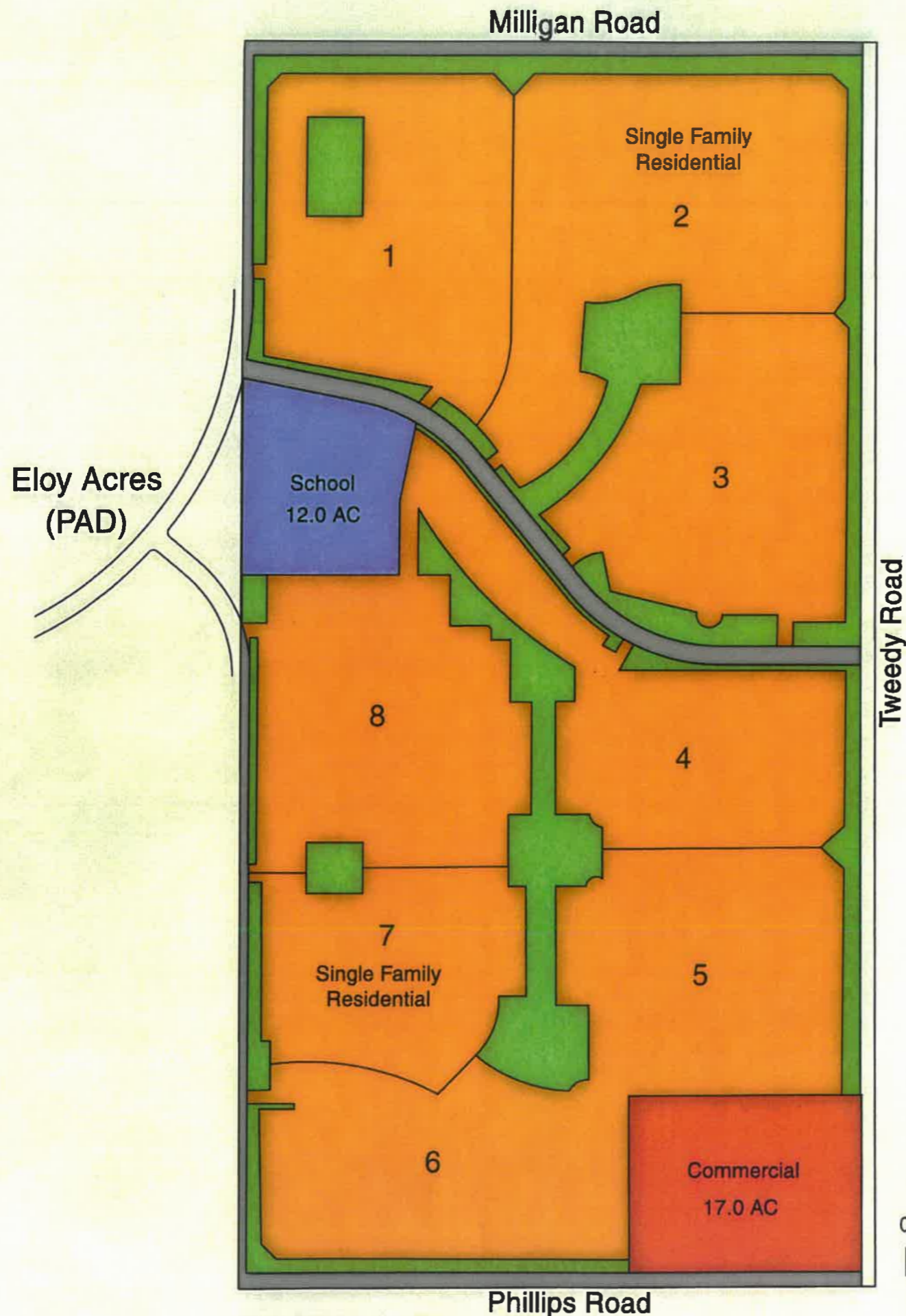


Circulation Map



Project# 1.01.0108001
Nov. 1, 2006


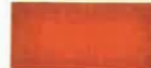





Note: Open Space/Parcels are approximate and subject to change at platting

Use	Area
Single Family	223.4 Acres
Commercial	17.0 Acres
School	12.0 Acres
Open space	43.8 Acres
Roads	13.12 Acres
Total	309.32 Acres

Density
 Net Residential = 292.32 @ 3.8 Du/Ac = 1,110 Du
 Open Space = 43.8 = (15% of net residential area)

-  Single Family Residential
-  Commercial
-  School
-  Open Space
-  Roads



Preliminary Development Plan



PROJECT# 0108001
 DATE: 5-15-06





Legend -

- ZONING DISTRICTS**
- RR-20 - Rural Residential (20 acres/du)
 - RR-5 - Rural Residential (5 acres/du)
 - R1-43 - Estate Density Residential (43,560 sq. ft.)
 - R1-12 - Low Density Residential (12,000 sq. ft.)
 - R1-8 - Medium Density Residential (8,000 sq. ft.)
 - R1-6 - Medium Density Residential (6,000 sq. ft.)
 - R-2 - Medium-High Density Residential (8 du/acre)
 - R-3 - High Density Residential (10 du/acre)
 - R-4 - High Density Residential (24 du/acre)
 - C-1 - Neighborhood Commercial
 - C-2 - Community Commercial
 - I-1 - Light Industrial
 - I-2 - General Industrial
 - OSC - Open Space Conservation Eistrict
 - OSR - Open Space Recreational District
 - MPD - Master Planned Development
 - PAD - Planned Area Development
 - MH - Manufactured Home Overlay
 - CC - Community Core Overlay
 - AP - Airport Overlay
 - Property Boundary
- Interstate
 State Highway
 Local Roads
 City Limit
 Downtown Area
- Railroad
 Canals

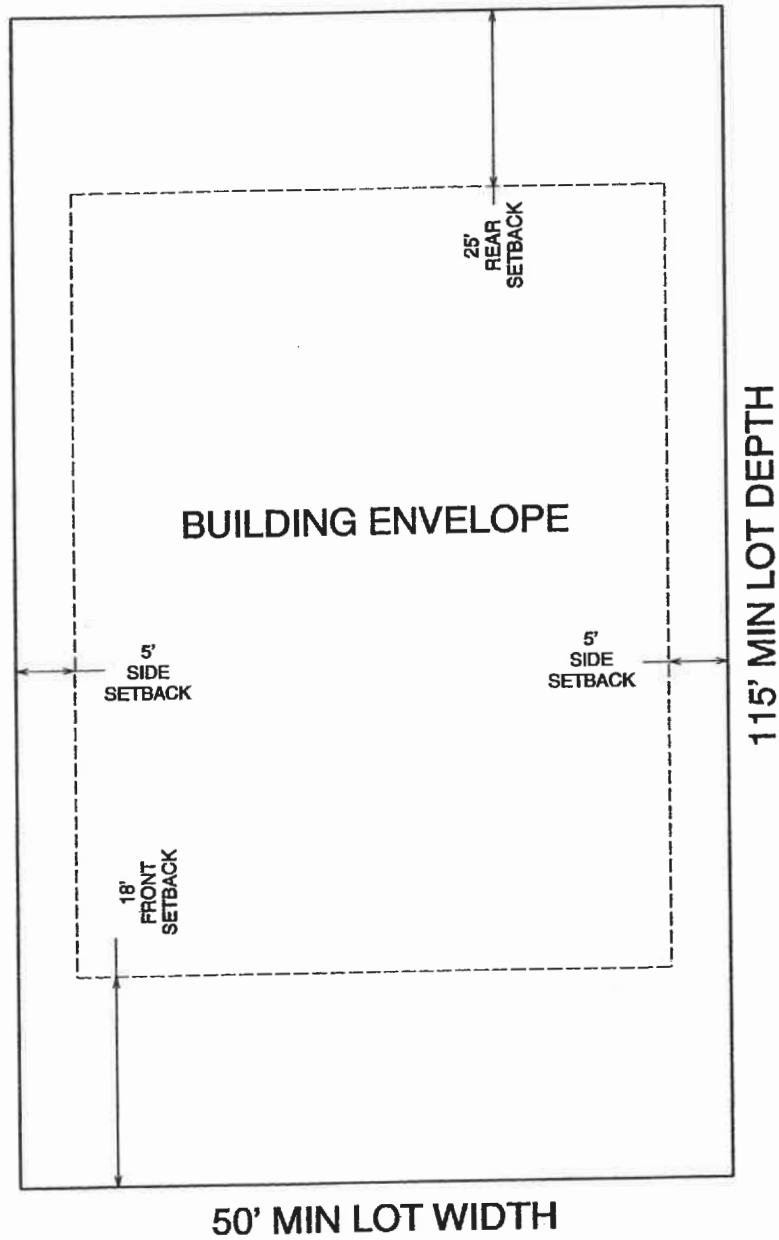
City of Eloy Zoning Map



Project# 1.01.0108001
Nov. 1, 2005



Tierra del Sol R1-6 50' Wide Lot Layout

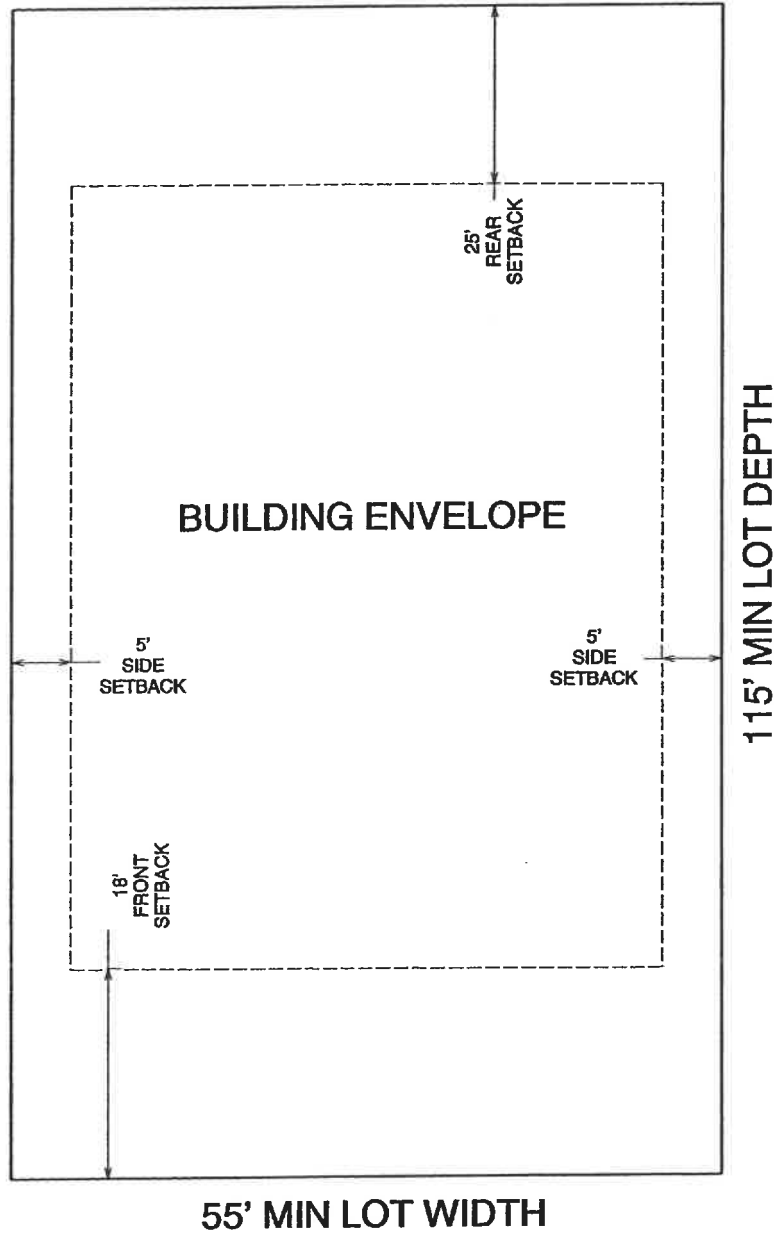


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CYL

DATE: 11-22-05
EXHIBIT 9-1
N.T.S.

Tierra del Sol R1-6 55' Wide Lot Layout

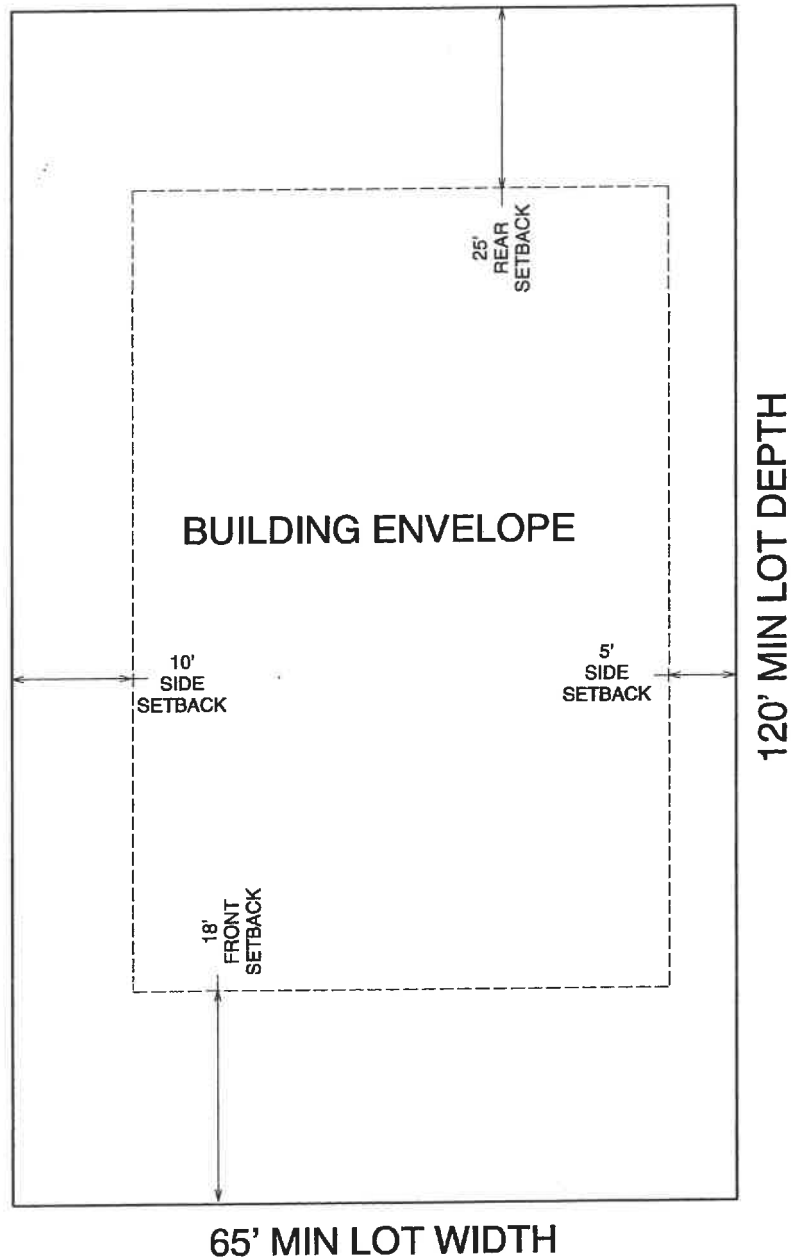


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DATE: 11-22-05
EXHIBIT 9-2
N.T.S.

COX PROPERTIES R1-6 65' Wide Lot Layout

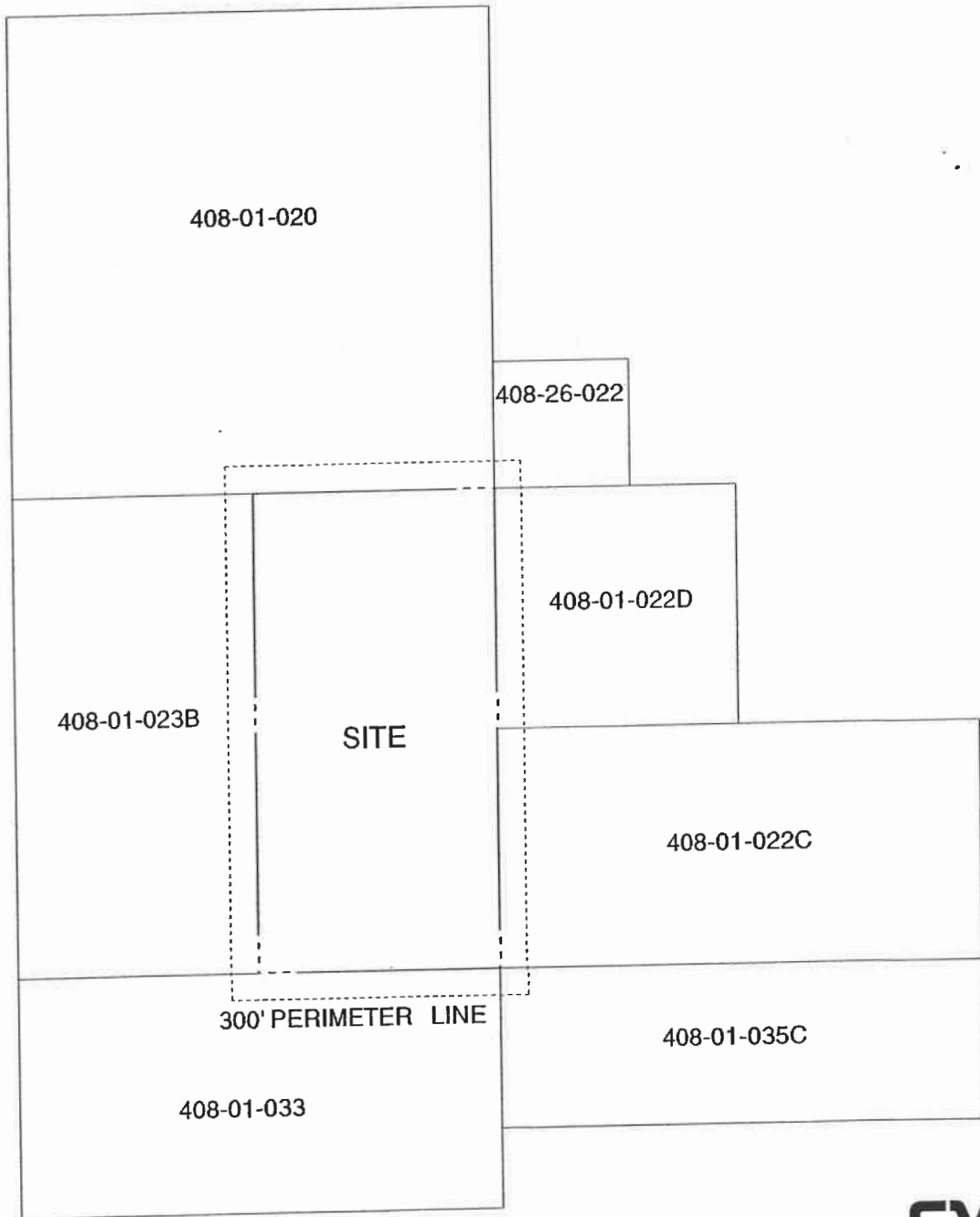


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DATE: 11-22-05
EXHIBIT 9-3
N.T.S.

300' Adjacent Owners Map



CVL

DATE: 05-22-06
Project# 0108001

N.T.S.

SHEDD FRANK W & SON PSHIP
12832 S OVERFIELD RD
CASA GRANDE, AZ 85222

MDT INVESTMENTS LTD PSHIP
2074 W 8300 SOUTH
WEST JORDAN, UT 84088

MDT INVESTMENTS LTD PSHIP
2074 W 8300 SOUTH
WEST JORDAN, UT 84088

SHEDD SHARON ILEAN
12832 S OVERFIELD RD
CASA GRANDE, AZ 85222

ELDON W COOLEY RANCH
17407 E RAY RD
HIGLEY, AZ 85236





GFP INVESTMENTS LLP
7207 E STONE CANYON DR
TUCSON, AZ 85750

ELOY ACRES LLC
11256 AUTUMNWOOD
CASA GRANDE, AZ 85222

ELOY ACRES



LEGEND:

-  TRAIL SYSTEM
-  TOT LOT
-  MAIN ENTRY
-  MINOR ENTRY



Conceptual Master Landscape Plan

PLANT PALETTE:

TREES

- Acacia salicina
- Dalbergia sissoo
- Fraxinus velutina
- Olea europaea 'Swan Hill'
- Parkinsonia praecox
- Prosopis chilensis
- Ulmus parvifolia

- Willow Acacia
- Sissoo Tree
- Arizona Ash
- Fruitless Olive
- Palo Bréa
- Chilean Mesquite
- Evergreen Elm

ACCENTS

- Agave vilmoriniana
- Dasyliirion wheeleri
- Hesperaloe parviflora

- Octopus Agave
- Desert Spoon
- Red Yucca

SHRUBS

- Caesalpinia pulcherrima
- Calliandra californica
- Convolvulus cneorum
- Dalea frutescens 'Sierra Negra'
- Dodonaea viscosa 'Purpurea'
- Justicia spicigera
- Leucophyllum 'Thundercloud'
- Muhlenbergia capilaris
- Nerium oleander 'Petite Pink'
- Psilostrophe cooperi
- Ruellia tweediana
- Tecoma 'Orange Jubilee'

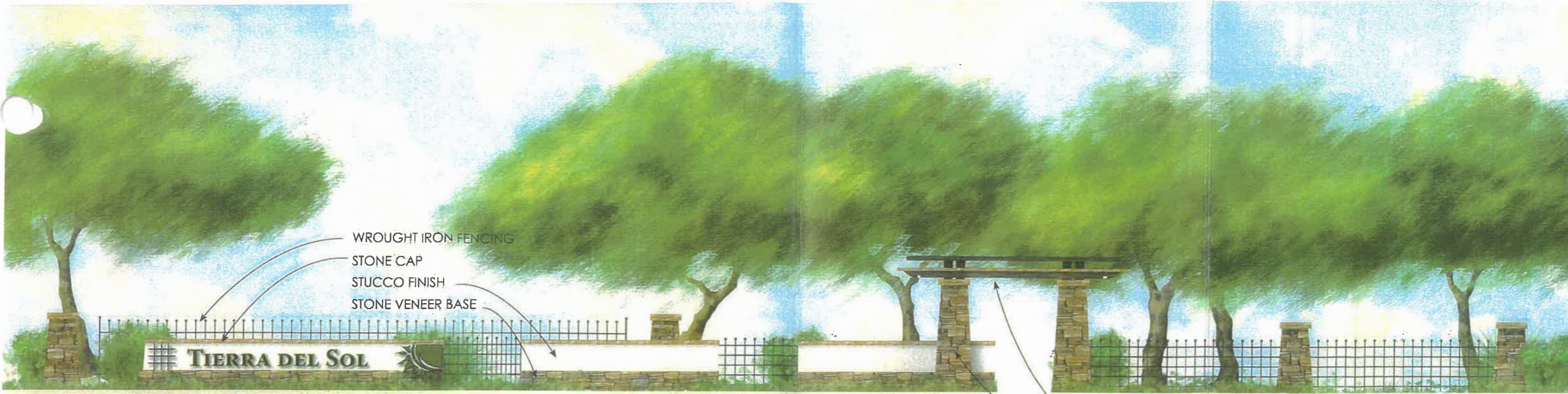
- Red Bird of Paradise
- Baja Fairy Duster
- Silver Bush
- Black Dalea
- Purple Hopseed Bush
- Mexican Honeysuckle
- Thunder Cloud Silverleaf
- Regal Mist Deer Grass
- Dwarf Pink Oleander
- Paper Flower
- Garden Ruellia
- Orange Bells

GROUNDCOVERS

- Baccharis hybrid 'Starn'
- Lantana montevidensis
- Lantana sp. 'New Gold'
- Myoporum parvifolium
- Rosmarinus prostratus
- Glandularia pulchella
- Cynodon dactylon
- Hybrid Bermuda

- Thompson Dwarf Broom
- Purple Trailing Lantana
- Gold Trailing Lantana
- Myoporum
- Trailing Rosemary
- Rock Verbena
- 'Princess 77'



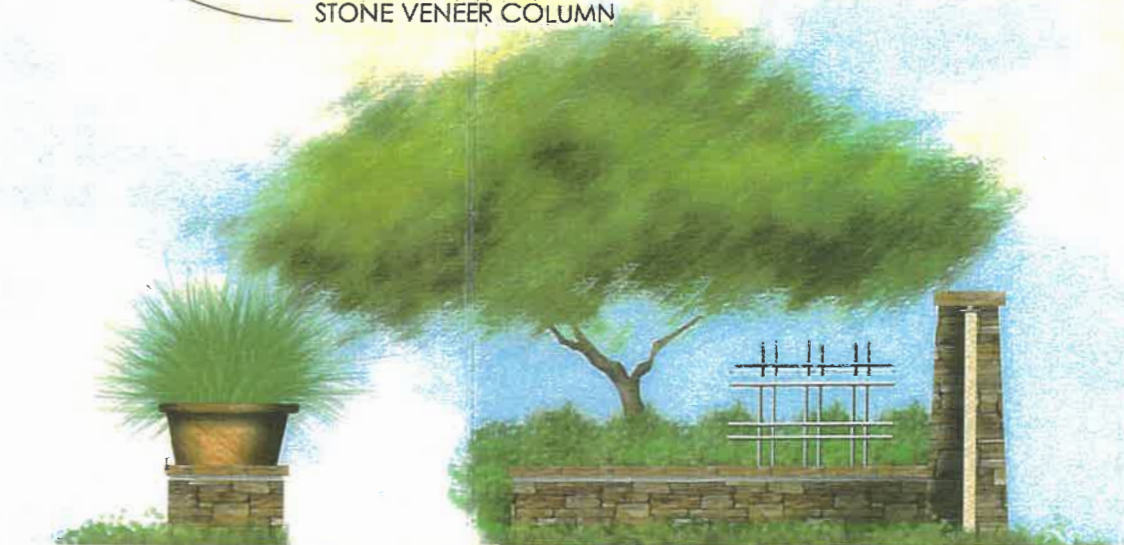


ENTRY MONUMENT ELEVATION

TRELLIS STRUCTURE
STONE VENEER COLUMN



ENTRY MONUMENT PLAN



SECONDARY ENTRY MONUMENT ELEVATION

Conceptual
Entry Monument

**TIERRA
DEL SOL**

2'-8" COLUMN W/ INTEGRAL COLOR SMOOTH CMU & SPLIT FACE BASE COURSES
 INTEGRAL COLOR SMOOTH CMU BLOCK WALL.
 4" THICK SPLITFACE CAP WITH 2" OVERHANG



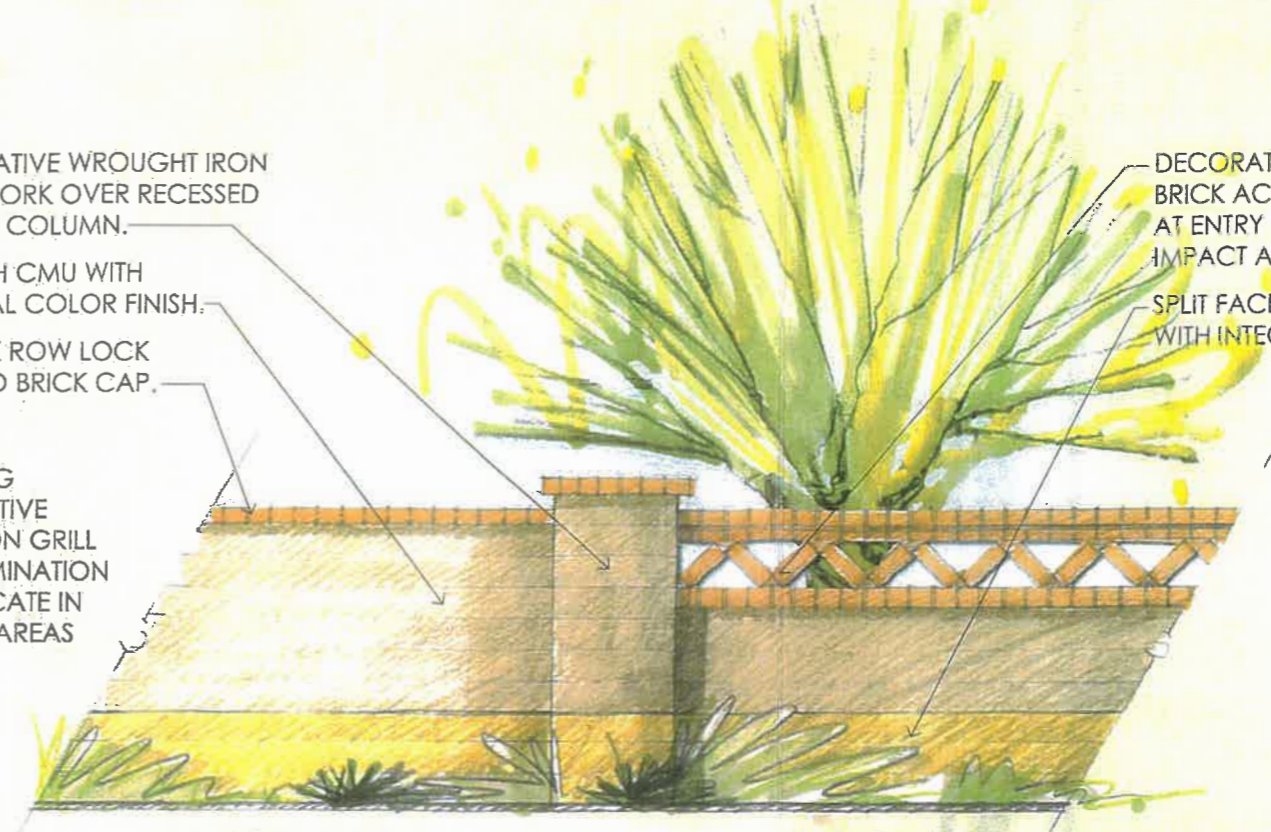
SECONDARY WALL with DECORATIVE ENDWALL DETAIL

DECORATIVE WROUGHT IRON GRILL WORK OVER RECESSED AREA IN COLUMN.
 SMOOTH CMU WITH INTEGRAL COLOR FINISH.
 4" THICK ROW LOCK TUMBLED BRICK CAP.

WALL OPENING WITH DECORATIVE WROUGHT IRON GRILL WORK AT TERMINATION OF WALL. LOCATE IN HIGH IMPACT AREAS

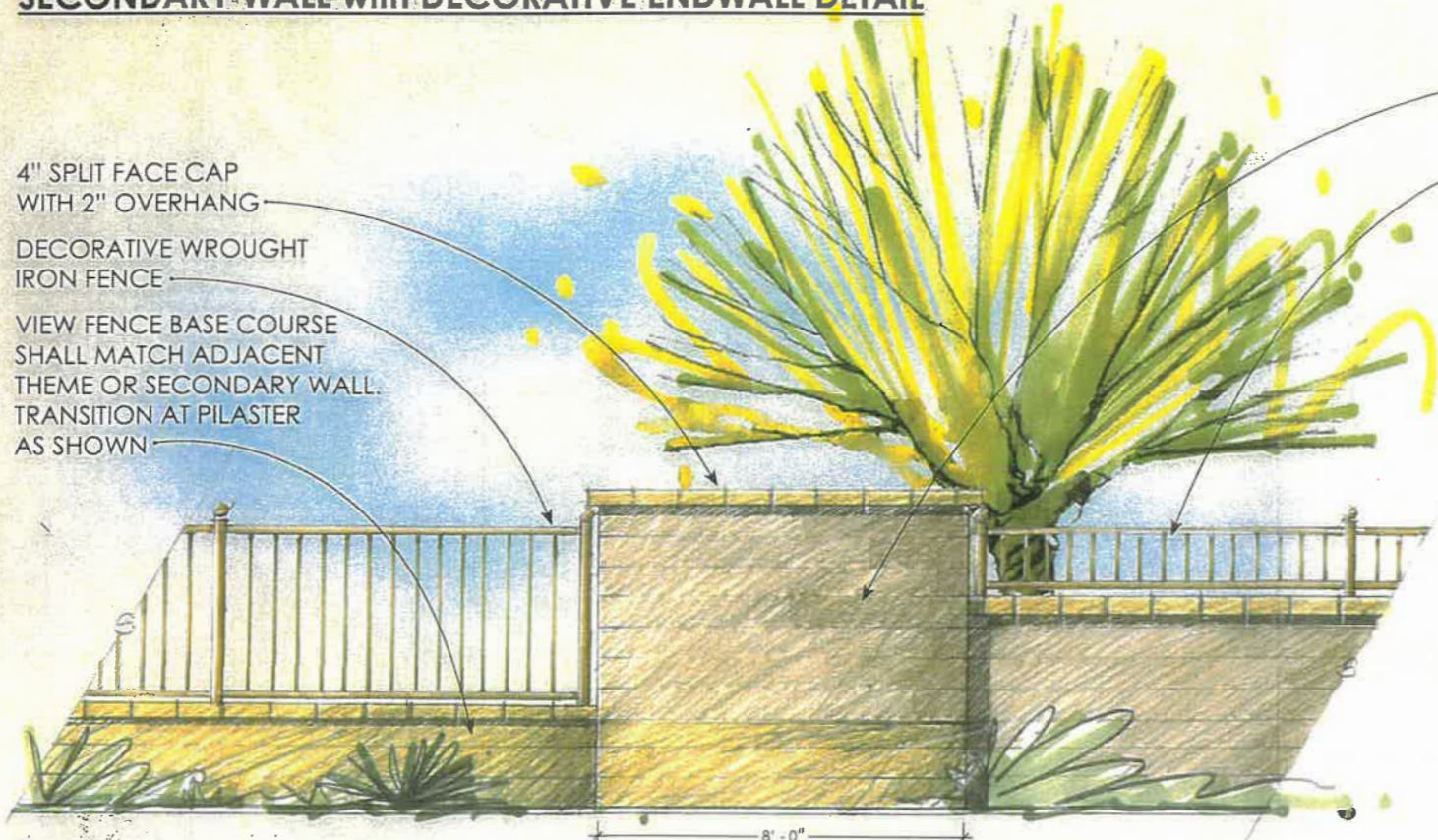
THEME WALL ELEVATION

DECORATIVE TUMBLED BRICK ACCENT FOR USE AT ENTRY & OTHER HIGH IMPACT AREAS.
 SPLIT FACE BASE COURSES WITH INTEGRAL COLOR.



ACCENT

4" SPLIT FACE CAP WITH 2" OVERHANG
 DECORATIVE WROUGHT IRON FENCE
 VIEW FENCE BASE COURSE SHALL MATCH ADJACENT THEME OR SECONDARY WALL. TRANSITION AT PILASTER AS SHOWN



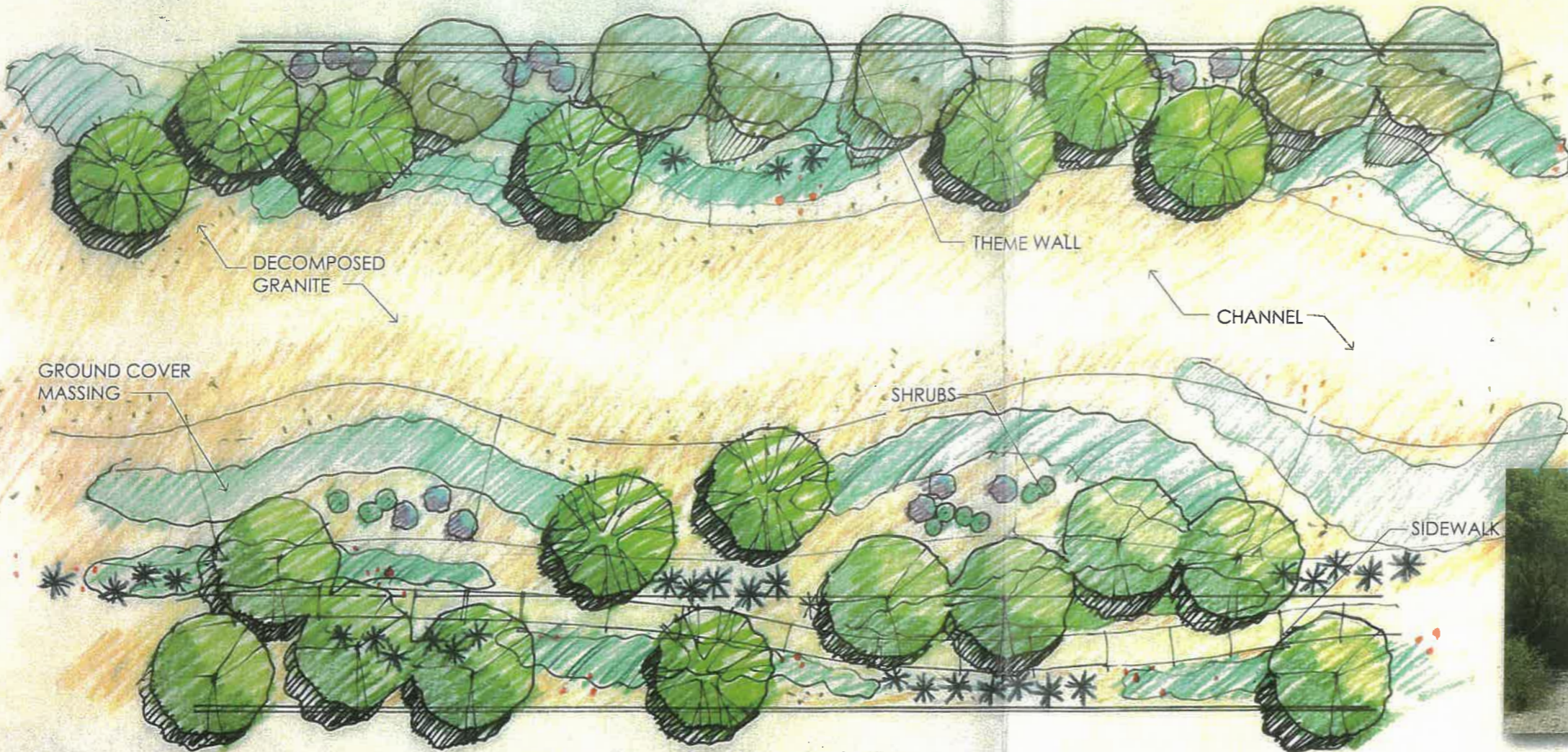
VIEW WALL ELEVATION

VIEW WALL PILASTER WITH SPLIT FACE BASE COURSE.
 2x2 STEEL POSTS WITH DECORATIVE CAP.



Wall Concepts

TIERRA DEL SOL

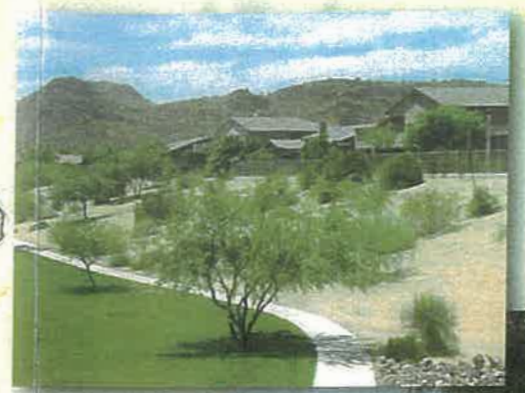


ARTERIAL STREETSCAPE PLAN
NOT TO SCALE

A R T E R I A L

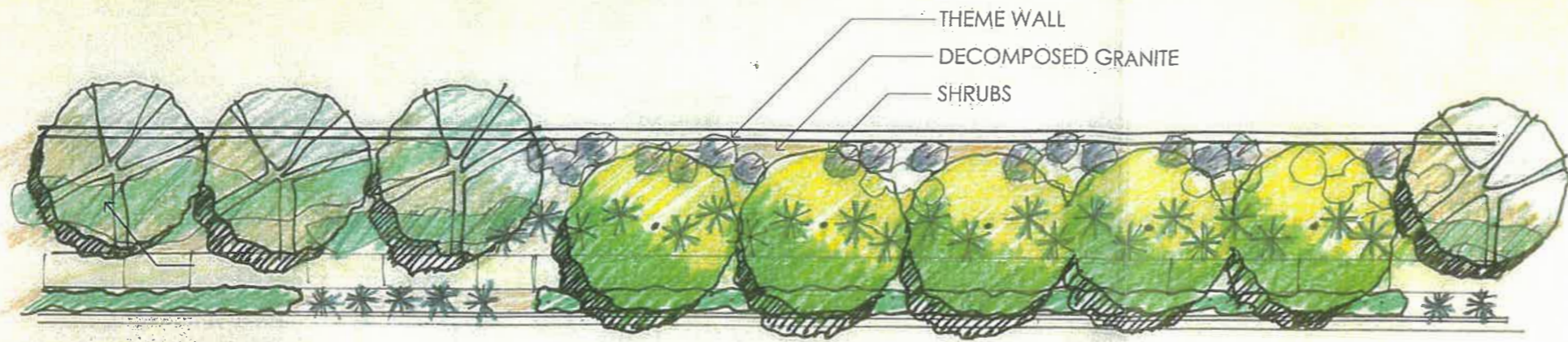


ARTERIAL STREETSCAPE SECTION
NOT TO SCALE

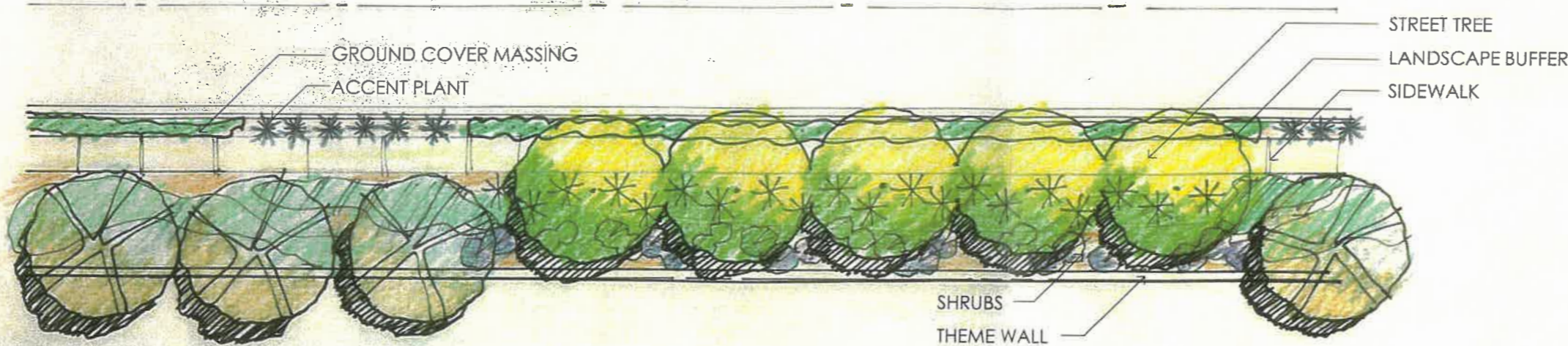


Conceptual Arterial Streetscape

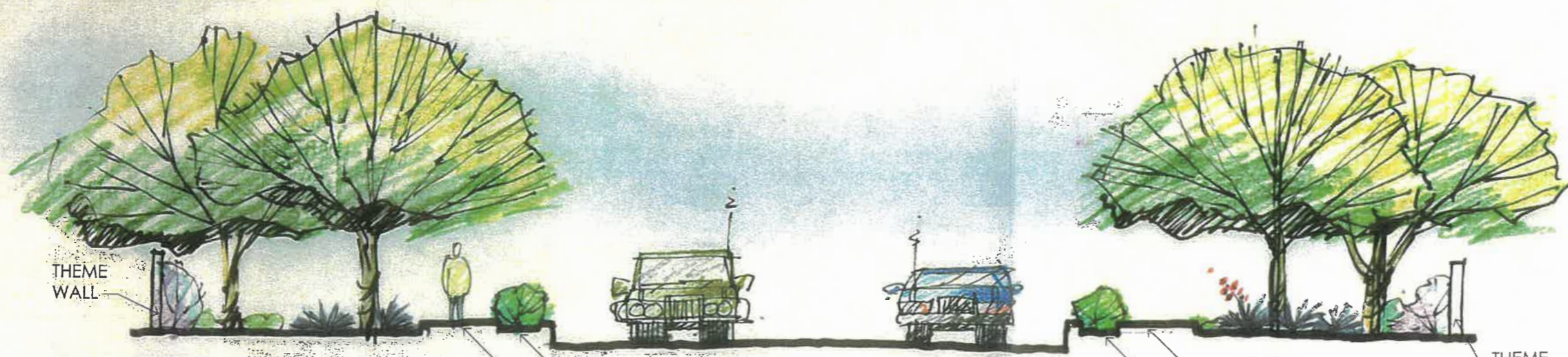




C O L L E C T O R



COLLECTOR STREETScape PLAN
NOT TO SCALE



COLLECTOR STREETScape SECTION
NOT TO SCALE



Conceptual Collector Streetscape





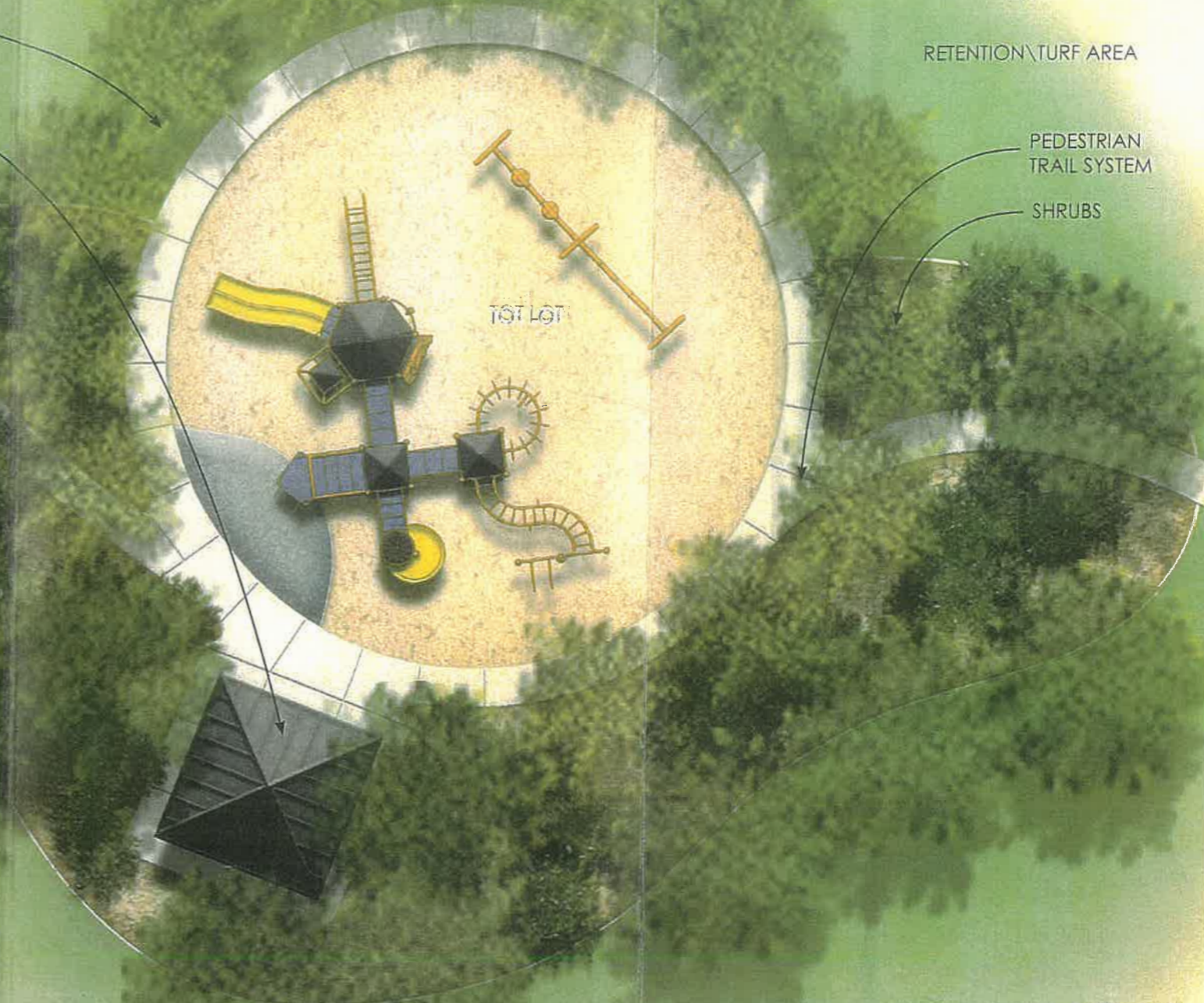
TREE MASSING TO
SCREEN LOTS AND
PROVIDE FILTERED
VIEWS TO PARK

SHADED RAMADA
WITH PICNIC TABLES
AND BBQ GRILL

RETENTION TURF AREA

PEDESTRIAN
TRAIL SYSTEM

SHRUBS



RETENTION TURF AREA



TOT LOT PERSPECTIVE

NEIGHBORHOOD PARK PLAN

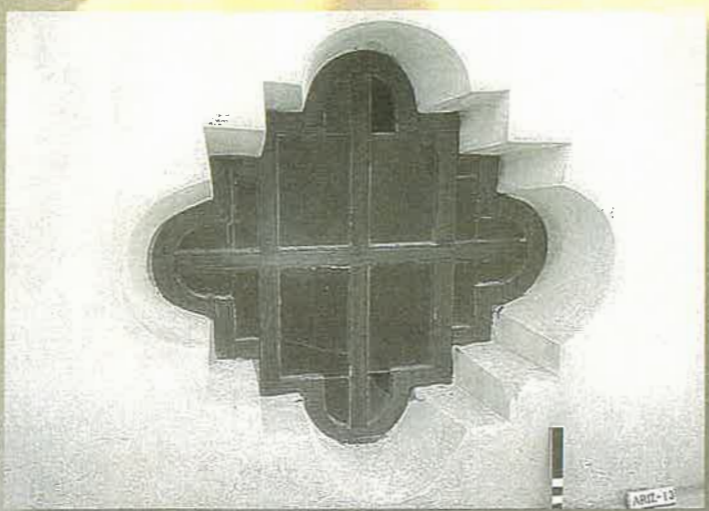
**Conceptual
Neighborhood Park**



**TIERRA
DEL SOL**

3 November 2006
Job # 01.0108001

L.6



Conceptual
Project Character

TIERRA
DEL SOL

14 July 2006
Job # 01.0108001
L7

CVL

Tierra Del Sol

Planned Area Development

City of Eloy, Arizona

Appendix I

Interim Project Development Plan

Sawtooth East Energy Center

3rd Submittal:

March 25th, 2025

Presented by:

Sawtooth Solar 1, LLC

A subsidiary of:

EDF Renewables, inc.



Appendix I

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Exhibit C: *Conceptual Site Plan- Sawtooth West Energy Center*

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Utility Scale Solar – Development Concept

Sawtooth East Energy Center

I. Project Description

The Sawtooth East Energy Center (the “Solar Project”) consists of the development and construction of a PV solar electric generating facility on 309 acres of the Tierra Del Sol Planned Area Development (herein: “Site”). The Project is being developed by Sawtooth Solar 1, LLC, a subsidiary of EDF Renewables inc. (herein “EDFR”), a leading renewable energy company that owns and operates utility-scale solar and Battery Energy Storage System (BESS) facilities throughout North America.

The Sawtooth East Energy Center will be designed and developed in accordance with all Tierra del Sol PAD property development standards, as amended, which are in substantial conformance with the City of Eloy Zoning Ordinance. (See: **Exhibit’s: A-D**)

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 are combined to form solar blocks. These solar blocks would be repeated as necessary to provide the necessary energy output to fulfill the power purchase agreement with the energy off-taker.

The Solar Project area will be set aside for the PV Solar array field and supporting structures (approx. 309 gross acres), landscaping area, and interior access roads. (See **Exhibit C: Conceptual Site Plan** and **Exhibit E: Conceptual ROW Sections**).

II. Purpose & Background

The Sawtooth East Energy Center is being proposed as a phased component of the greater Sawtooth Energy Center facility, which includes separate but similar requests for utility-scale Solar (and BESS) land uses located within Eloy. Including the nearby “Sawtooth Central” and recently approved “Sawtooth West” Projects. These Projects are proposed in direct response to local utility providers’ demand for additional sources of renewable energy to satisfy a substantial increase in energy demand from the City of Eloy and other neighboring communities.

Pending the approval of this request, the developer anticipates entering into a Power Purchase Agreement (PPA) for the greater Sawtooth Energy Center energy output almost immediately. The planned energy output generated by these Solar generation facilities is anticipated to be acquired by the utility off-taker and added to the local electrical grid once all appropriate local land use entitlements are in place and all necessary construction permits are acquired. The applicant is eager to begin construction of the Sawtooth Energy Center, including the Sawtooth “East” Project area once this agreement is in place.

This solar energy generation Project would develop, operate, and maintain an electric generating facility within the entire PAD Area. The solar energy generation facility will be owned and operated

by Sawtooth Solar 1, LLC. and is a part of the greater Sawtooth Energy Center Solar & neighboring BESS facilities, which includes the Sawtooth “West” Energy Center (located west of the Project Site) and Sawtooth “Central” Energy Center, immediately west and bounding the Project Site.

III. Project Development

Fire Prevention & 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 East Energy Center. The entire Project area is within the Eloy Fire District service boundary and will develop and operate per all fire district standards and policies.

Fire prevention is heavily dependent on secure fencing and appropriate Site access to all areas of the solar field by fire truck and turn-around areas. For this reason, the final plans of the solar facilities will be inspected by local fire district fire marshals for sign-off. Permanent aboveground water storage tanks will be located within the Sawtooth Central Project area, adjacent to the Project Site, and may be used for routine O&M tasks and any on-site firefighting.

A Fire Prevention Plan will be prepared for the construction, operation, and decommissioning of the facility. The plan will include measures to safeguard human life, prevent personnel injury, preserve property, and minimize downtime due to fire or other exposure.

Utilities & Services

The Sawtooth East Energy Center Project will be an extremely low-impact use; thus, it will not adversely affect the local public utilities identified in **Table 2** below.

Table 2: Utility and Services Providers

Utility or Service	Provider
Sewer	N/A
Sanitation/ Trash Collection	City of Eloy
Water	CAIDD & onsite wells
Electric	APS/ ED4
Telecommunications	Cox
Police	City of Eloy
Fire	Eloy Fire District

Water Use:

Most of the water use associated with the Sawtooth East 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 East Energy Center will source water from existing adjacent groundwater wells recharging permanent above-ground water storage tanks located within the Sawtooth “Central” Project area immediately west of the Site. Portable toilets, a temporary septic system, and/or holding tanks will be used to provide sanitary facilities during construction - if required.

Site Access & Accessibility

The Sawtooth East Energy Center project area has limited vehicular access and developed infrastructure due to its relatively rural and isolated location.

Transportation and travel routes that provide primary or secondary access to the Site include West Milligan Road (bounding the Site to the north), S. Tweedy Rd. to the east, and Phillips Road to the South. Interstate 10 is approximately 2.3 miles northeast of the Sawtooth East Energy Center Project Site, and primary access is expected to be provided directly from West Milligan Road. Once the Project is operational, there will be no increase in traffic resulting by the Project and no adverse impact on the existing or future proposed transportation infrastructure within the surrounding area, since the facility would be largely self-sufficient.

Solar Array & PV Modules

PV technology involves a series of parallel strings connected to PV solar modules (i.e., solar array), inverters and transformers would be combined to form solar blocks. The solar blocks would be repeated as necessary to provide power generating capacity sufficient to meet the desired output of the greater Sawtooth Energy Center facility.

Much of the Sawtooth East Energy Center Project Site would be covered by solar modules installed on rows of single-axis trackers that will rotate to follow the sun over the day. The solar modules are typically up to 12- feet above ground at their highest point, which would occur during the morning and evening hours when the trackers are tilted at their maximum angle.

Site Construction

Construction activities will include site grading, structural and foundation engineering, battery installation, electrical component and cable installation, inverter/ transformer and controls installation, installation of the HV collector substation and overhead gen-tie line to the APS Milligan Substation, construction of site walls, fencing and screening, access, internal and perimeter roadway improvements, gates and parking areas as well as post-construction performance testing/commissioning. Recycling, reduction, and reuse of materials will be incorporated into the construction activities, whenever feasible.

Limited water resources will be required during the construction phase of the Sawtooth East Energy Center project and for its continued operations. For more information about EDFR’s approach to

securing the necessary water supply for the Sawtooth East Energy Center project during construction, please see the section entitled “Water Use”.

IV. Utility-scale Solar Development Standards

Table 3: Utility-scale Solar Roadway and Landscape Standards:

Road Standards and Landscape Buffers			
Arterial Roads (Right-of-ways) Bounding the Site	Interim Road Improvements	Minor & Major Arterial Road Dedications	Required Landscape Buffer
North Perimeter- Milligan Rd. (Minor Arterial)	28-ft (half-street)	55-ft (half-street)	10-ft
South Perimeter- Phillips Rd. (Major Arterial)	28-ft (half-street)	83-ft (half-street)	30-ft
West Perimeter- S. Tweedy Rd. (Minor Arterial)	28-ft (half-street)	55-ft (half-street)	10-ft

Permitted, Conditional and Accessory Uses

The Project will require an Amendment to the current permitted land uses of the Tierra del Sol PAD to include utility-scale solar (PV) and related support systems, and any other uses as permitted land uses per the Supplement Use Standards for utility-scale solar development, outlined in the procedures for PAD Amendment requests 21-3-1.39(D) of the EZO.

Minor and Major Arterial Road Dedication

EDF Renewables Inc. will be responsible for dedicating the required half-street right-of-way for all minor and major arterial roads bounding the Project area, including S. Tweedy Rd., Phillips Rd., and Milligan Rd. per *Eloy Zoning Ordinance EZO 21-3-1.39(G.10)*.

Interim Arterial Road Improvements

To facilitate the development of the property and ultimately provide access to the Project Site and facility, EDF Renewables inc. will improve the perimeter minor and major arterial roads located along the proposed utility-scale solar generation and associated BESS project boundary, subject to the requirements outlined in *EZO 21-3-1.39(G.11.a & b)*.

Perimeter Landscape Treatment

As part of the Amendment to the Tierra del Sol PAD, an interim Project Conceptual Site Plan will be submitted, and any proposed amendments to the landscape standards will comply with utility-scale Solar Supplement Use Standards outlined in *EZO 21-4.2.4.4 and EZO 21-3-1.39(F.2)* or otherwise required by the City of Eloy Zoning Administrator.

Appendix I

All required on-site, off-site, and streetscape landscape areas shall be landscaped with vegetation and/or landscape topping material as identified in the Pinal Active Management Area (AMA) Low Water Use/Drought Tolerant Plant List or approved by the City.

Small to medium-sized shrub species and ground cover would be planted within a minimum 10-ft landscape setback adjacent to all minor arterial Roads, including Curry Rd. to the west and Milligan Rd. to the north of the Sawtooth Central Energy Center Project area. A 30-ft landscape area will be reserved for the southern perimeter of the Site adjacent to Phillips Rd.

Utility-Scale Solar Generation Perimeter Security

Perimeter security fencing shall adhere to design standards outlined in *EZO 21-3-1.39.3*: Perimeter fencing shall be set back 50 ft from any perimeter or interior parcel line, and shall be enclosed with, at a minimum, a chain link fence designed with powder-coated sage green and maintained in an upright and functional condition.


Project Decommissioning

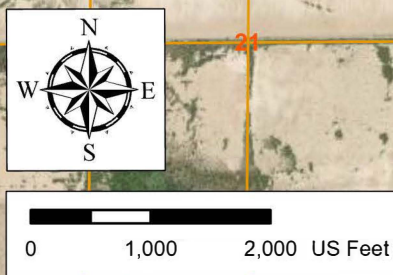
Following the useful life of the Sawtooth Energy Center, project components would be decommissioned and removed from the site, adhering to all requirements outlined in *EZO 21-3-1.39 (H-K)*.

All decommissioning activities would be conducted within designated areas, which are anticipated to be within the boundaries of existing easements and leased areas. Any subsequent maintenance activities would be conducted in a manner that would minimize unnecessary disturbance. Methods of restoration, if deemed necessary when the Sawtooth 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.

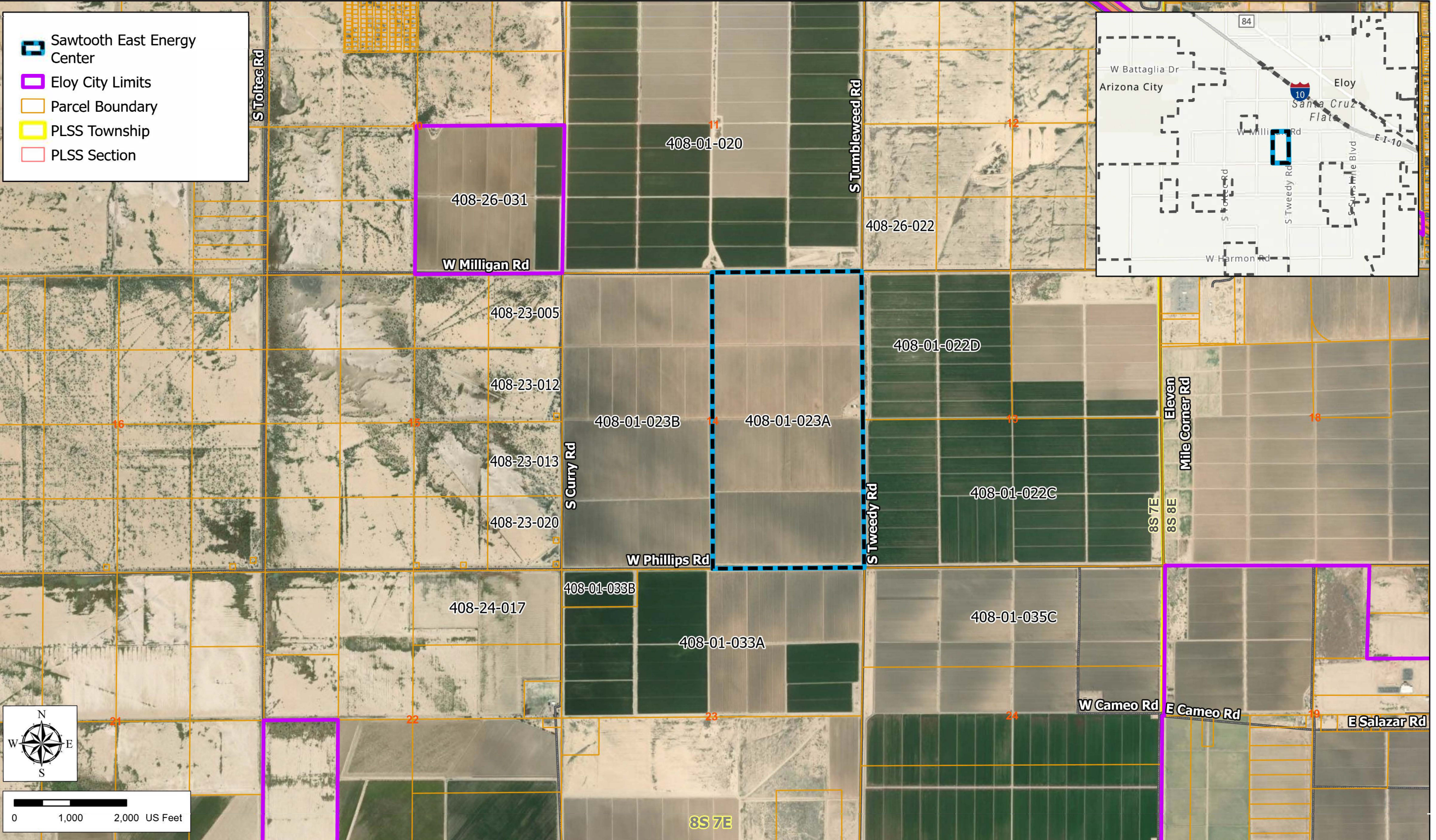
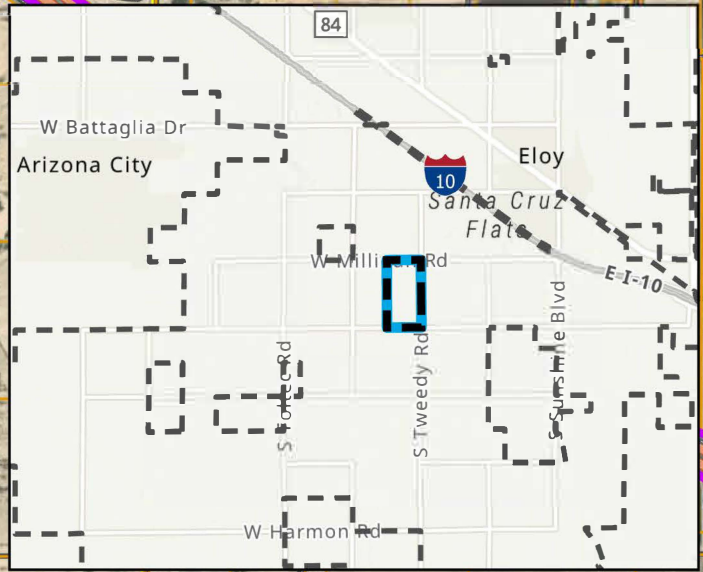
EXHIBIT A: VICINITY & PROJECT PARCEL MAP

Source: City of Eloy | G:\Projects\USA_West\Sawtooth05_GIS\Sawtooth_Cleaned_202405.aprx | Layout: Parcel and Vicinity Map Sawtooth CE 20240520 | Last Updated 5/20/2024 by Taylor.Robertson

-  Sawtooth East Energy Center
-  Eloy City Limits
-  Parcel Boundary
-  PLSS Township
-  PLSS Section



0 1,000 2,000 US Feet

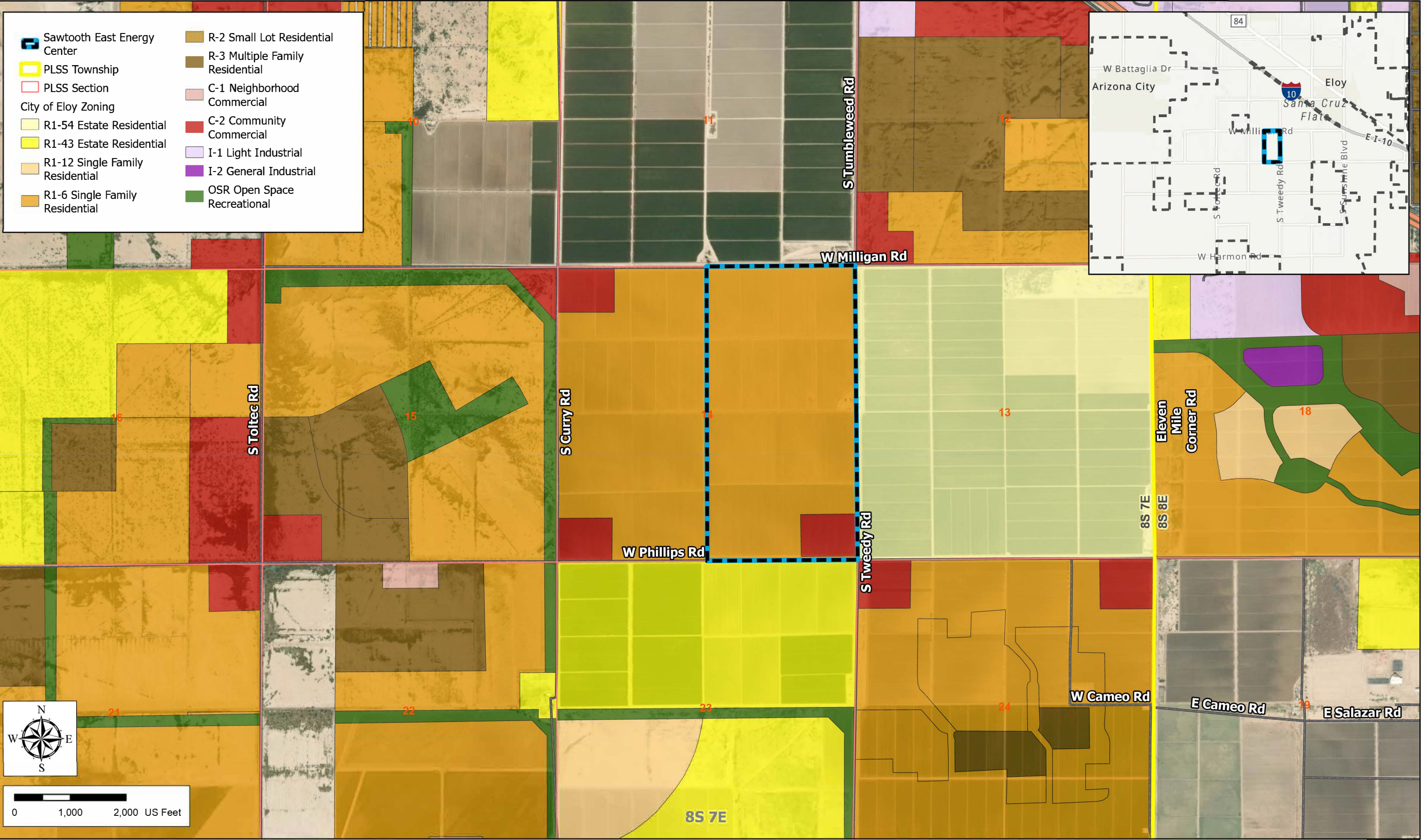


Sawtooth East Energy Center Parcel & Vicinity Map

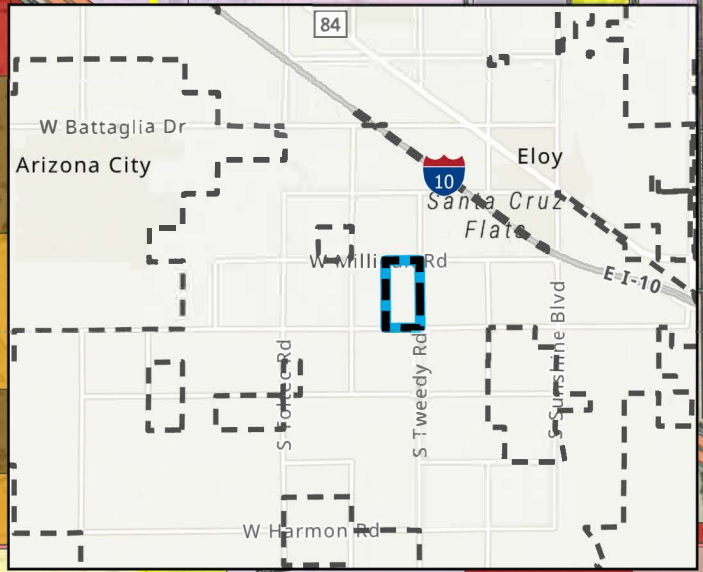
Sawtooth Solar Energy Center | City of Eloy, Arizona

EXHIBIT B: EXISTING BASE ZONING MAP

Source: City of Eloy | G:\Projects\USA_West\Sawtooth\05_GIS\Sawtooth_Cleaned_202405.aprx | Layout: Existing Eloy Zoning Sawtooth CE 20240520 | Last Updated 5/20/2024 by Taylor.Roberison



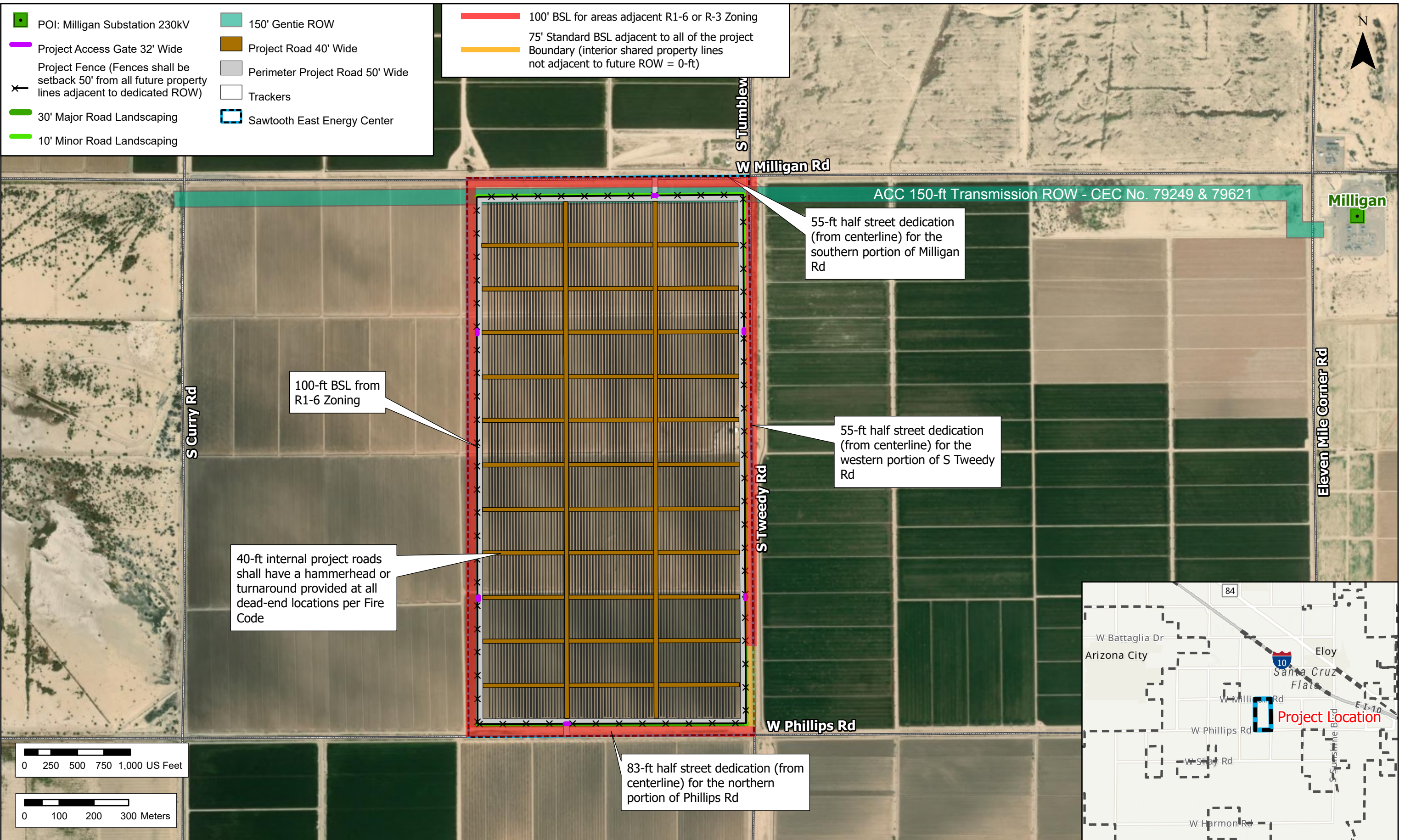
	Sawtooth East Energy Center		R-2 Small Lot Residential
	PLSS Township		R-3 Multiple Family Residential
	PLSS Section		C-1 Neighborhood Commercial
City of Eloy Zoning			C-2 Community Commercial
	R1-54 Estate Residential		I-1 Light Industrial
	R1-43 Estate Residential		I-2 General Industrial
	R1-12 Single Family Residential		OSR Open Space Recreational
	R1-6 Single Family Residential		




Sawtooth East Energy Center - Existing Underlying Zoning Map

Sawtooth Solar Energy Center | City of Eloy, Arizona

EXHIBIT C: CONCEPTUAL SITE PLAN



Source: ESRI G:\Projects\USA_West\Sawtooth05_GIS\Sawtooth05_Cleaned_202405.aprx | Layout: Conceptual Site Plan Sawtooth East 20240521 | Last Updated 3/12/2025 by Taylor,Robertson

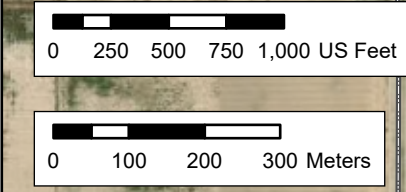
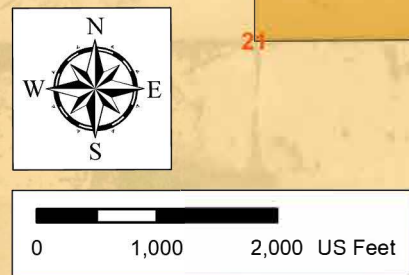
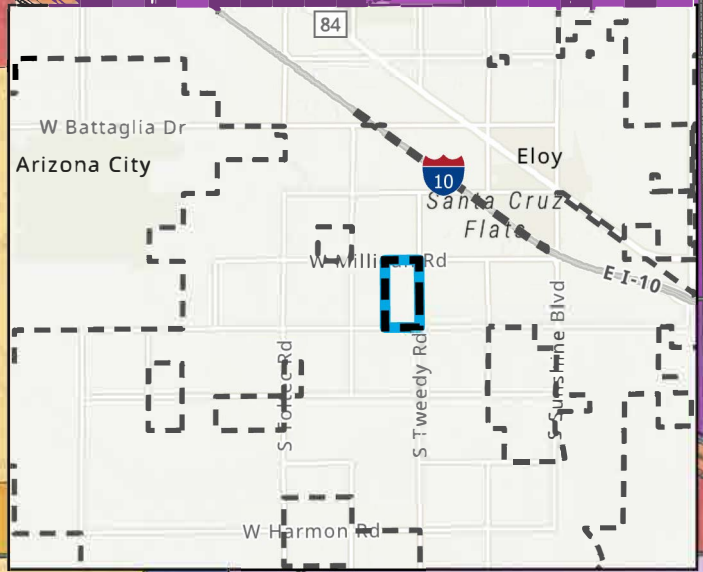
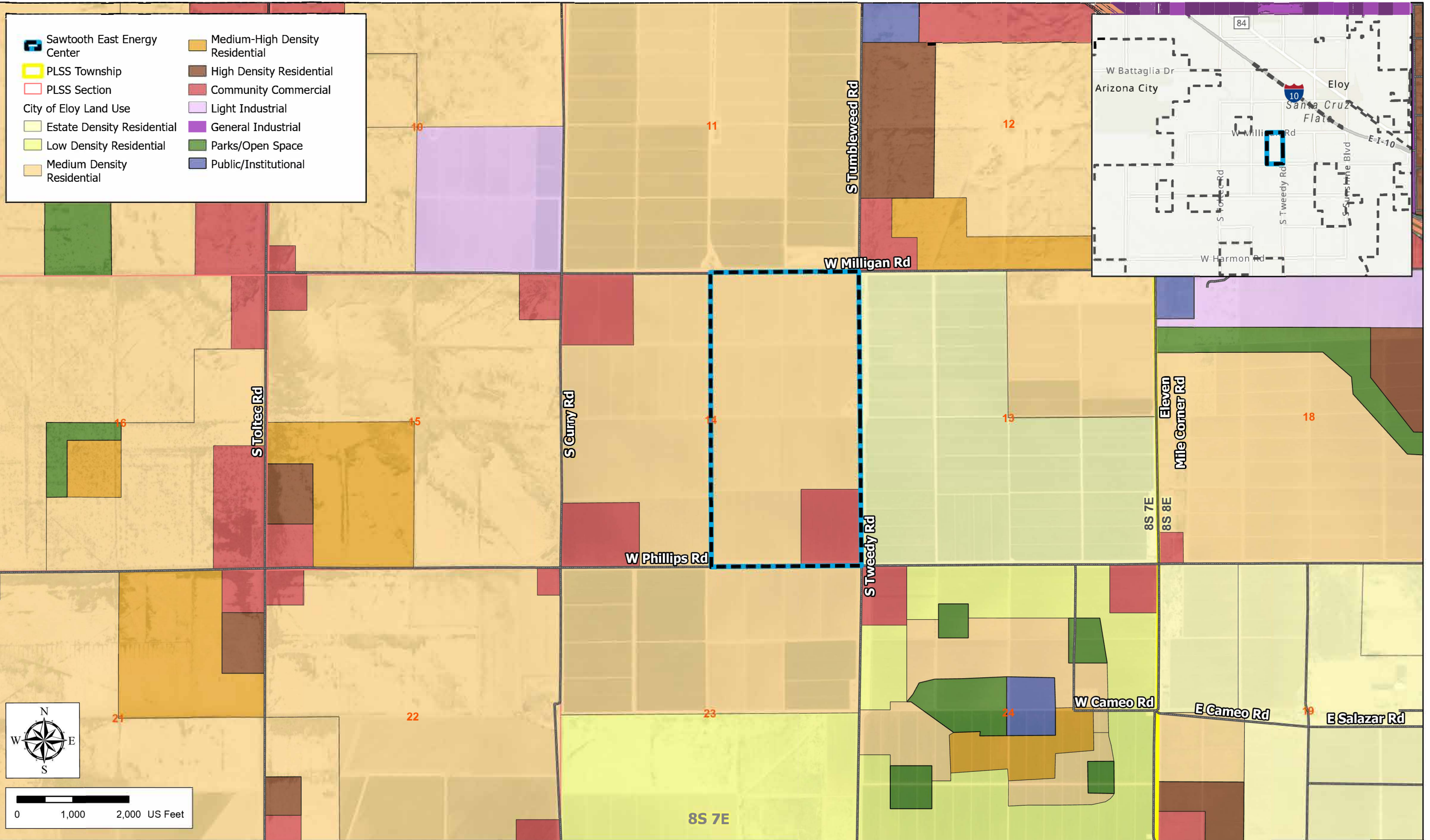


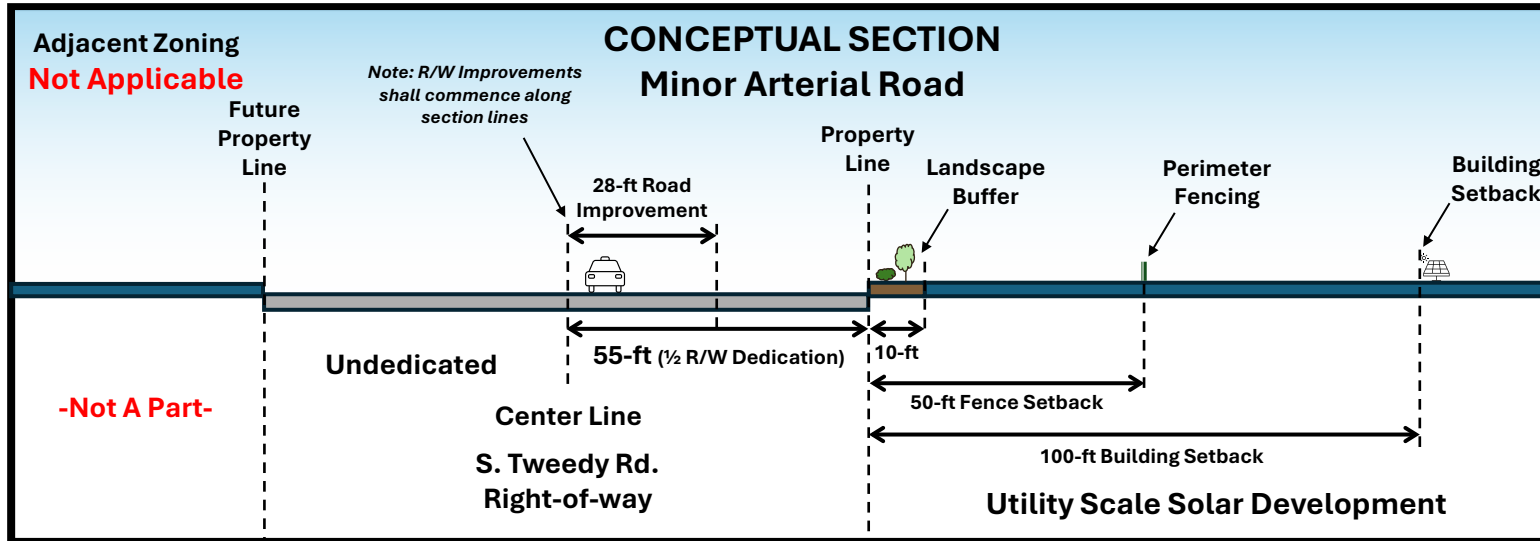
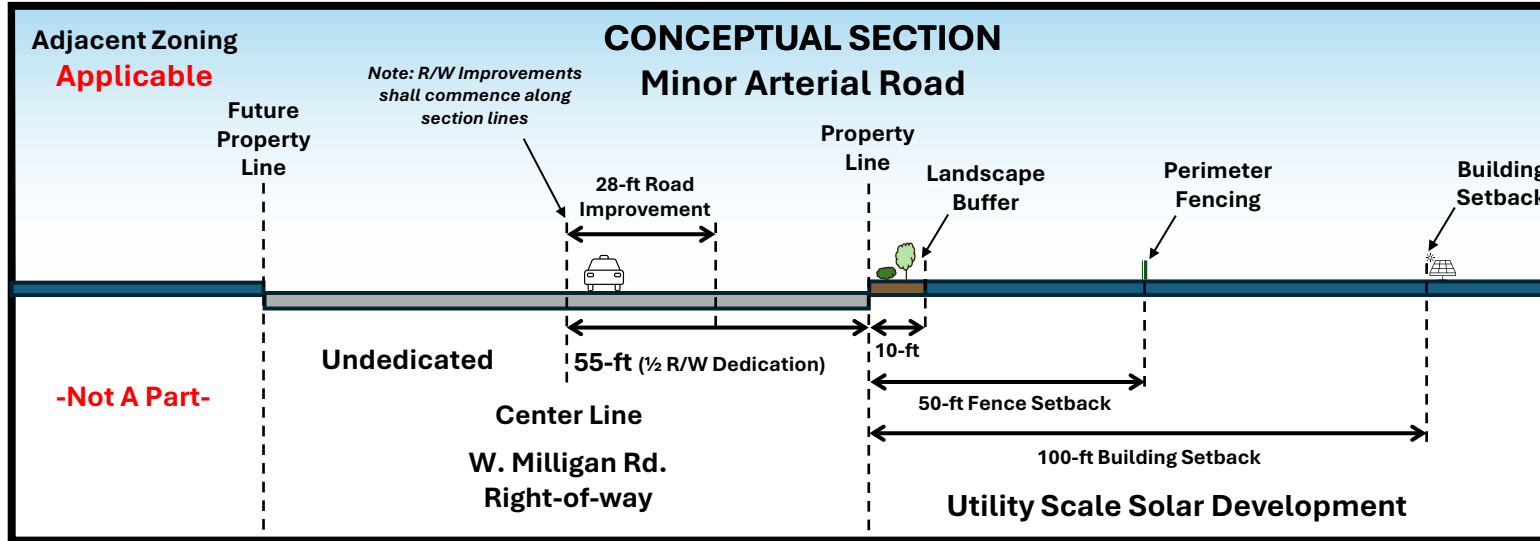
EXHIBIT D: EXISTING GENERAL PLAN LAND USE MAP

Source: City of Eloy | G:\Projects\USA_West\Sawtooth\05_GIS\Sawtooth_Cleaned_202405.aprx | Layout: GP Land Use Designation Sawtooth CE 20240520 | Last Updated 5/20/2024 by Taylor.Robertson



Sawtooth East Energy Center - Existing General Plan Land Use Designation

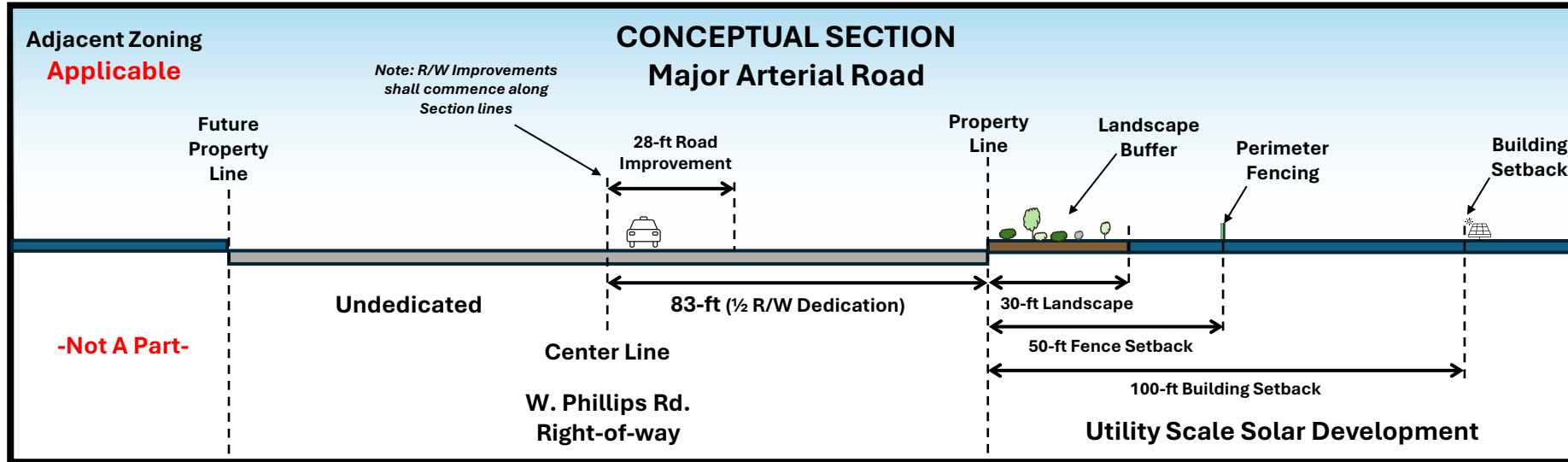




Interim Project Development Plan – Conceptual Sections

(Major vs Minor Arterial Dedications | Perimeter Landscaping & Setbacks for Applicable vs Not Applicable Adjacent Zoning)

Sawtooth East 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)

Sawtooth East Energy Center | City of Eloy, Arizona

Citizen Review Plan & Report

1st Amendment to the

Tierra Del Sol Planned Area Development (PAD)

RZPAD2007-016.A1

Sawtooth East Energy Center

Eloy, Arizona

Submitted:

March 25th, 2025

Prepared By:

ROSE LAW GROUP_{pc}

RICH ▪ CARTER ▪ FISHER

Nate Tonnemacher

Senior Planner & Project Manager

7144 E. Stetson Drive, #300

Scottsdale, AZ 85251

Direct: 480-240-5642 | M: 805-345-8074

ntonnemacher@roselawgroup.com

On behalf of:

Sawtooth Solar 1, LLC

A subsidiary of:

EDF Renewables, inc.



Citizen Review Plan

NOTE: This report will be continually updated and resubmitted for review as efforts commence.

The following document outlines the Citizen Review Plan and notification efforts for the Sawtooth East Energy Center PAD Amendment project. The project application is requesting to amend the Tierra Del Sol Planned Area Development (PAD) to allow utility-scale solar land uses. The purpose of the request is to facilitate the development of a solar generation and battery storage facility on an approximate 309-acre property (APN: 408-01-023A) within the City of Eloy, Arizona.

Notification Area Map

The 300-foot area map within which all property owners will be notified of the project requests is attached hereto as Exhibit A.

Contacted Parties

A completed mailing list of all property owners contacted through ongoing outreach efforts is attached hereto as Exhibit B. Property ownership is determined based on current records obtained from the Pinal County Assessor's website.

Contact Dates and Methods

Letters notifying all property owners within 300-feet of the project boundary were mailed via First Class U.S Mail on March 4th. The letters included all necessary details related to the application, as well as an invitation to join the Development Team at an Open House meeting hosted in the Community Room of Eloy City Hall. A copy of the notification letter and an Affidavit of Notification is attached to this updated Citizen Review Plan as evidence of compliance with mailing & notification requirements. **Site Posting**

Signs will be posted on the property with project details and contact information a minimum of 10 days before the Open House Community Meeting. The public hearing dates and times will be added to the signs as required by City of Eloy once the case has been scheduled.

A mock-up of the sign posting language and a sign location map are attached hereto as Exhibit C. Photos and an Affidavit of Sign Postings will be attached with the updated Citizen Review Plan as evidence of the postings.

Open House Community Meeting

An open house community meeting was held, in-person, on Thursday March 20th, 2025, from 5:30 pm to 6:30 pm in the Community Room of the Eloy City Hall located at 595 C St. Suite 101, Eloy, AZ 85131. The general public was invited to come and learn more about the proposed request and provide any comments or recommendations for improvements to the Project's scope or design/development, etc. The applicant and their representatives were available for the entire meeting

The Community Room was accessible to the public through a main entrance leading outside. A comment table was positioned at the entrance, with a member of the Applicant's team stationed to welcome visitors. The meeting space was well-lit, with signs placed around the entrance, including the parking areas and pathways leading to the space. A team of three representatives from Rose Law Group PC, including the Applicants' Land Use Attorney and two (2) Land Use Planners, joined the Applicants' Development Team as hosts of the meeting.

No members of the public or other visitors, city staff or interested parties attended the meeting. Sign-in sheets were provided, however, because no persons attended the meeting the sheets are blank. Photos from the meeting are attached to this report as Exhibit D.

Ongoing Communication with Neighbors

The Applicant Team will continue to work to ensure all issues and concerns brought to their attention by neighbors are addressed. The required sign-in sheets at the Open House Community Meeting will have a checkbox for neighbors to choose if they want to receive updates on the project following the meeting. If meeting attendees request updates about the project and would like to be notified of any significant changes or amendments to the development after the meeting, the Applicant Team will send individual emails to those attendees with updates throughout the process.

Copies of any public comments and feedback, and all email correspondence with neighbors will be submitted with the updated Citizen Review Plan a minimum of 15 days before the Planning and Zoning Commission Hearing.

EXHIBIT A

NOTIFICATION AREA BUFFER MAP



40801023a

Show search results for 40801...



Public Notification

Select or search for a feature in the map

Search input field



Apply a search distance

300 Feet

Addressee Layer

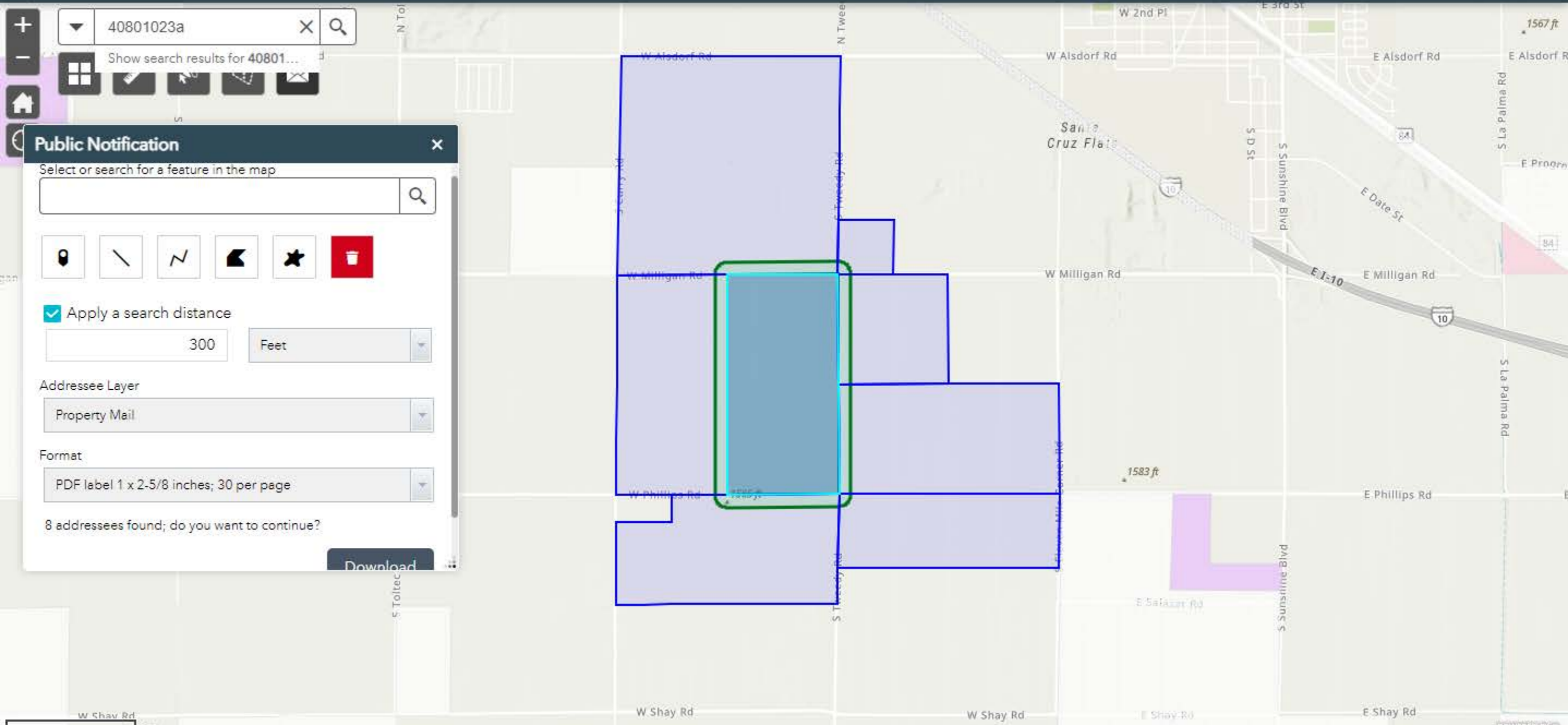
Property Mail

Format

PDF label 1 x 2-5/8 inches; 30 per page

8 addressees found; do you want to continue?

Download



-111.561234 32.742164 Degrees



EXHIBIT B

**AFFIDAVIT OF NOTIFICATION
&
MAILING LIST**

Affidavit of Notification

Application: Sawtooth "East" Energy Center (RZPAD2007-016.A1)

Applicant Name: Sawtooth Solar 1, LLC

Location: Pinal County APN 408-01-023A

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

Kayla Amado
Applicant/Representative Signature

3/4/2025
Date

This instrument was acknowledged before me on this 4th day of March,

2025, by Kayla Amado. In witness whereof

I hereunto set my hand and official seal.

Angelica Van Balen
Notary Public

My commission expires June 5, 2027



ROSE LAW GROUP_{pc}

RICH ■ CARTER ■ FISHER

NATE TONNEMACHER
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.240.5642 Fax 480.505.3925
NTonnemacher@RoseLawGroup.com
www.RoseLawGroup.com

March 4, 2025

RE: The Tierra Del Sol Planned Area Development (PAD) 1st Amendment-Sawtooth “East” Energy Center Project

Dear Property Owner or Neighborhood Association Representative:

The purpose of this letter is to inform you that Rose Law Group pc (“Applicant”), on behalf of Sawtooth Solar 1, LLC (“Developer”), a wholly owned subsidiary of EDF Renewables Inc., is requesting to amend the Tierra Del Sol Planned Area Development (PAD) to add “utility-scale solar” as a permitted land use within the Planned Area Development Overlay.

The subject property is approximately 309-acre located on the southwest corner of West Milligan Road & and Tweedy Road; identified as Pinal County APN: 408-01-023A).

The Applicant’s request is to allow the development of a Utility-Scale Solar Energy Generation Facility to support renewable energy development in the City of Eloy. It should be noted that this PAD Amendment request is separate from similar application requests related to the greater Sawtooth Energy Center Project.

The Applicant’s development team would like to invite you to an Open House meeting to discuss this request and the proposed development.

Thursday, March 20, 2025

Anytime between 5:30 PM – 6:30 PM

In the Community Room

Eloy City Hall

595 N. C Street, Eloy, AZ 85131

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You are welcome to contact me directly at NTonnemacher@RoseLawGroup.com or 480.240.5642.




Sincerely,

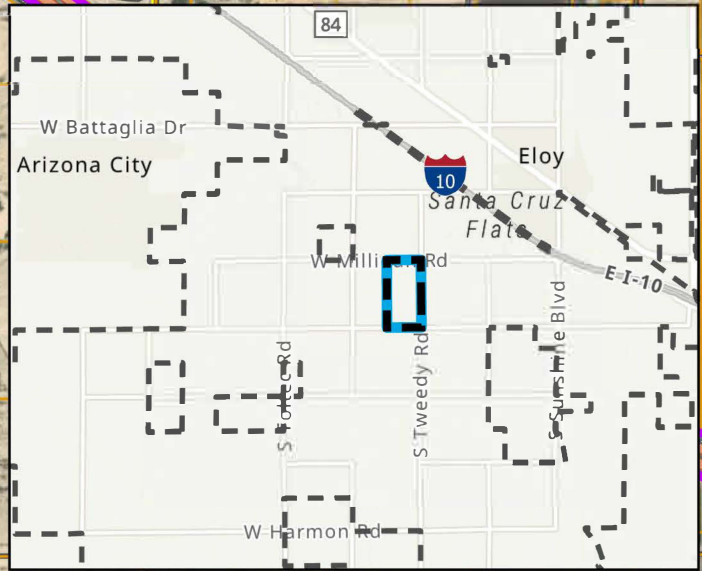
Nate Tonnemacher

Senior Planner & Project Manager

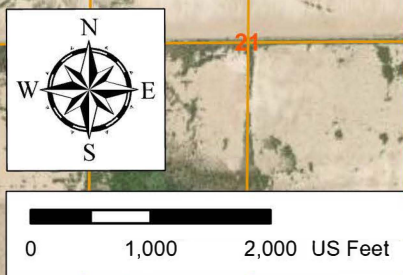
Attached: Vicinity Map

Source: City of Eloy | G:\Projects\USA_West\Sawtooth05_GIS\Sawtooth_Cleaned_202405.aprx | Layout: Parcel and Vicinity Map Sawtooth CE 20240520 | Last Updated 5/20/2024 by Taylor.Robertson

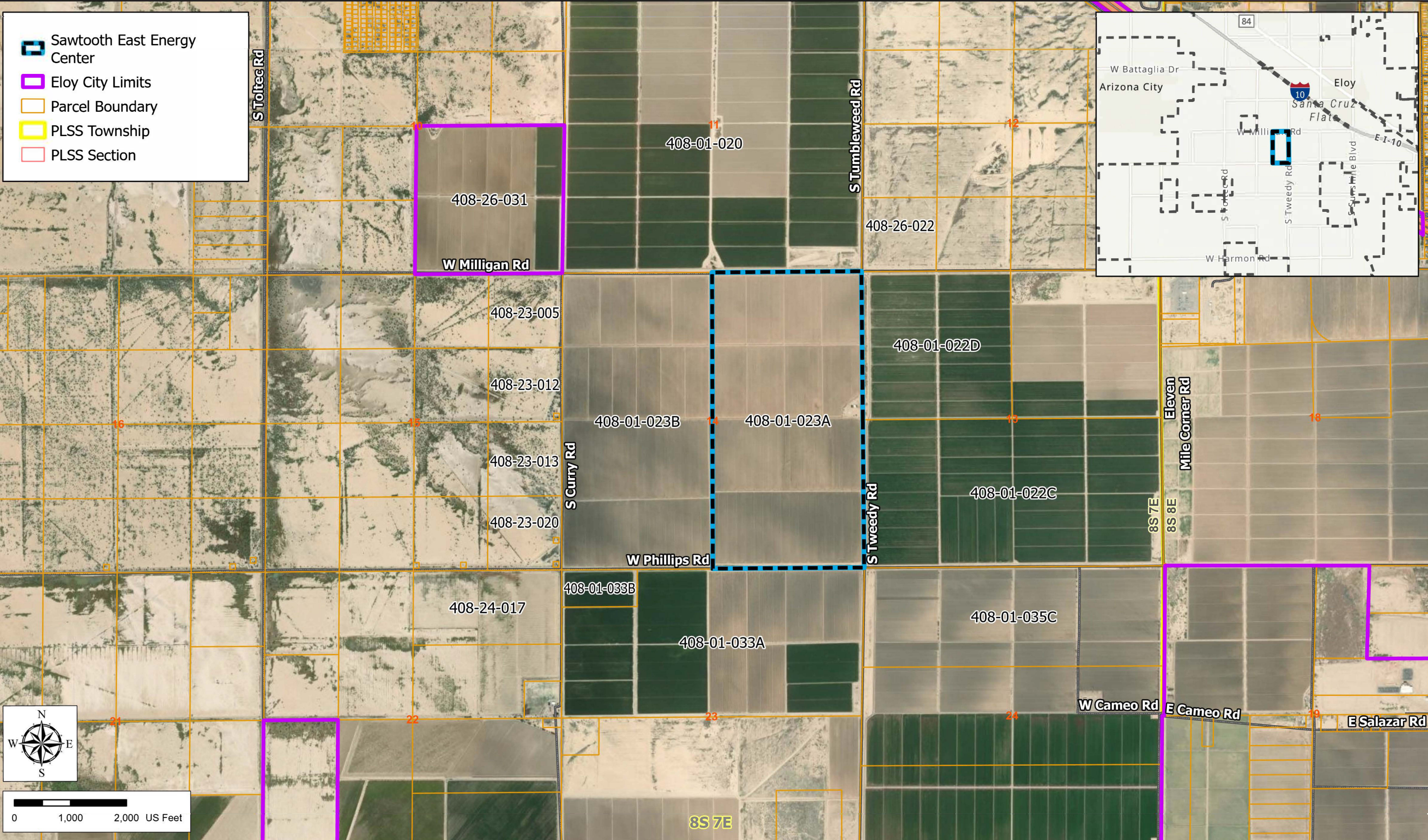
-  Sawtooth East Energy Center
-  Eloy City Limits
-  Parcel Boundary
-  PLSS Township
-  PLSS Section



Inset map showing the project location within the Eloy area, highlighting the project site with a blue dashed box. The map includes labels for W Battaglia Dr, Arizona City, Santa Cruz Flats, W Milligan Rd, S Tumbleweed Rd, S Tweedy Rd, S Sunnyside Blvd, E I-10, and W Harmon Rd.



North arrow and scale bar showing 0, 1,000, and 2,000 US Feet.



Sawtooth East Energy Center Parcel & Vicinity Map

Sawtooth Solar Energy Center | City of Eloy, Arizona

JLC FAMILY INVESTMENTS LLC
ETAL
6859 E REMBRANDT AVE STE 125
MESA , AZ 85212-2363

MDT INVESTMENTS LTD PSHIP
2107 E SOLANO DR
PHOENIX , AZ 85016-8501

GRANDILLA (ARIZONA) INC
8711 E PINNACLE PEAK RD STE 141
SCOTTSDALE , AZ 85255-5351

ELOY LLC
PO BOX 1968
CAVE CREEK , AZ 85327-7196

GFP INVESTMENTS LLLP
1004 N 6TH AVE
TUCSON , AZ 85705-5771

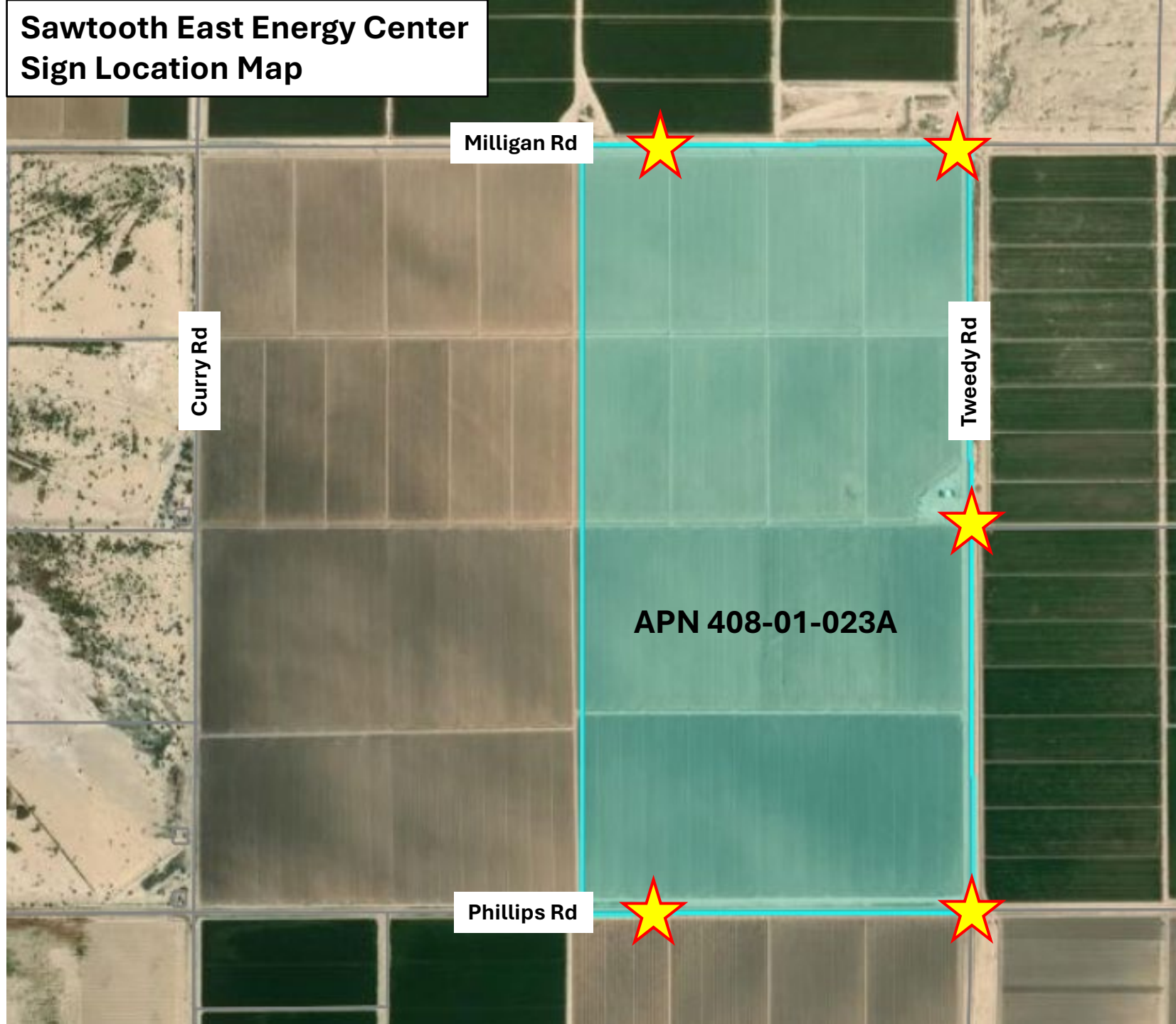
SHEDD JAMES & SHARON FAM LLC
12832 S OVERFIELD RD
CASA GRANDE , AZ 85193-3750

SHEDD DANIEL & ELAINE FAM
TRUST
2948 E RIVER BUSH RD
ELOY , AZ 85131-1950

EXHIBIT C

SIGN POSTING

Sawtooth East Energy Center Sign Location Map



Milligan Rd

Curry Rd

Tweedy Rd

Phillips Rd

APN 408-01-023A

City of Eloy Public Notice

Request (s): Request to amend the existing Tierra Del Sol Planned Area Development (PAD) to include **utility-scale Solar and associated uses** as a permitted land use with the PAD.

Project Location: Southwest corner of West Milligan Road & Tweedy Road; identified as Pinal County APN 408-01-023A

Project Size: Approximately 309 Acres

Proposed Use: Utility-Scale Solar Energy Generation Facility in support of renewable energy development in the City of Eloy

Case No(s): RZPAD2007-016.A1

Applicant Contact:

Rose Law Group pc

Court Rich, Attorney

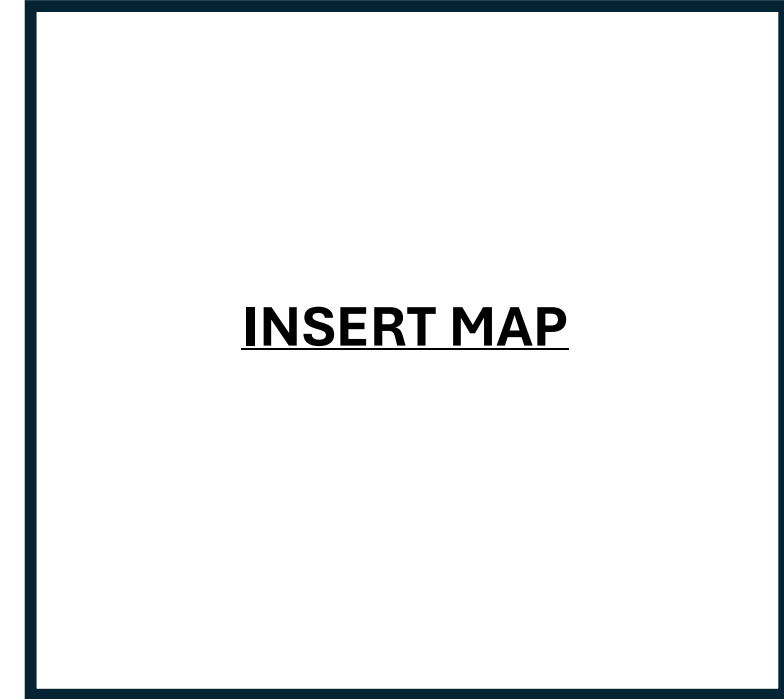
Attn: Nate Tonnemacher, Senior Planner & Project Manager
480.240.5642 | ntonnemacher@roselawgroup.com

City Contact:

Community Development Department

Planning & Zoning Division

Dan Symer, Community Development Director
520.466.2578 | dsymer@eloyaz.gov



PLANNING & ZONING COMMISSION HEARING

When: TBD

Where: City Council Chambers, City Hall
595 N. C Street | Eloy, AZ 85131

CITY COUNCIL HEARING

When: TBD

Where: City Council Chambers, City Hall
595 N. C Street | Eloy, AZ 85131

EXHIBIT D

PHOTOS:

OPEN HOUSE COMMUNITY MEETING

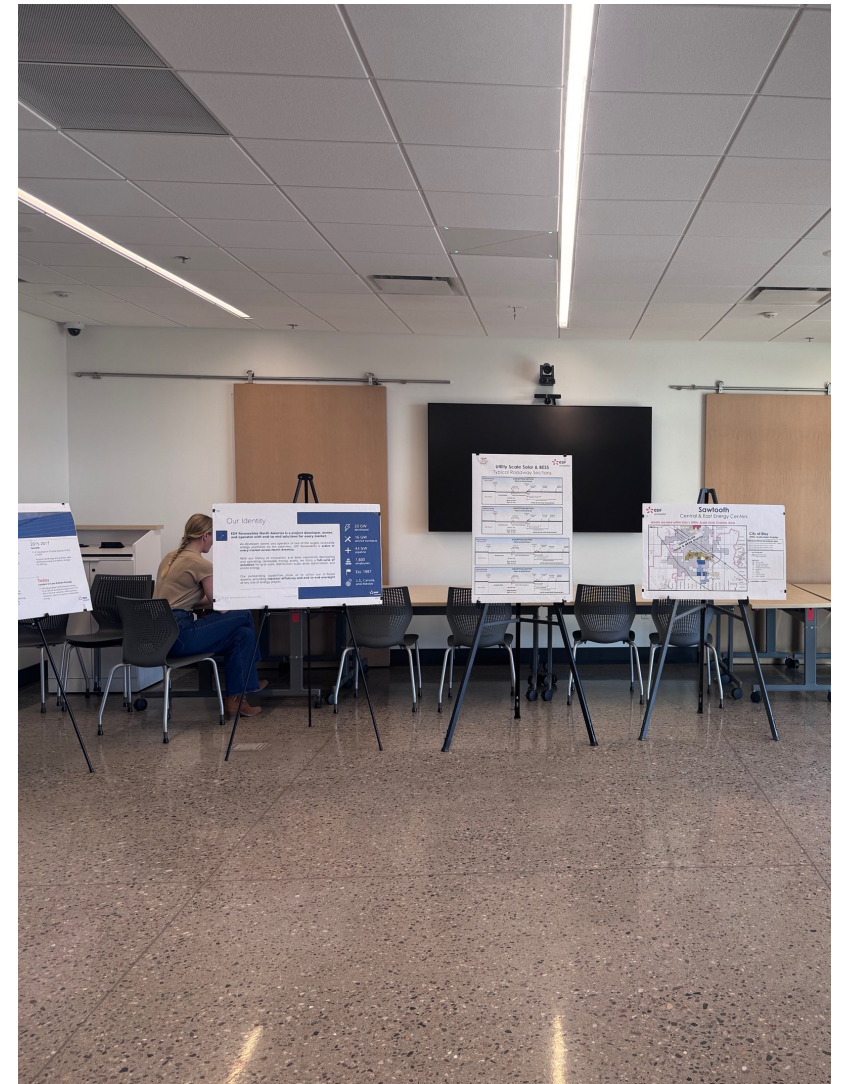
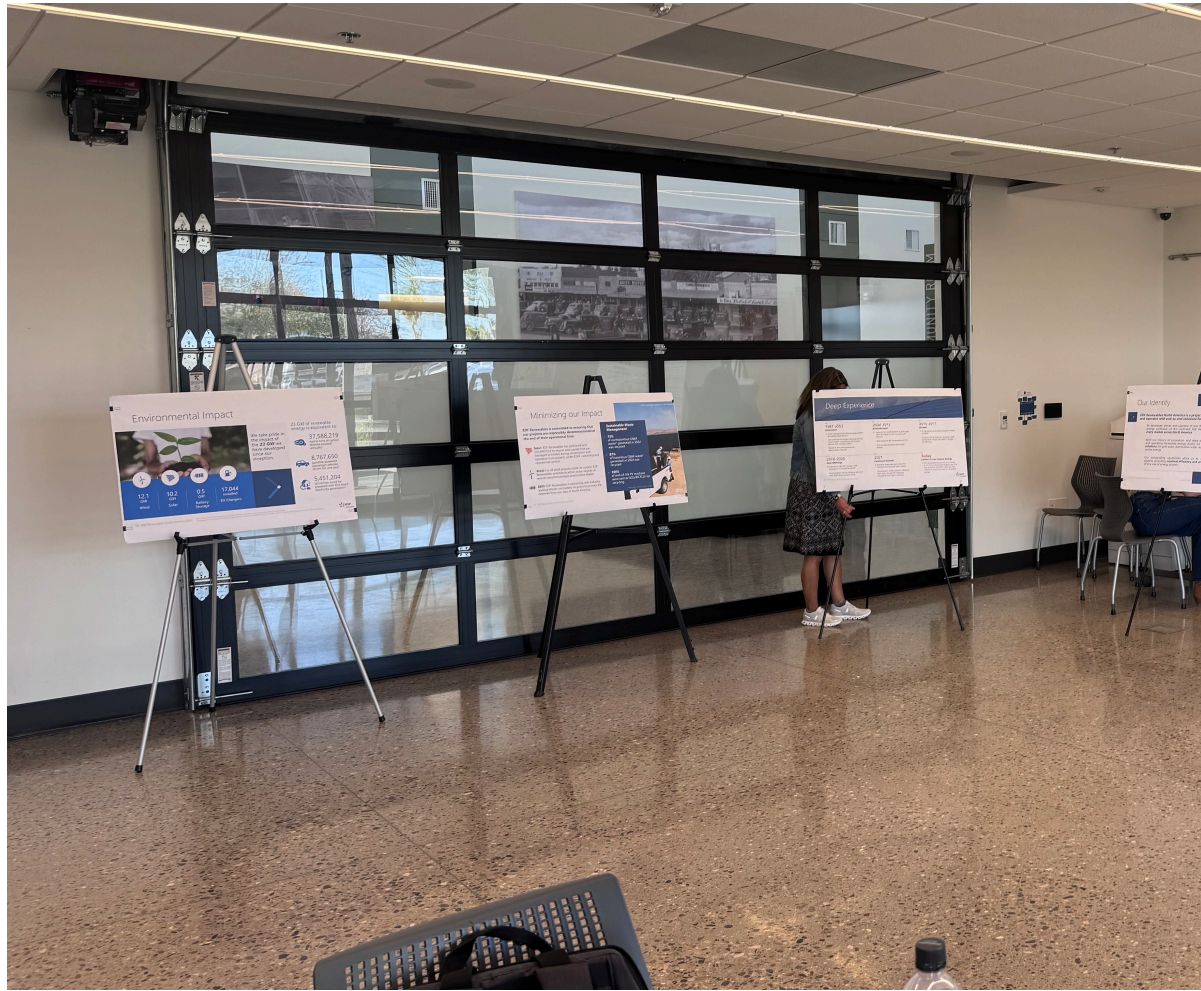


EXHIBIT D: OPEN HOUSE COMMUNITY MEETING
SAWTOOTH EAST ENERGY CENTER



Solar Facilities

Eloy, Arizona

Completed Solar Projects

1	Villages of Eloy (AES)	959.42 AC.
3	Villages of Eloy (AES)	592.47 AC.
Total Completed (approximate)		1,551.89 AC.

Proposed Solar Projects

A	Milligan Energy Center	1,574.95 AC.
C	Cooley Eloy - Shay Solar	619.30 AC.
D	Kitt 1 Solar	601.39 AC.
E	Sawtooth Solar	1,947.85 AC.
F	Eloy Valley / Steven Farm Solar	2,784.79 AC.
G	Picacho View II	926.78 AC.
H	Poblano Solar	915.04 AC.
I	Eloy Valley Solar Expansion	312.22 AC.
J	Tierra Del Sol - Sawtooth East	310.18 AC.

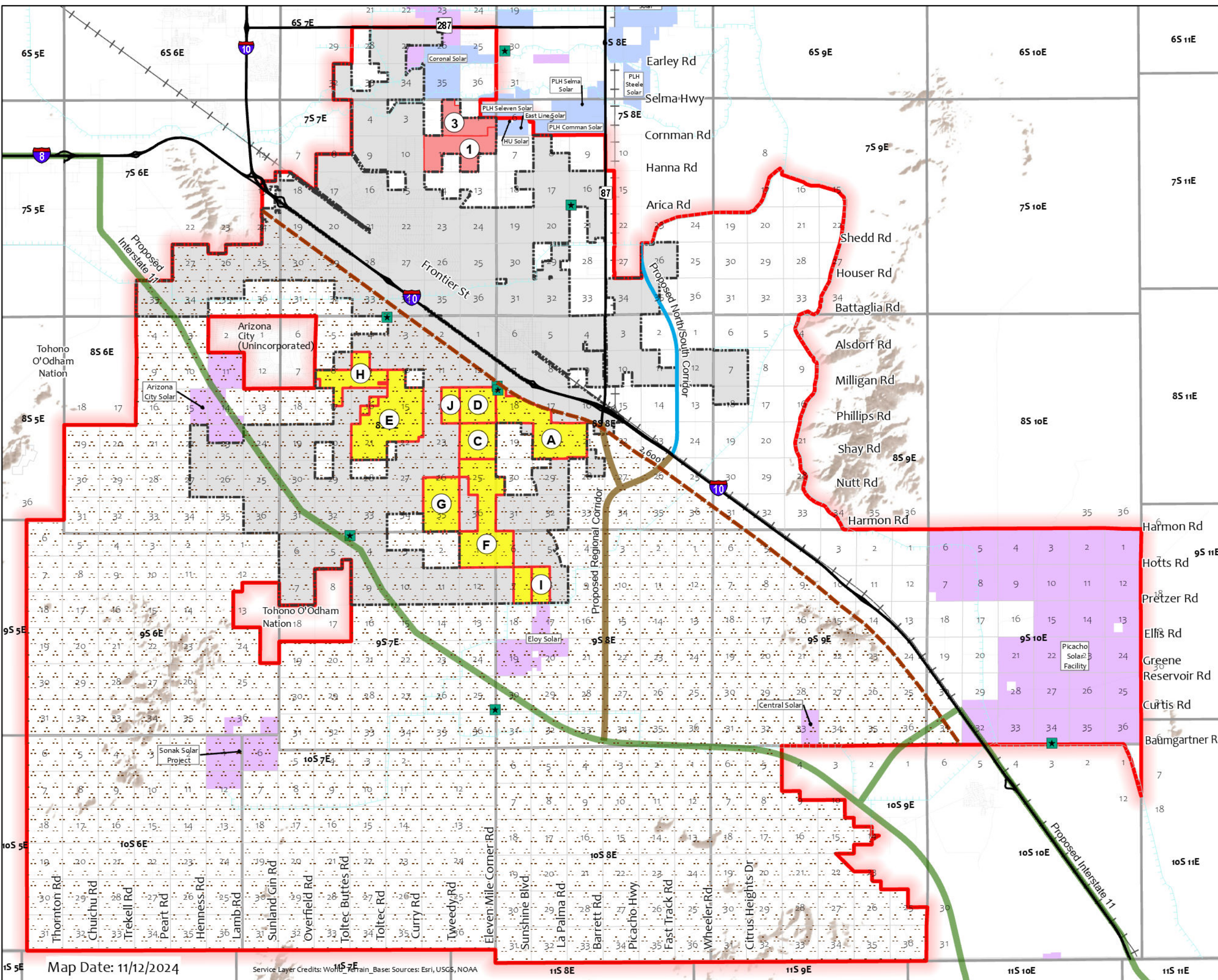
Total Proposed (approximate)		9,992.50 AC.
TOTAL (approximate excluding right-of-way dedications)		11,544.39 AC.

Reference

- Solar Allowed
- Eloy Planning Boundary
- Eloy City Limits
- Coolidge Solar Projects
- Pinal County Solar Projects
- Substation
- Canal
- Railroad
- 2,640' I-10 Buffer



Disclaimer: This map is furnished 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.



CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: **VI.F.**

Date: **6/18/2025**

Date submitted:
05/06/2025

Action: Formal

Subject: Conduct a public hearing and make a recommendation to the Eloy City Council on Case No. RZPAD2005-062.A1: Eloy Acres Planned Area Development – Sawtooth Central Energy Center, a proposed amendment to the Eloy Acres Planned Area Development to allow Solar, Utility Scale Generation, and Battery Energy Storage System facilities as permitted land use in all underlying zoning districts of the PAD. The property is located on the southeast corner of W Milligan Rd and S Curry Rd, and consists of approximately 320 acres.

Date requested:
6/18/2025

TO: Planning and Zoning Commission

FROM: Dan Symer

RECOMMENDATION:

The staff recommends that the Planning and Zoning Commission recommend to the City Council the approval of Case No. RZPAD2005-062.A1: Eloy Acres Planned Area Development – Sawtooth Central Energy Center in accordance with the attached Conditions of Approval.

DISCUSSION:

DISCUSSION:

Request:

The applicant, The Rose Law Group, pc, c/o Court Rich, on behalf of Sawthooth Solar 1, LLC, a subsidiary of EDF Renewables, North America, has applied for an Amendment to the Zoning Map (Rezone) to modify the existing Eloy Acres Planned Area Development (PAD). The purpose of the amendment is to allow the Solar Utility Scale Generation and Battery Energy Storage System Facilities (hereafter, Utility-Scale Solar) land use on approximately 320 acres of land located on the southeast corner of W Milligan Rd and S

Curry Rd.

Context

The property is approximately 2.5 miles west of Interstate 10 (I-10) and is generally bordered by W Milligan Rd to the north, S Curry Rd to the west, and W Phillips Rd to the south. The property is currently used for agricultural uses, has a General Plan Land Use Map Designation of Medium Density Residential and Community Commercial, and is zoned Single-Family Residential (R1-6) and General Commercial (C-2) with a PAD Overlay. The surrounding properties consist of undeveloped vacant land and agricultural uses.

Direction	General Plan Land Use Map Designation	Existing Property Zoning	Existing Use of the Property
North	Medium-Density Residential	Estate Residential (R1-43)	Agriculture
South	Estate Density Residential	Estate Residential (R1-43)	Agriculture
East	Medium Density Residential and Community Commercial	Single-Family Residential, and General Commercial (C-2) Tierra Del Sol PAD	Agriculture
West	Medium Density Residential and Commercial	Single-family residential (R1-6), OSR, and Multifamily Residential (R-3) and General Commercial (C-2), Eloy Valley PAD	Undeveloped 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 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 as 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 the property 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 site is currently zoned Single-Family Residential (R1-6) and General Commercial (C-2) with a 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 approximately 320-acre subject site currently does not have immediate Eloy water or sewer/wastewater service to the site. The nearest water lines are on W. Milligan Road, approximately 8,977 feet to east, near the intersection the W. Milligan Road and S. Eleven Mile Corner Road. The nearest wastewater service lines are near 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 occupied buildings and a minimum of a 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 benefit the City as a whole more than 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 reservation/conservation, enhanced provision of utilities, urban design, neighborhood/community amenities, or increased development quality.

- ***Incorporating the Utility-Scale Solar Facility as an allowed use in the Eloy Acres PAD will provide a sustainable community through 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 Acres PAD was originally approved.***

Allowed Solar Facilities Acreage

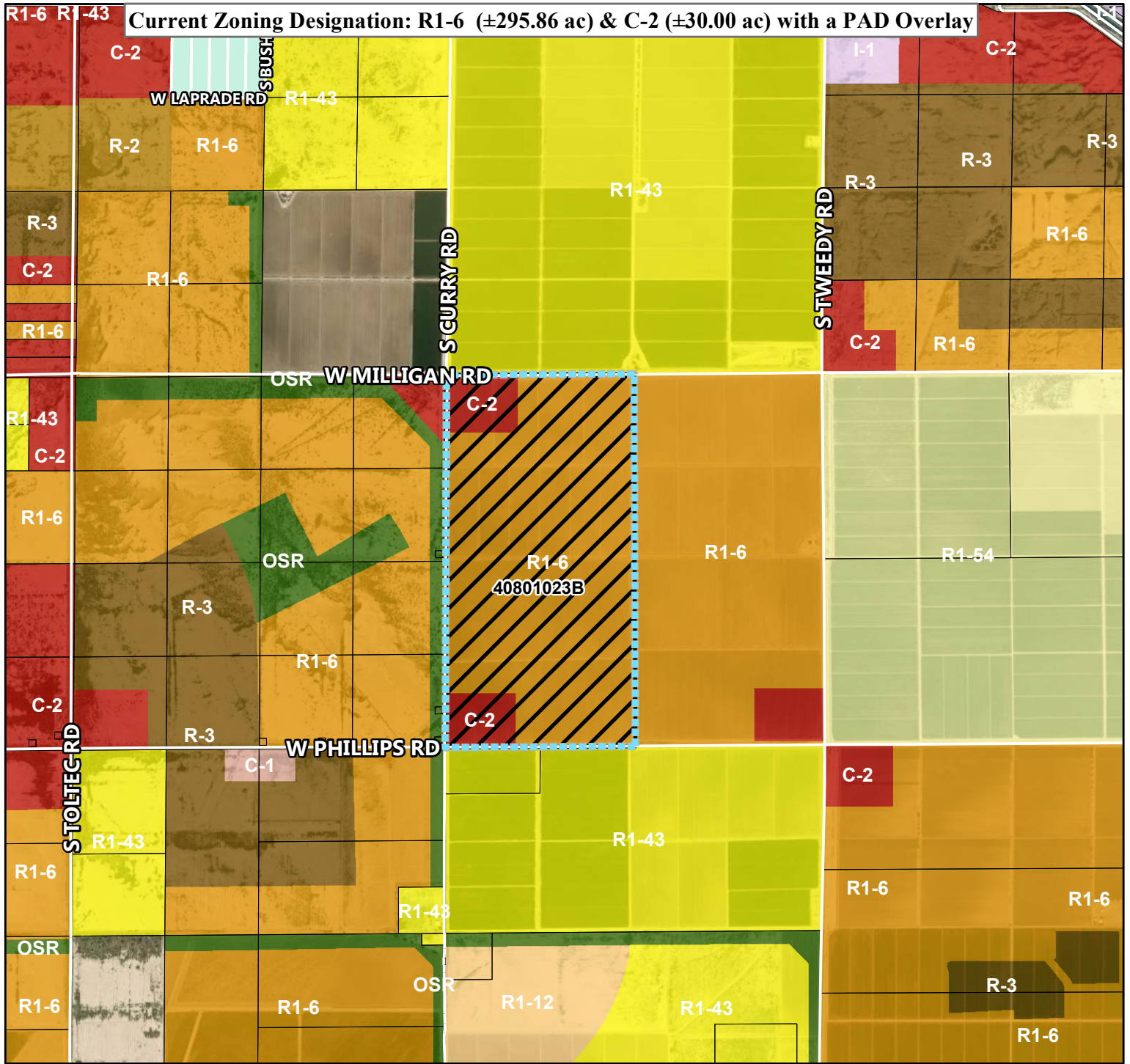
The City's Zoning Ordinance allows for a maximum of 11,744 acres (sixteen percent (16%)) of the Eloy's total incorporated area to be used for Utility Scale Solar. Currently, 11,234.21 acres have been approved for such use, assuming the concurrent application, Case No. RZPAD2007-016.A1: Tierra Del Sol-Sawtooth East Energy Center, is approved. The area of this application (Case No. RZPAD2005-062.A1: Eloy Acres-Sawtooth Central Energy Center) would cause the total area of Utility-Scale Solar in the city to be approximately 11,854.57 acres, exceeding the maximum allowable area (11,744) by 110.57 acres.

In accordance with Section 21-3-1.39.B., the City Council may allow the maximum area (11,744) set by the Zoning Ordinance to be exceeded as part of its approval. Alternatively, the City Council may deny the application, or restrict the area of the property used for the proposed Utility-Scale Solar to approximately 199.43 acres, thereby not allowing the maximum area (11,744) set by the zoning ordinance to be exceeded.

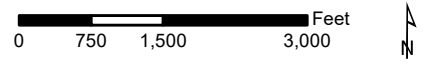
For your reference, the locations of all proposed Utility-Scale Solar are shown on the attached Solar Facilities map. Provided that the property associated with the subject application (Letter K on the map) is contiguous to the previously approved Sawtooth Solar project (Letter E on the map) to the west and the proposed Tierra Del Sol Planned Area Development - Sawtooth East Energy Center (Case No. RZPAD2007-016.A1, Letter J on the map), staff is supportive of the application. Alternatively, staff would also support limiting the Utility-Scale Solar of the property—including the required setbacks and the acreage necessary to facilitate development—to approximately 199.43 acres.

FISCAL IMPACT:

There are no anticipated fiscal impacts associated with this discussion.

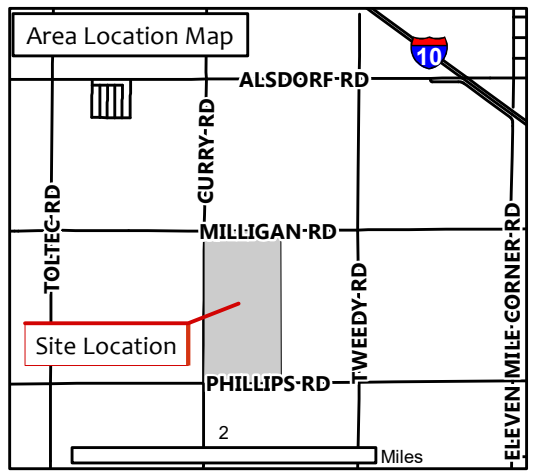


Eloy Acres
PAD Amendment - Case No: RZPAD2005-062.A1
±325.86 acres



Zoning Designations

- | | | |
|--|--|---|
| <p>Single Family</p> <ul style="list-style-type: none"> ■ 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.) <p> Subject Property</p> <p> Existing Eloy Acres PAD</p> | <p>Multi-Family</p> <ul style="list-style-type: none"> ■ R-2 Small Lot Residential (6-10 du/acre) ■ R-3 Multiple Family Residential (10-24 du/acre) <p>Commercial</p> <ul style="list-style-type: none"> ■ C-1 Neighborhood Commercial ■ C-2 General Commercial ■ MU Mixed Use | <p>Industrial</p> <ul style="list-style-type: none"> ■ BP Business Park ■ I-1 Light Industrial ■ I-2 General Industrial <p>Public Facility</p> <ul style="list-style-type: none"> ■ PF Public Facility <p>Open Space</p> <ul style="list-style-type: none"> ■ 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.

Amendment to the Zoning Map (Rezone)

Justification Narrative

1st Amendment

Eloy Acres

Planned Area Development

Submitted to:

City of Eloy, AZ

Case No. RZPAD2005-062.A1

2nd Submittal:

March 25th, 2025

Sawtooth Central Energy Center

Application prepared on behalf of Sawtooth Solar 1, LLC:

ROSE LAW GROUP_{PC}
RICH ■ CARTER ■ FISHER

Court Rich, Attorney

Attn: Nate Tonnemacher

Land Use Planner & Project Manager

(480) 240-5642 | (480) 291-0737

ntonnemacher@roselawgroup.com

Prepared for:

Sawtooth Solar 1, LLC

A subsidiary of:

EDF Renewables, Inc.



Table Contents

I. Introduction 1

II. Purpose of Request 1

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I. Introduction

Rose Law Group pc., as the Applicant on behalf of Sawtooth Solar 1, LLC, a subsidiary of EDF Renewables, Inc. ("EDFR") (herein the "Developer") desires to construct and operate an electrical generation facility consisting of solar photovoltaic (PV) modules, Battery Energy Storage Systems (BESS), Project substation, and ancillary electrical distribution and transmission systems and structures. The Project, collectively referred to as the "Sawtooth Central Energy Center" (the "Project"), is proposed on a 325.86-gross acre vacant site encompassing the entire Eloy Acres.

The development is in the "Solar Overlay" area within the western part of the City of Eloy, Arizona ("city"). This Project is considered an interim use of the Site until market conditions warrant the development of the Eloy Acres Area Development (PAD), as previously envisioned.

This PAD Amendment request is separate from other similar PAD Amendment requests related to the greater Sawtooth Energy Center, including the Sawtooth "West" Energy Center (located approximately one mile west of the Project Site) and the Sawtooth "East" Energy Center (immediately east) and bounding this Project site. This Project should be considered correlated to the greater Sawtooth Energy Center facility for the orderly development of the Energy Center; however, all land use entitlements related to the development of the utility-scale solar and BESS within the Eloy Acres PAD area will be requested, reviewed, publicly heard and considered separately.

II. Purpose of Request

A. Modifications to the Eloy Acres PAD

The purpose of this Zoning Map Amendment application is to amend the previously approved Eloy Acres PAD by updating the PAD entitlement document and introducing an Eloy Acres "interim" development plan, filed and attached under separate cover as **Appendix 1: Interim Project Development Plan: "Sawtooth Central Energy Center"** which provides all associate exhibits of the Project Development Plan.

This narrative outlines the requested modifications to the development standards as part of the zoning map amendment to the original PAD. It details the Project's compliance with the additional development standards for utility-scale solar land uses within the City of Eloy, demonstrates conformance with applicable zoning regulations, and justifies approval by addressing relevant Zoning Map Amendment and Planned Area Development criteria.

B. Development Standards

Below are the additional use, property development standards, and definitions for the Utility-Scale Solar land use in the Eloy Acres Specific Plan PAD:

- 1. Utility-scale solar is allowed in all underlying zoning districts of the Eloy Acres PAD overlay zone, and the development of the use shall conform with the following:**
 - a. Section 21-3-1.39 (Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities) of the City of Eloy Zoning Ordinance ("Ordinance"), as amended, except as modified below:**

- i. The facilities shall be limited to the locations conceptually indicated on the **Interim Project Development Plan: Conceptual Site Plan** (See: Appendix 1, **Exhibit C**)
- ii. Perimeter fence color: sage green color that has color equivalent with an LVR of 40% or less.
- iii. 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 ordinance.
- iv. Perimeter fencing, including gated access through the fence, shall be setback a minimum of 50 from the right-of-way dedicated per Section 21-3-1.39. of the ordinance.

C. Justification of the Amendment Request

This project narrative is organized into three key sections, each supporting the request to amend the Eloy Acres PAD based on its intended future use:

1. **Background:** This section provides an overview of the proposed land uses within the Eloy Acres PAD, offering context to introduce the objectives of this amendment request.
2. **Site Location, Existing Conditions & Compatibility:** This section discusses the location, current site conditions, and surrounding area, emphasizing the site's intended future use as a solar project. It highlights the responsible community planning approaches reflected in the amendment request and outlines the solar Project's benefits to the community.
3. **Compliance and Analysis:** Analyze how the amendment request complies with zoning map amendment criteria, including modifying the Eloy Acres PAD to permit utility-scale solar and BESS uses. Additionally, it reviews the ordinance approval criteria for establishing PADs and explains how this amendment aligns with the city's current and future development, land use standards, and goals for the area.

IV. Background

In 2006, the City Council approved the Eloy Acres PAD through Ordinance No. BLANK. The approximately 325-acre master-planned community comprises residential and commercial uses with recreational open space and an area for a school. The PAD development plan and zoning exhibit divided the PAD into land use categories, including Single Family Residential (R1-6), General Commercial (C-2), and passive open space. As part of PAD approval, the Site was zoned to allow for the development of the proposed land uses under the PAD, and the city established the Eloy Acres zoning overlay for the entire 325-acre Site.

While the Eloy Acres PAD was approved in 2006, the PAD entitlements have never been vested, and no phase of the original PAD Development Plan has been pursued for the Site. **Exhibit B: Existing Base Zoning Map**, within "**Appendix 1**" of the *1st Amendment to the Eloy Acres PAD*, which is filed under separate cover, illustrates the existing zoning of the project site and immediate surrounding area.

V. Site Location, Existing Conditions & Compatibility

A. Site Location

The approximately 325-acre Project Site is located half a mile east of the recently approved Sawtooth "West" Energy Center Project area and bounds the proposed Sawtooth "East" Energy Center Project area located immediately to the east of the Project area. The site contains a minimum number of agricultural uses within the parcel boundary. Located approximately 2.8 miles southwest of Interstate 10, the Project Site is west of S. Curry Rd, south of Milligan Rd, and directly west of the Tierra Del Sol PAD, situated north of E. Phillips Road, as depicted in **Appendix 1- Exhibit A: Vicinity & Parcel Map**, filed and attached to **Appendix 1: 1st Amendment to the Eloy Acres PAD** under a separate cover.

B. Existing Conditions

Since its incorporation into the City of Eloy in 2005, the Site has remained largely vacant and underutilized, with only minimal agricultural activity previously occurring within its boundaries.

As previously discussed, all the approximately 325 acres of land comprising the Project area is currently part of the Eloy Acres Planned Area Development (PAD). Most of the Project area, approximately 251 acres, is currently zoned Single Family Residential (R1-6), with approximately 30 acres zoned General Commercial (C-2). The remaining area is designated as passive open space, including interior roadways, pedestrian walking paths, and trails.

The Site has General Plan Land Use Designations of low and Medium Density (3-6 du/ac) and Community Commercial, consistent with the underlying zoning districts and the PAD development plan.

See **Table 1: Existing Conditions**, outlining the current zoning and General Plan- Land Use designations of the Project area below:

Table 1: Existing Conditions

Existing Conditions	
Current Land Use	Vacant Land/ Limited Agricultural Uses
Existing Land Use Designation	Low & Medium Density Residential (3-6 du/ac); Community Commercial
Existing Underlying Zoning District(s)	PAD Overlay District; Single Family Residential (R1-6), (251-acres); passive open space (43.2-acres) and General Commercial (C-2) (30-acres)
Gross Site Area	325-acres

C. Compatibility & Surrounding Land Uses

Surrounding Land Uses:

The areas immediately adjacent to the Project Site are also either currently vacant or primarily underutilized. Aside from the undeveloped larger parcels existing in the area, the land use activity is

predominantly agricultural or small-scale on-site storage operations supporting these agricultural uses. Parcels immediately north and east of the Project Site are unincorporated Pinal County land, not within the city limits or under its regulatory jurisdiction.

While much of the surrounding area has not yet developed, much of this area has been rezoned into planned area overlays since their original incorporation into the city to allow future residential and commercial development through the following PAD zoning overlays:

- **Eloy Valley PAD:** The 4,509-acre Planned Area located approximately one mile west, and southwest of the project site was recently amended to permit utility-scale solar and Battery Energy Storage land uses within all base zoning districts within the overlay district. The over 2,000-acre Sawtooth West Energy Center Project is slated to begin development in early 2026, with operations commencing shortly after that.
- **Rancho Del Sol Brillante PAD:** The parcels located northeast of the proposed project site propose a conceptual 1,600-acre master-planned community of residential, school, park, and community service use. Recently, this PAD was amended to permit utility-scale solar and BESS uses within the entire PAD area.
- **Tierra de Sol PAD:** This PAD overlay, which conceptually proposes a mix of residential and commercial development, is located immediately east of the project site. Currently has a pending application proposing to amend the PAD to permit utility-scale solar and BESS uses within the entire PAD area.
- **Cooley Eloy 640 PAD:** The parcels south and just west of the Project area include this 650-acre PAD, a mix of residential and commercial zoning and open space. Recently, this PAD was amended to permit utility-scale solar land use within the entire PAD area. The "Shay Solar" Energy Center is expected to begin operations early in 2027.

Land Use Compatibility:

The Site is consistent with the uses found in the area. It is in an area south of Interstate 10, recently designated for future utility-scale solar development by the Eloy City Council. A vast majority of the city of Eloy's urbanized area is situated approximately 4 to 5 miles east of the project site, with the densest portions of the city's population, including most residential and commercial developments, located nearly 5 miles east of the project limits. The proposed Project location is ideally suited and planned for utility-scale solar and BESS development due to the absence of existing infrastructure needed to support other proposed uses.

The area has not experienced substantial development beyond incidental commercial activities related to existing agricultural operations. Essential public infrastructure, such as water and wastewater systems, roads, and pedestrian paths, does not currently exist in the area. Additionally, financing to invest in such infrastructure has not materialized, and consequently, no substantial plans have emerged to establish this vital infrastructure. As a result, interim developments like the proposed uses have become the most practical land use option for the area. See **Appendix 1- Exhibit A: Vicinity Map**.

Community Benefits:

Through this amendment request, and as part of the greater “Sawtooth Energy Center”, the Sawtooth Central Project will bring significant tax revenue to Eloy and the local school district while saving precious water resources, creating hundreds of construction jobs, and generating much-needed electricity to support the growth of the local and regional economy. While solar generation and BESS development are exempt from some forms of tax, the Project will pay significant business personal property taxes that benefit local taxing authorities in proportion to the tax rate they charge.

In addition, the Applicant looks forward to becoming an active member of the Eloy community and assisting the community in addressing local needs over the next several decades while the Project is in operation.

This Eloy Acres PAD amendment establishes a reliable, flexible, cost-effective framework for developing this property. This amendment is the best planning tool for maintaining the structure of the City of Eloy’s zoning provisions while allowing flexibility to respond to future development conditions.

VI. Zoning Map Amendment Criteria

The following is an analysis of the Zoning Map Amendment Criteria of Section 21-6-6.4 of the ordinance. It includes issues for consideration regarding the proposed amendment changes to the Eloy Acres PAD and the Modified PAD’s conformance to the criteria.

A. Criteria Analysis

Section 21-6-6.4 City of Eloy Zoning Ordinance:

Issues for Consideration:

In determining whether to approve, approve with conditions, or deny proposed Official Zoning Map amendments, issues for consideration shall include:

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

Responses: Consistent

- *The Project, as amended, is consistent with specific goals and policies in the Eloy General Plan and constitutes an overall improvement to the local and regional economy via regional energy production that is not solely for the good or benefit of a particular landowner or other Solar Project proponent.*
- *The Project will assist the City of Eloy in promoting its goals to create a community with adequate infrastructure and utilities as well as striving to enhance and maintain regional and local air quality and encourage the creation of jobs—both temporary construction jobs and permanent O&M jobs—associated with these types of projects.*

General Plan Elements	General Plan Policies	Consistency with the General Plan
Environmental Planning Element		
<p><i>Goal #1</i></p>	<p><i>Encourage the preservation of the paloverde-saguaro plant community to retain high-value vegetation that also provides natural area habitat.</i></p>	<p>Consistent</p> <p>EDF Renewables, Inc. will coordinate closely with all applicable local, county, state, and federal agencies throughout the development of the Energy Center, including environmental, land, and resource management agencies to protect sensitive species and habitats.</p> <p>The Project Site and surrounding area are predominantly agricultural with some open desert lands. Any native plants protected under the Arizona Native Plant Law, administered by the Arizona Department of Agriculture, will be identified on the site prior to construction and relocated or salvaged as required.</p> <p>Native plant removal, relocation, or sale would be noticed as Arizona Administrative Code Title 3, Chapter 3, Article II requires.</p>
<p><i>Goal #2</i></p>	<p><i>Strive to enhance and maintain regional and local air and water quality.</i></p>	<p>Consistent</p> <p>The Project will provide renewable energy storage, which could improve air quality through reduced emissions from fossil fuel electric generation.</p> <p>The Project will be considered a low-intensity use. Improving roads and reducing agriculture operations will provide a beneficial reduction in the area's particulate matter (PM10) levels.</p>
<p><i>Goal #4</i></p>	<p><i>Continue to enforce zoning code and building code provisions to protect life and property from wind and fire hazards.</i></p>	<p>Consistent</p> <p>All applicable local and county fire laws and regulations will be complied with, and all reasonable measures will be taken to prevent fires in the Project.</p> <p>Fire Apparatus Roads will be constructed onsite, meeting the 75,000 lbs. load requirement for access to various areas of the Solar Field.</p>

General Plan Elements	General Plan Policies	Consistency with the General Plan
<p><i>Goal #4 cont.</i></p>		<p>A water storage system will be provided within the Sawtooth Central Project area and the O&M area adjacent to the Solar Field and Battery Energy Storage Systems. This storage tank will supply water for fire and safety mitigation efforts and other O&M needs to the site, meeting NFPA 1142 for firefighting in a rural setting.</p> <p>All construction personnel will be instructed on emergency response to fire events; clear away all flammable material for a minimum of 10 feet from areas of operations where a spark, fire, or flame could be generated.</p> <p>Equipment parking areas and small stationary engine sites would be cleared of all flammable materials prior to use; “No Smoking” signs would be posted. Gas and oil storage areas would be clearly marked and cleared of all flammable material, and all used and discarded oil filters, oily rags, or other waste would be disposed of in an approved manner.</p>
<p><i>Goal #5</i></p>	<p><i>Work with the Pinal County Flood Control District to minimize the risk and hazards associated with flooding on existing and future development and human life within the City's floodplains.</i></p>	<p>Consistent</p> <p>The BESS or substation portions of the Project Site will not be developed within a floodway, and the Energy Center will be designed to comply with Pinal County and federal regulations associated with development in a floodplain, if applicable. This includes providing two optional use areas for the Project substation, O&M Areas, and Battery Energy Storage System enclosures.</p>
<p>Water Resources Element</p>		
<p><i>Goal #2</i></p>	<p><i>Encourage conservation measures that foster efficient potable water use.</i></p>	<p>Consistent</p> <p>The Energy Center will require very little water use during operations, except for as-needed maintenance for cleaning equipment and water use associated with any firefighting incidents.</p> <p>Water for construction and O&M would be supplied from offsite sources, city water supplies extended by</p>

General Plan Elements	General Plan Policies	Consistency with the General Plan
		<p>the Project to the site, or on-site water wells, depending on feasibility and costs.</p> <p>The City of Eloy would incur no costs for any infrastructure improvements related to the Project.</p>
Public Facilities Element		
<p>Goal #2</p>	<p><i>Continue to provide high-quality municipal services – administration, public works, community development, community services (parks and recreation), library, aviation, police, and municipal court, and coordinate with non-municipal service providers, education, electrical, natural gas, and fiber to provide adequate services.</i></p>	<p>Consistent</p> <p>This Energy Center will enable the city to site utility-scale solar generation infrastructure near existing electrical infrastructure in an area where development will result in limited impact on the environment and would provide benefits to air quality while providing electricity for the regional grid– a demonstration of efficient, sustainable growth in the city.</p> <p>This Project provides services and infrastructure that urban growth areas utilize and provides a foundation for future urban growth patterns. It would be funded by private capital. The developer will pay for all infrastructure improvements required for the Project.</p>
Economic Prosperity Element		
<p>Goal #2</p>	<p><i>Brand Eloy is a prime regional location for business, community growth, and capital investment.</i></p>	<p>Consistent</p> <p>The high solar irradiance of Arizona, in addition to the availability of highly suitable land for development and the proximity to existing electrical infrastructure, were prime factors that attracted the Applicant to this area. The Project is a utility-scale solar generation that the City of Eloy could use to leverage their leadership in this industry to attract renewable energy industries and additional development.</p>

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

Responses: Consistent

- *Despite most of the Project site and surrounding area being zoned Residential or General Commercial, much of the area is almost entirely vacant or severely underdeveloped, with almost no residential or significant General Commercial land uses found within the vicinity.*

- *Nearly all land use activity in the area is limited to agricultural operations or incidental on-site storage supporting agricultural uses. Therefore, the utility-scale solar use proposed as part of this amendment will have no adverse impact on the current uses in the area and will be considered compatible with the current character of the area.*
- *Much of the land that is slated for development within the immediate vicinity of the Project Site is also proposed for utility-scale solar projects; therefore, the proposed use of the Project Site, in the interim, is entirely compatible with the future planned use and development of the surrounding area.*

3. Suitability of the subject property for uses permitted by the proposed zoning district;**Responses: Consistent**

- *The Project Site, along with much of the immediate vicinity, is situated within areas south of the I-10, reserved for utility-scale solar development in the city:*
 - *Recent amendments to Article III of the Zoning Ordinance, which included updates to Section 21-3-1.39 (Supplemental Use Standards) for utility-scale solar and BESS development within the city, introduced new provisions, development standards, and approval criteria for utility-scale solar projects.*
 - *The location criteria for utility-scale solar and BESS uses are outlined in Section 21-3-1.39. A of the ordinance and designated areas south of the I-10 for future development of utility-scale solar and BESS projects within the city. The Project Site and much of the immediate area meet these criteria, and the development of utility-scale solar projects is an appropriate land use within the current PAD.*
- *Furthermore, as described in Section V (sub-section: 'Site Location'), much of the surrounding area is also covered by separate Planned Area Development (PAD) overlays. Each overlay is proposed to be amended to allow utility-scale solar, subject to the provisions of Section 21-3-1.39.D of the ordinance. Therefore, similar to the PADs within the immediate vicinity, the Project is entirely suitable for the proposed utility-scale solar use as part of this amendment.*

4. Suitability of the subject property for uses permitted by the existing district and**Response: Compatible**

Although the project site and much of the surrounding area are zoned for Residential (R1-6) or General Commercial (C-2) uses, the site is entirely vacant, and much of the surrounding area remains largely vacant or significantly underdeveloped. There are minimal residential developments and minimal General Commercial activities in the vicinity. Existing land use activity is primarily restricted to agricultural operations and incidental on-site storage that supports these agricultural uses.

Given this context, introducing a utility-scale solar project will not adversely affect the existing uses in the area. On the contrary, it represents a compatible and appropriate use that aligns with the area's current low-intensity and open-space character.

Furthermore, a significant portion of the land project site's immediate vicinity is also designated for utility-scale solar development. This reflects a broader regional trend toward renewable energy projects as a preferred interim use in areas where traditional urban or commercial development has yet to materialize.

As such, the proposed use of the project site complements and supports the planned evolution of the surrounding area. Project utilizing the site for solar energy generation will contribute to the local energy grid, provide an interim use that aligns with the area's future land use plans, and maintain a low-impact profile that preserves the potential for future redevelopment. This strategic approach ensures that the project harmonizes with current and anticipated land use patterns while delivering tangible economic and environmental benefits.

5. Availability of sewer and water facilities.

Response: Consistent

The project site is located within areas of the City of Eloy that currently lack adequate infrastructure to support permitted underlying uses or those planned under the existing iteration of the Tierra Del Sol PAD, including water and sewer infrastructure necessary for large-scale residential development. As a result, the Eloy City Council has designated areas south of the I-10 freeway as suitable for utility-scale solar development. The Sawtooth Central Project is a phased component of the larger Sawtooth Energy Center—a multi-phase, utility-scale solar generation and Battery Energy Storage System (BESS) complex located within this designated “utility-scale solar & BESS overlay” area.

The project site is a phased component of the larger "Sawtooth Energy Center," a multi-phase utility-scale solar generation and Battery Energy Storage System (BESS) Project. The "Sawtooth Energy Center" includes the 2,060-acre "Sawtooth West" project, which has been recently approved and is slated to begin construction, as well as the approximately 309-acre "Sawtooth East" project, located adjacent to and directly bordering the eastern boundary of the project site.

During this phase, much of the water usage will occur in the construction phase, primarily for dust suppression and soil compaction. Total construction water demand is estimated at no more than 1 acre-foot per megawatt (MW). Operational water usage will be minimal, limited to panel washing and occasional maintenance, and reserved primarily for fire suppression and other safety-related purposes.

*Water for this phase of the project will be sourced from existing onsite groundwater wells or commercially available supplies stored in the O&M area of the project site. The Conceptual Site Plan, filed under separate cover and attached to (**Appendix 1: Interim Development Plan: Exhibit C**), provides two options for the Project substation and O&M area, BESS area, and water storage tanks. The first area is located within the northernmost portion of the Site, adjacent to Milligan Road and the Second is proposed within the southwestern portion of the Site, located immediately adjacent to Curry Road.*

Temporary sanitary facilities, if required by the city's Building and Safety Division, including portable toilets, septic systems, or non-potable water storage tanks—will also be located within the Project's O&M area or a designated temporary construction and laydown area on a nearby parcel deemed appropriate for this use.

Additionally, a 25,000-gallon water storage system will be constructed and centrally located near Milligan Road or Curry Road, within the Sawtooth Central O&M area. This system will serve ongoing operational needs, fire suppression, and other safety mitigation efforts.

If the Sawtooth Central project is unable to obtain the necessary land use entitlements, an alternative 25,000-gallon water storage tank, along with all required O&M and sanitary facilities, water, and septic systems, will be constructed within the Sawtooth East project area immediately adjacent to the Site and boarding the Project easternmost Project boundary.

In such a case, an amended site plan will be required and must be approved before any building or grading permits for the Sawtooth Central or East phases are issued, or a certificate of occupancy is granted for the larger Sawtooth West operations.

VII. Planned Area Development (PAD) Approval Criteria

The following is an analysis responding to the general purpose of the Planned Area Development (PAD) Overlay District of Section 21-2-7.2 of the ordinance. It includes an analysis of the goals of establishing the Eloy Acres PAD Overlay as it pertains to the proposed PAD amendment changes to the PAD and the Modified PAD's conformance to such criteria:

A. PAD Criteria Analysis

Section 21-2-7.5 PAD Approval Criteria of City of Eloy Zoning Ordinance:

A PAD District may be approved only when the City Council determines that the proposed PAD would result in greater benefit to the city than would develop 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 resource preservation/conservation, enhanced provision of utilities, urban design, neighborhood/community amenities, or an overall level of increased development quality.

Response(s): Consistent

The proposed zoning map amendment (1st amendment to the Eloy Acres PAD) will bring significant benefits to the City of Eloy and the local school district, including substantial tax revenues, the conservation of valuable water resources, the creation of hundreds of construction jobs, and the generation of much-needed electricity to support local and regional economic growth. While solar generation and BESS storage systems are in some cases exempt from certain taxes, the Project will contribute significantly through business personal property taxes, benefiting local taxing authorities in proportion to their respective tax rates.

Additionally, the applicant is committed to becoming an active and engaged member of the Eloy community and working collaboratively to address local needs throughout the project's decades-long operational life.

This amendment to the Eloy Acres Planned Area Development (PAD) provides a reliable, flexible, and cost-effective framework for the property's development. It represents the most effective planning tool for preserving the integrity of Eloy's zoning provisions while allowing the adaptability needed to respond to the community's ever-evolving needs.

The recent adoption of the "Utility-Scale Solar & BESS" text amendment by the Eloy City Council established clear criteria and zoning procedures to facilitate solar development within the project and surrounding areas. This PAD amendment would echo and thus implement the Council's sentiment that the area is well-suited for solar energy and BESS development. Additionally, the uses outlined in the Eloy Acres Planned Area Development land use plan are compatible with solar development.

For example, the Project will have minimal traffic impacts. Construction will result in only short-term increases in traffic on surrounding unpaved roads, while the facility's operational phase will have negligible effects on local traffic. It will not obstruct views of the natural landscape and will operate silently and without producing odors. Furthermore, glare from the PV modules will be minimal to nonexistent, as they are designed with an anti-reflective coating to absorb sunlight rather than reflect it.

B. Section 21-6-6.4 Issues for Consideration of City of Eloy Zoning Ordinance;

In determining whether to approve, approve with conditions, or deny proposed Official Zoning Map amendments:

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

Response(s): Consistent

General Plan:

As the City of Eloy continues to prioritize the delivery of high-quality municipal services—including administration, public works, community development, and community services—while coordinating with non-municipal service providers such as fire departments, education systems, electrical utilities, natural gas providers, and fiber networks, the goals outlined in the Eloy General Plan remain a guiding principle. This project aligns with those goals by enabling the city to strategically site utility-scale solar generation infrastructure near existing electrical facilities. The selected location minimizes environmental impacts, benefits air quality, and contributes clean energy to the regional grid, showcasing Eloy's commitment to efficient and sustainable growth.

The Sawtooth Central Energy Center will support the infrastructure needs of urban growth areas and provide a foundation upon which future urban development patterns can be built. Importantly, the

project will be entirely funded through private capital, with all required infrastructure improvements financed by the developer, ensuring no financial burden on the city or its residents. As demonstrated throughout this justification narrative, the project is consistent with the intent of the Eloy General Plan, which serves as a tool to guide future growth.

Zoning Ordinance & Planned Area Developments:

Furthermore, the sentiment of the Eloy City Council—expressed through the recent adoption of the "Utility-Scale Solar & BESS" text amendment—reinforces that the zoning process for solar development provides clear criteria, all of which this project meets. This alignment underscores the project's suitability and its contribution to the city's vision for sustainable and strategic development.

This zoning map amendment (1st amendment to the Eloy Acres PAD) provides the zoning flexibility necessary for the PAD to adapt to evolving community needs while facilitating orderly and coordinated development in this area of the city. Unlike traditional zoning, which often fails to promote the coordinated development of large areas with multiple parcels or property owners and lacks the flexibility to adapt to future community needs or market conditions, this amendment ensures a high standard of quality and cohesion for the Project's development within this area of Eloy. Conventional zoning, which applies citywide and is typically unsuitable for centralized land planning, is not appropriate for this case.

In essence, implementing the entitlements of the original PAD, enhanced by this amendment to include utility-scale solar generation and BESS facilities as permitted uses, represents the most effective strategy for achieving the goals outlined in the city's recently updated Zoning Ordinance. This approach balances flexibility with coordinated planning to meet both current and future needs.

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

One of the primary reasons for the City Council's recent support and approval of the zoning update establishing standards for utility-scale solar & BESS is the minimal impact of utility-scale solar uses on adjacent properties within areas located within or nearby the "utility-scale solar & BESS" overlay area.

Notably, there are no existing residential uses near the Project Site. The Sawtooth Central Energy Center would generate minimal traffic, with only short-term increases on surrounding unpaved roads during construction and negligible traffic impacts during its operational phase. The Project development will facilitate much-needed updates and improvements to existing infrastructure and unimproved roads, which will facilitate future improvements and developments in this area of Eloy

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

Response: Suitable

The Eloy City Council’s recent adoption of the “Utility-Scale Solar & BESS” text amendment established criteria and zoning procedures to support solar development within the project area and surrounding regions. This amendment reflects the Council’s determination that the area is highly suitable for solar energy projects.

The uses permitted by the Eloy Acres Planned Area Development land use plan are compatible with solar development because (among other reasons) the Project will generate minimal traffic—limited to short-term increases on surrounding unpaved roads during construction—and negligible traffic impacts during the facility’s operational phase. The project’s low-profile photovoltaic (PV) modules ensure it will not create significant visual impacts on surrounding parcels or any future developments in the area, nor will it obstruct views of the natural landscape.

Additionally, the facility will not produce noise or odors during operation. Glare from the PV modules will be minimal to nonexistent as they are treated with an anti-reflective coating designed to absorb sunlight rather than reflect it.

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

Response: Suitable

The 325-acre project area is zoned for both residential and commercial uses, with approximately 251 acres designated as Single-Family Residential (R1-6), approximately 43 acres of passive open space and interior pedestrian and vehicular circulation routes, and the remaining 30 acres zoned as General Commercial (C-2). Utility-scale solar and Battery Energy Storage System land uses and their associated support systems have been deemed compatible within these zoning districts following the recent adoption of the “Utility-Scale Solar & BESS” text amendment by the Eloy City Council.

Solar photovoltaic (PV) and Battery Energy Storage System (BESS) development are ideal interim uses for these zoning districts, offering low-impact use during their 30-year operational life.

After decommissioning, the site can be redeveloped for another compatible use in the future. As the site is entirely privately owned or controlled by the applicant, the Sawtooth Energy Center will generate significant tax revenues throughout its operational lifespan while also contributing much-needed energy supply to the local electrical grid during peak demand events.

5. Availability of sewer and water facilities.

Response: Consistent

The project site is located within areas of the City of Eloy that currently lack adequate infrastructure to support permitted underlying uses or those planned under the existing iteration of the Tierra Del Sol PAD, including water and sewer infrastructure necessary for large-scale residential development. As a

result, the Eloy City Council has designated areas south of the I-10 freeway as suitable for utility-scale solar development. The Sawtooth Central Project is a phased component of the larger Sawtooth Energy Center—a multi-phase, utility-scale solar generation and Battery Energy Storage System (BESS) complex located within this designated “utility-scale solar & BESS overlay” area.

This Project Site represents a phased component of the larger "Sawtooth Energy Center," a multi-phase utility-scale solar generation and Battery Energy Storage System (BESS) Project. This project includes the 2,060-acre “Sawtooth West” Project (recently approved and slated to begin construction) and the just under 309-acre “Sawtooth East” Project located adjacent and immediately bounding the Project site.

Much of the water usage for this phase will occur during the construction phase, primarily for dust suppression and soil compaction. Total water demand during construction is estimated at no more than acre-foot per megawatt (MW). Once operational, water usage for panel washing and ongoing operations and maintenance (O&M) will be minimal, with most water reserved for fire suppression and safety purposes.

Water for this portion of the larger "Sawtooth Energy Center" will be sourced from existing onsite groundwater wells or commercially available supplies stored within the O&M area of the "Sawtooth Central" Project site, which, as mentioned above, will be located in one of two areas on-site, north (adjacent to Milligan Road) or southwest (located adjacent to Curry Road) within the Project area.

Any temporary sanitary facilities deemed necessary by the city’s Building and Safety Division, such as portable toilets, a septic system, or non-potable water storage tanks, will also be located within the Sawtooth Central O&M area or a designated temporary construction and laydown area on a nearby parcel identified as appropriate for this purpose.

A 25,000-gallon water storage system will likewise be constructed and centrally located near Milligan Road or Curry Rd. within the Sawtooth Central O&M area. This system will store water for ongoing operational needs, fire suppression, and other safety mitigation efforts.

If, for any reason, the Sawtooth Central project site is unable to secure the necessary land use entitlements for development, an alternative 25,000-gallon water storage tank, along with all required O&M and sanitary facilities, water, and septic systems, will be constructed within the Sawtooth East project area, located immediately east and adjacent to the Project Site. In this case, an amended site plan for both the Sawtooth East and Central Projects must be approved before the issuance of building or grading permits for the Sawtooth Central project phase or a certificate of occupancy for its operations.

1st Amendment to the
Eloy Acres
Planned Area Development –
Sawtooth Central Energy Center

City of Eloy, Arizona

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Original Date of Submittal: November 22, 2005

Amendment to the Zoning Map (Rezone)

1st Amendment to the

Eloy Acres Planned Area Development

Submitted to:

City of Eloy, AZ

595 N. C Street, Suite 102
Eloy, AZ 85131

Case #: RZPAD2005-062.A1

Submittal: March 25, 2025

Application prepared on behalf of Sawtooth Solar 1, LLC

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EDF Renewables, North America



Devon Muto

VP Development – West Region

Attn: Kelsey Knoche

Eloy Acres PAD

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Eloy Acres – PAD Application

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Appendix 1: Interim Project Development Plan: “Sawtooth Central Energy Center”

Exhibit A: Vicinity & Parcel Map

Exhibit B: Existing Base Zoning Map

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Exhibit D: Existing General Plan Land Use Map

Exhibit E: Conceptual Right-of-way Sections for Utility-Scale Solar

Project Data Sheet

- Proposal: Planned Area Development Overlay
- Existing Comprehensive Plan: Rural Residential
- Existing Zoning: General Rural
- Existing Use of Land: Agriculture
- Net Site Area: 317.7 Acres
- Residential Area: 225.4 Acres
- Commercial Area: 30 Acres
- Arterial and Collector Roads: 19.1 Acres
- Total Proposed Residential Units: 1,122
- Dwelling Units Per Acre: 3.5
- Open Space Proposed: 43.2 Acres
- Phasing: Single Phase

APPROVALS:

Eloy Acres

Planned Area Development

Approved Date: March 27, 2006

per Ordinance No. 05-0062

1st Amendment to the

Eloy Acres

Planned Area Development

Case No. RZPAD2005-062.A1

Approved Date: TBD *per*

Ordinance No. TBD

Eloy Acres Planned Area Development

1. PURPOSE OF REQUEST

The Eloy Acres Planned Area Development Project is a quality mixed-use Planned Community with 1,122 single-family dwellings, open space and recreational areas, and two neighborhood commercial parcels just south of Milligan, East of Curry Road. The Eloy Acres Planned Area Development will also allow Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities (hereafter, "Utility-Scale Solar" as an interim use of the property until such time that it becomes economically feasible to develop the property as aforementioned. This project in Eloy's southern growth area, which, with Rancho del sol Brillante and the future Eloy Valley project, is quickly emerging as a formidable market for high-quality, family-oriented residential communities that cater to Pinal, Maricopa, and Pima County commuters.

Eloy Acres will bring commercial products to an area emerging as a significant residential district. Local commercial establishments will mean more local jobs and shortened travel times for residents to essential goods and services. This project will help balance and stabilize the local infrastructure and regional economy.

The Eloy Acres development includes a fully integrated landscape, trails, and amenities plan throughout the project. Useable open space will be available for the whole community to enjoy. Amenities will range from children's playgrounds, and volleyball and basketball courts to active open spaces, trails, and landscape tracts.

With the adoption of Ordinance No. 05-0062, the Eloy Acres PAD was found to comply with the applicable criteria of the City of Eloy Zoning Ordinance establishing the Eloy Acres PAD overlay district with underlying zoning of R1-6 and C-2.

The first amendment to the Eloy Acres PAD has four parts, which is to incorporate:

1. The Interim Use Project Plan: Utility Scale Solar Conceptual Site Plan (See: Appendix 1: Interim Project Development Plan – "*Sawtooth Central Energy Center*").
2. The definition of "Solar, Utility Scale Generation, and Battery Energy Storage System Facilities" land uses.
3. Solar, Utility Scale Generation, and Battery Energy Storage System Facilities land use (hereinafter Utility Scale Solar) as an allowed use to the underlying base R1-6 and C-2 zones of the PAD overlay per the provisions of Section 21-2.7.4. A. of

the Eloy Zoning Ordinance (hereinafter Ordinance") and limited to the parcel located in Appendix 1- Exhibit " A."

4. Modification to the existing provisions of this PAD, including 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.

2. SITE CONDITIONS

Location

Eloy Acres (herein "Site", "property" or "Project") is approximately 317.7 net acres of land located on the western half of Section 14, Township 8 South, Range 7 East, Pinal County, Arizona. The parcel comprises the western half of APN: 408-01-023B. The parcel borders Milligan Road to the north, Curry Rd to the West, and Phillips Road to the South. All arterials bounding the site are semi-improved compacted dirt roads.

Existing Site Conditions

The site is currently vacant, but has been used for agricultural production in the past. The property is relatively flat and level with no evidence of significant site disturbance or current use.

Existing General Plan and Zoning Designations

In March 2006, the Eloy City Council approved a General Plan Amendment for the property (Case # GPA05-52). The amendment designated the property for use within a Residential Master Planned Community comprising both Low & Medium-Density Residential and General Commercial land use areas.

Simultaneously, a request to annex the property was filed with the City of Eloy, and applications for PAD Overlay Zoning and a Development Agreement. The City of Eloy approved the Eloy Acres PAD overlay district, an approximately 325.86 gross acre mixed-use residential planned community consisting of 1,122 dwelling units located on approximately 225.4 acres, 43.2 acres of parks and open space, 30 acres of commercial uses, and 19.10 acres of area reserved to support necessary infrastructure and arterial and collector roads. As part of the approval of the Eloy Acres PAD, the site was rezoned to allow for the development of the proposed land uses under the PAD Land Use Exhibit (Exhibit 8), thereby establishing the Eloy Acres PAD overlay district for the entire site.

After the PAD Overlay Zoning was reviewed and recommended for approval by the Eloy Planning Commission, the annexation (approved on 3/27/2006 per Ordinance No. 05-0012), General Plan Amendment (approved on 1/8/2007 per Ord. 05-0052), PAD Overlay Zoning (approved on 3/27/2006 per Ord. 05-0062) and Development Agreement were considered and approved by the Eloy City Council on the same agenda. However, the Development and Annexation Agreement has since been terminated.

The project site contains the following base zoning designations:

- R1-6 Single Family Residential (maximum 8,100 square foot lots)
- C-2 General Commercial

Flood Designation

The northeastern corner, roughly 7% of the project site, is classified as Flood Zone "A" - Areas of 100-year flooding. The remainder portion of the site is classified as Flood Zone "C" - "Areas of minimal flooding. (City of Eloy, Arizona Pinal County Flood Insurance Rate Map (FIRM) panel number 0400830020B, revised September 18, 1987)

Surrounding Area

The parcel to the West is uncultivated and designated for Medium and High-Density residential. The parcels to the North, South, and East are all improved agricultural land and are designated Estate or Rural Residential on the City of Eloy General Plan Map. The Southwest corner of Milligan and Curry, located west of the project site, is zoned C-2. All the other land to the east of the project site is under County jurisdiction. When incorporated into the PAD, Utility-Scale Solar and Battery Energy Storage System land uses are compatible with the area. This is exemplified by the nearby Eloy Valley PAD that was recently amended to facilitate the development of a Utility-Scale Solar and BESS project known as the Sawtooth West Energy Center and other proposed solar and BESS developments in the area being approved as interim uses.

The parcels to the north, south, east, and west are all currently unimproved agricultural land designated Low or Medium Density Residential, Community Commercial, Parks/Open Space, and Estate or Rural Density Residential on the City of Eloy General Plan Land Use Map. The Southwest corner of Milligan and Curry located west and adjacent to the project site, and the northeast corner of Tweedy and Milligan Road, located just east of the Project, are zoned General Commercial (C-2).

	General Plan Designation	Zoning Designation	Current Use
Subject Property- Eloy Acres PAD	Medium Density Residential and Community Commercial	Single-Family Residential (R1-6), and General Commercial (C-2) with a PAD Overlay	Agriculture
North	Medium-Density Residential	Estate Residential (R1-54)	Agriculture
East	Estate Density Residential	Estate Residential (R1-43)	Agriculture
South	Medium Density Residential	Estate Residential (R1-43)	Agriculture
West	Medium Density Residential and Commercial	Single-family residential (R1-6), and General Commercial (C-2), with a PAD Overlay	Agriculture

3. PROPOSED PROJECT

Project Description

The project proposes to create 1,122 single-family residential dwelling units, two 15-acre commercial parcels, and 43.4 acres of open space, landscape buffers, and recreational areas. As amended, the Eloy Acres Planned Area can also be developed with the interim Utility-Scale Solar and BESS uses.

The residential component of Eloy Acres will consist of three distinct lot types, each with a minimum of four unique floor plans. The emphasis will be on creating a real neighborhood/community atmosphere within the block organization. Neighborhoods will be organized into distinct housing types situated in various blocks.

The Commercial parcel is situated along Curry Road at the intersections of Milligan and Phillips Roads and will provide goods and services to both the local and regional communities.

43.2 acres of the project site will be utilized in both passive and active open spaces for use by the residents. Open space areas will be distributed throughout the site to act as landscape buffers, playgrounds, children's play areas, turf areas, walkways, parks, and more. Active open space areas will be placed within close proximity to all residential neighborhoods in order to provide convenient and safe access.

Land Use Tabulation

	Acres	Dwelling Units
Single Family	225.4	1,122
Commercial	30	-
Open Space	43.2	-
Roads (Arterial and Collectors)	19.1	-
	317.7	1,122

4. RESIDENTIAL DEVELOPMENT PLAN

The residential portion of the project will consist of 1,122 residential dwelling units consisting of three distinct lot types (48' X 115, 58' X 115', and 68' X 120'). The residential component of the project will be based on the development standards of the R1-6 zoning district, with minimum lot sizes ranging from 5,400 sq/ft to 8,100 sq/ft. It is anticipated that the residential density will not exceed 4.0 dwelling units per acre. At least 15% (43.2 acres) of the total project site will consist of open space and recreational amenities.

Development Guidelines

48 X 115 Lots

R1-6	Required	Proposed	Deviation
Minimum Parcel Size	6,000 sq/ft	5,400 sq/ft	600 sq/ft
Minimum Lot Width	60'	48'	112'
Minimum Lot Depth	-	115'	-
Minimum Front Setback	20'	18'	2'
Minimum Rear Setback	25'	25'	0
Minimum Side Setback	5' / 10'	5'/8'	0 / -2'
Minimum Street Side Setback	20'	15'	-5'
Maximum Height	35'	35'	0
Lot Coverage	40%	50%	+10%

58' X 115' Lots

R1-6	Required	Proposed	Deviation
Minimum Parcel Size	6,000 sq/ft	6,600 sq/ft	+600'
Minimum Lot Width	60'	58'	-2'
Minimum Lot Depth	-	115'	-
Minimum Front Setback	20'	18'	-2'
Minimum Rear Setback	25'	25'	0
Minimum Side Setback	5' / 10'	5'/8'	0 / -2'
Minimum Street Side Setback	20'	15'	-5'
Maximum Height	35'	35'	0
Lot Coverage	40%	50%	+10%

68' X 120' Lots

R1-6	Required	Proposed	Deviation
Minimum Parcel Size	6,000 sq/ft	8,100 sq/ft	+2,100 sq/ft
Minimum Lot Width	60'	68'	+8'
Minimum Lot Depth	-	120	-
Minimum Front Setback	20'	18'	-2'
Minimum Rear Setback	25'	25'	0
Minimum Side Setback	5' / 10'	5' / 8'	0 / -2'
Minimum Street Side Setback	20'	15'	-5'
Maximum Height	35'	35'	0
Lot Coverage	40%	45%	+5%

Residential Design Standards

Mechanical equipment, electrical meter and service components, propane tanks, coolers, water filters and similar utility equipment shall be installed at ground level or wall mounted and shall be screened from public view and designed to appear as an integral part of the building.

The entryway of the dwellings, rather than the garages, should have a strong relationship to the neighborhood street (public realm). Detached garages are encouraged and should architecturally match the residential structure.

The garage area shall not comprise more than 60% of the total front elevation as visible from the front yard. Attached garages shall have a recessed facade and door when facing the front yard and street, with the recess varying a minimum of three (3) to seven (7) feet from the forwardmost living space, exclusive of a porch or courtyard. One (1) plan per product line may have a garage that extends in front of the living space of the dwelling.

Several driveway approaches shall be incorporated into a tract home subdivision e.g. side entry garage, detached garages, in-line garages, and alley frontage garages etc. At least one (1) standard plan offered shall include a detached garage design. At least one (1) standard plan offered shall include a side entry garage as a standard feature.

The front elevation should prominently feature a pedestrian-scaled entry or porch. The rear and side elevations should be aesthetically enhanced and of an architectural character comparable with the front elevation.

Overhanging eaves, and front-facing covered porches are strongly encouraged.

Roof material shall not be wood shake shingles. Open gable roofs, emphasizing the lack of detail, should be avoided. Straight roof lines should be varied by using offsets, differing heights, stepping, or different orientations to produce more variety within a development.

Embellish window treatments on all homes by adding architectural features, which enhance the elevations, e.g. gabled roof features over windows, structural pop-outs, recesses, headers, tile inlays, different window designs and styles, etc. Such features must be added to all of the exterior elevations of the structures to provide interest and relief.

The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. The use of "T1-11 siding" (rough-sawn plywood siding with vertical grooves at 4" or 8" O.C.) shall be prohibited. All residential buildings shall have a permanent foundation and a garage or carport structure.

Repetitious elevations shall be avoided. The same elevations shall not be utilized across from or adjacent to each other. Repetitive use of standard plans shall be avoided. A minimum of four (4) floor plans, with at least three (3) distinctly different elevations for each floor plan, shall be required for all tract home subdivisions. Additionally, a minimum of three (3) colors of roof material, three (3) styles of garage doors and three (3) exterior paint colors shall be required to further promote visual interest and architectural diversity. A variety of building details, form, massing, material, proportion, and sighting shall be used to promote well-proportioned four-sided architecture.

A walkway from the street to the front porch or entry will be strongly encouraged.

The front-yard landscaping is required to be installed, at the time and as a part of the home construction.

Additional Single-Family Development Standards

- i. Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities. These facilities shall comply with the standards discussed in Section 7 of this document.
- ii. Other Uses: Shall comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

General Development Regulations

- i. The General Development Regulations of Article IV of the City of Eloy Zoning Ordinance shall apply.

Permitted Uses

- i. The following are the allowed primary uses in the (R1-6) Single Family Medium zoning district:

- a. Detached single-family residential dwelling units;
 - b. Open space
 - c. Retention/detention areas
 - d. Parks and playgrounds
 - e. Public facilities, such as schools and Utility facilities,
 - f. Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities as interim uses*
- ii. Accessory uses on the same parcel or lot as an established primary use that is allowed.

**Use is allowed in accordance with the Additional Property Development Standards*

5. COMMERCIAL DEVELOPMENT PLAN

C-2	Required	Proposed	Deviation
Minimum Parcel Size	10,000	10,000	0
Minimum Lot Width	150'	150'	0
Minimum Lot Depth			
Minimum Front Setback	30'	30'	0
Minimum Rear Setback	10'*	10'*	0
Minimum Side Setback	10'	10'	0
Minimum Street Side Setback	10'	10'	0
Maximum Height	35'	35'	0
Lot Coverage	60%	60%	0

*25' when abutting residential property

Commercial Design Standards

The buildings' architecture will be the dominant feature of the area and must be sited and designed in a manner that will benefit the community, improve the physical appearance, contribute to the small-town character, and be pedestrian-friendly. An emphasis will be placed on developing a complementary architectural design with the community and surrounding residential neighborhoods.

Mechanical equipment, electrical meter and service components, electrical transformers, backflow prevention devices, large water standpipes, propane tanks, telephone boxes, chilling units, and any other obtrusively large electrical, mechanical or similar utility device or equipment, whether ground level, wall mounted, or roof-mounted, shall be fully screened from public view and designed to appear as an integral part of the building.

The building materials of a project shall be durable, require low maintenance, and be of substantial quality.

All building elevations, that face a public street or are adjacent to residential uses or zoning districts, shall have an architectural design other than metal or corrugated metal.

All buildings shall incorporate 360° architecture, when visible to a public street, a variety of massing and building heights, and stepping rooflines.

Additional Commercial Development Standards

- i. Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities
These facilities shall comply with the standards provided in Section 7 of this document.
- ii. Other Uses: Shall comply with the provisions of the applicable underlying zoning district as specified on the zoning map.

General Development Regulations

- i. The General Development Regulations of Article IV of the City of Eloy Zoning Ordinance shall apply.

Permitted Uses

- i. The following are the allowed primary uses in the General Commercial (C-2) zoning district:
 - a. All permitted uses specified in the General Commercial (C-2) zoning district in the City of Eloy Zoning Ordinance, as amended;
 - b. Solar, Utility-Scale Generation, and Battery Energy Storage System Facilities as an interim use*
- ii. Accessory uses on the same parcel or lot as an established primary use that is allowed.

**Use is allowed in accordance with the Additional Property Development Standards*

6. ADDITIONAL AREA DEVELOPMENT STANDARDS

UTILITY-SCALE SOLAR AND BATTERY ENERGY STORAGE USES

General Development Standards

1. *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 E, Exhibit C)
 - ii. Perimeter fence color: sage green color that has color equivalency with a LVR of 40% or less.
 - iii. 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.

- iv. 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.

Definitions:

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 land uses.

7. COMPREHENSIVE OPEN SPACE AND AMENITY PLAN

The Eloy Acres open space plan has been designed to enhance the quality of life for future residents as well as the surrounding areas. The well-planned neighborhoods were designed around central open space areas to ensure that recreational and leisure activities are accessible via a linear trail system.

The community theme chosen for Eloy Acres is a blending of traditional Arizona Ranch, and the elements from the Craftsman Movement of the 1920s. This styling is exemplified in the main entry monument, with its split rail fencing, and rustic pedestrian scale trellis structures that frame the entry drive. The primary entry uses a thick 'fin wall' as the identity sign - a CMU free-standing wall, with neutral color tones, and accented horizontal raked joints to give it a board finish texture. This fin wall will be layered with the rail fencing, to provide a sense of depth to the entry. The entry trellises will incorporate stone veneer, and accent stone banding, with craftsman-style jointing and connections in the trellis 'roof. The theme walls and view fencing used throughout the project will include smooth and split face CMU of natural desert tones, with the columns done in stone veneer.

A lush desert plant palette with consideration to alternating seasons of bloom display and water efficiency will be used throughout Eloy Acres. Formal tree lined streets will be provided with Evergreen Elm trees to recreate the look of the traditional tree lined ranch entry drives. Open space areas will have informal masses and groves of Mesquite, Willow Acacia, and Arizona Ash. Turf areas will be located where they can provide active and passive recreation areas. A 2-inch depth of decomposed granite will be used throughout the landscaped areas. All improvements will be owned and maintained by the Eloy Acres Homeowners' Association.

8. PUBLIC UTILITIES AND SERVICES

Vehicular Access

Project fronts three major streets; Milligan Road on the north, Curry Road on the West, and Phillips Road on the south. Internal collectors will connect Curry Road to Milligan Road and a second collector will connect Phillips Road to the other collector. Internal local roads will connect individual parcels to the external road network. Local roads will not connect directly any Arterial road but by Internal Collectors. A green belt and landscape strips will be placed along Collector Streets to improve their aesthetic appearance and act as calming traffic. If utility-scale solar development transpires within the PAD area, the improvements and dedication standards are outlined in Eloy ZO Article III Sec. 21-3-1.39. G.10-11 shall apply to all Minor and Major arterial roads bounding the site.

Phillips Road is to be improved as a major arterial road, including a full right-of-way dedication of 83 feet from the centerline and 28 feet of half-street improvements.

Milligan Rd. and Curry Rd. are designated as minor arterial roads and shall have full 55-foot half-street right-of-way dedication, with 28-foot half-street improvements up to the standards outlined in Sec. 21-3-1.39. G.11.

Internal Collector: 80'

Local Roads: 50'

The project interiors are to have standard rights-of-ways throughout the site on the arterial, collectors, and local streets. All primary project access roads (collectors and arterials) will be fee-simple public roadways. Construction methods and techniques of all streets within the subject property shall be built in accordance with City of Eloy Subdivision Regulations or supplemental uses standards set forth in Article III Sec. 21-3-1.39 of the Eloy Zoning Ordinance. An internal collector roadway system will serve the entire project.

Water Service

The project site is currently undeveloped; a distribution network will be required to provide adequate water flow to the area. The nearest tie-in point to the existing City of Eloy water distribution network is to a 12-inch water main located along Toltec Road at Battaglia Drive. This tie-in point is located in the Lower Zone (pressure zone), whereas the Eloy Acres development is located in the Upper Zone (pressure zone). The closest tie-in point in the Upper Zone is located on the border of the City of Eloy's water service area at Milligan Road and Sunshine Boulevard, water main size is unknown.

The water distribution system for Eloy Acres offsite areas includes the 16-inch water mains along Curry Road and Milligan Road and the 12-inch water main along the east border of the property. The onsite areas include the 8-inch water mains throughout the development and a 12-inch water main along the east-west road that intersects Curry Road and the half-mile mark. The tie-in points from the onsite to the offsite water mains will obtain water from a future proposed reservoir to be located in the same pressure zone as Eloy Acres. The exact location and capacity of the reservoir are unknown at this time.

Onsite and offsite distribution mains will be sized to accommodate maximum day (plus fire flow) and peak hour flow requirements. (See Supplemental Water Master Plan)

Wastewater/Sanitary Sewer Service

Currently, there are no wastewater delivery or treatment facilities within the proposed development. Existing homes in the area are served by individual septic tanks and disposal systems. The City of Eloy currently operates a collection system, four (4) lift stations, and one (1) 2.0 MGD wastewater treatment facility. The nearest lift station is located northwest of Eloy Acres in the area of Toltec Road and the 1-10 (exact location and capacity unknown). The wastewater treatment facility is located on Eleven Mile Corner Road between Battaglia Road and Hauser Road. The nearest sewer main is located at approximately Toltec Road and Alsdorf Road; this is an 8-inch sewer main that flows to the nearest lift station.

This project will connect to a proposed sewer main on Milligan Road. These connections are based on the City of Eloy Sewer Service Study Area. All wastewater from Eloy Acres will flow to a proposed wastewater treatment plant located on the southwest corner of Alsdorf Road and Toltec Highway.

The onsite collection system will consist of gravity sewer lines. These lines will be located in right-of-way or in dedicated easements. In general, all the onsite parcels will have 8-inch sewer mains delivering effluent to 12-inch lines located in Milligan Road and in Curry Road (See Figure 3). The combined peak flow from the entire site is approximately 0.88 million gallons per day (MGD). (See Supplemental Wastewater Master Plan)

Solid Waste Handling

The project's HOA will contract with a special private vendor for waste disposal service.

Electrical Service

This property and others in this area are currently serviced by Electrical District# 4

(ED- 4).

Natural Gas

This property and others in this area will be serviced by Southwest Gas Corporation and others in this area.

Telephone

This property and others in this area are currently serviced by Qwest Communications. As this area develops, new service lines will be provided by Qwest.

Cable TV

No Cable service is available in the area.

Fire Protection and Emergency Services

The Project site is located within the City of Eloy Fire District, and the district will provide fire protection and emergency services.

Law Enforcement

Eloy Police Department will respond to public safety calls for the residents of Eloy Acres.

Schools

The project is in the Toltec Elementary School District and Santa Cruz Valley Union High School districts. Both have been contacted and no school site/will be required for this property. The developer will work with the districts for the voluntary payment of in-lieu fees.

9. MAINTENANCE OF STREETS AND COMMON AREAS

Streets

Construction methods and techniques of all streets within the subject property shall be in accordance with the City of Eloy Subdivision Regulations. All streets will be constructed, installed, and maintained by the developer until the final inspection and acceptance by the City of Eloy. The newly created Homeowner's Association will maintain the landscape tracts in the arterials and collectors.

Common Areas

There will be a variety of common areas within this development ranging from open space to be used for recreation areas, mini parks within the parcels, open space and trail corridors adjacent to the collector roads and through neighborhoods and neighborhood parks. Open space and landscape tracts within the residential component will be owned and maintained by the Homeowner's Association. The commercial site will be responsible for its maintenance.

10. TIMING OF DEVELOPMENT

This site may be developed in several phases, most likely from north to south. It is anticipated that roadway and infrastructure engineering, processing, and construction will commence immediately following acceptance of the rezoning, review, acceptance, and recordation of all required plats and construction documents, subject to the availability of water and wastewater treatment facilities. Residential development is estimated to begin in 2008. The last portion to be developed will likely be the commercial sites.

11. CITIZEN REVIEW PROCESS

A neighborhood information meeting will be conducted between the submittal of this application and the hearing before the Planning and Zoning Commission. Notice for this meeting will be sent to all property owners within 300 feet of the property line. Meeting attendance and minutes will be provided to the County.

12. CONCLUSION

Eloy Acres is a diverse residential community that will contribute to the orderly growth and development of the City of Eloy. Also, it will demonstrate a design quality that will exceed expectations for residential communities in the area.

This PAD is in conformance with the City's General Plan and compatible with the surrounding area and future land use patterns. Eloy Acres has specifically been designed to blend in with surrounding planned communities as well as establish a flourishing residential community with a unique subtle ambiance all its own. From the integrated trail system reaching throughout the entire site to the various playgrounds and recreational open spaces, this planned community will portray an active healthy community, where leisure outdoor living meets a rural residential lifestyle.

The development of the property will contribute to the improvement of the arterial roadway and support the current plans underway for the provision of **water** and sewer service in this vicinity.

The accompanying Development Plan and other exhibits meet the requirement for rezoning with a PAD Overlay District and simultaneously provide enough flexibility to the city and the owner/developer so that the detailed design of the project can proceed.

We proudly present Eloy Acres to you, the City Staff, the Planning and Zoning Commission, and the City Council, for your review. We respectfully request your approval of the PAD and look forward to working with you on creating this magnificent new community.

Rose Law Group PC

EXHIBIT 1

Vicinity Map



Legend -

Property Boundary



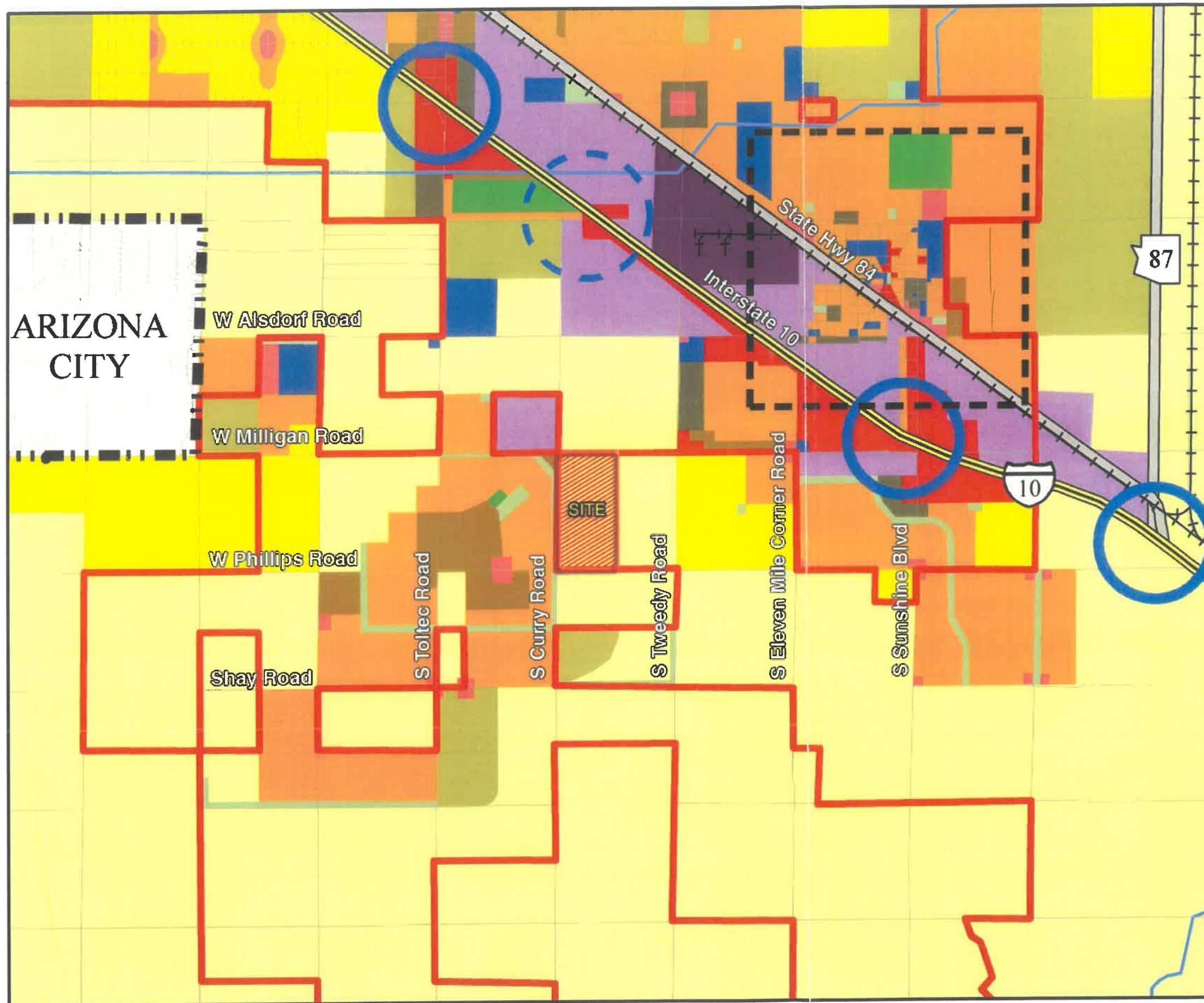
Project# 050087
Nov. 1, 2005



EXHIBIT 2



City of Eloy Land Use Plan



ARIZONA
CITY

Legend-

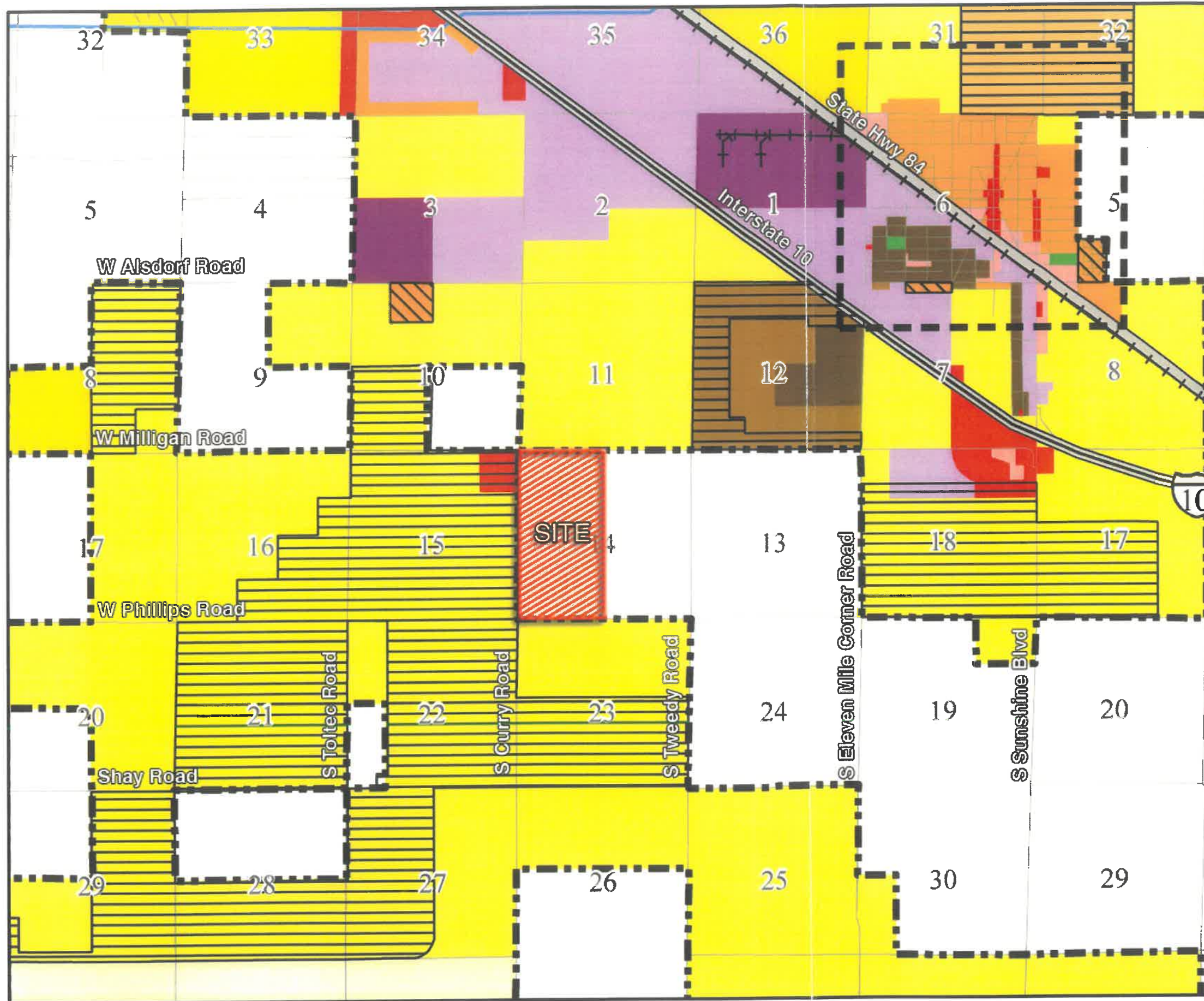
- Property Boundary
- Rural Residential (.05 to .20 du/ac)
- Estate Density Residential (.20 to 1.0 du/ac)
- Low Density Residential (1.0 to 4.0 du/ac)
- Medium Density Residential (4.0 to 6.5 du/ac)
- Medium-High Density Residential (6.5 to 10.0 du/ac)
- High Density Residential (10.0 to 24.0 du/ac)
- Neighborhood Commercial
- Community Commercial
- Commercial Recreation
- Light Industrial
- Manufacturing/Industrial
- Parks/Open Space
- Public/Institutional
- Specific Plan Study Area
- Freeway Interchange
- Proposed Freeway Interchange
- Interstate
- State Highway
- Local Roads
- Incorporated Boundary
- Jurisdiction Limits
- Downtown Area
- Study Area Boundary
- Railroad
- Canals

Project# 050087
Nov. 1, 2005

EXHIBIT 3



City of Eloy Zoning Map



Legend -

ZONING DISTRICTS

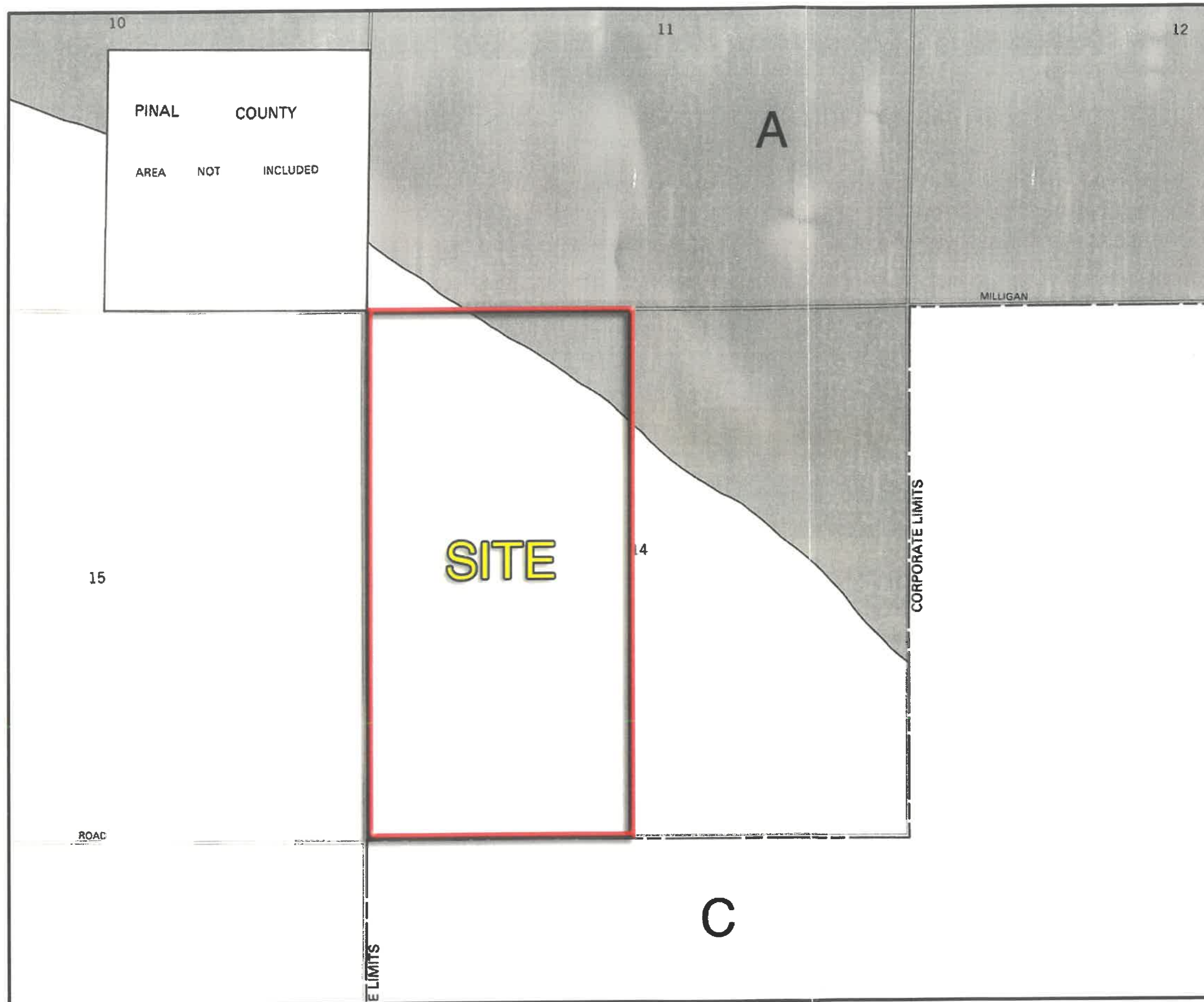
- RR-70 - Rural Residential (20 acres/du)
- RR-5 - Rural Residential (5 acres/du)
- R1-43 - Estate Density Residential (43,560 sq. ft.)
- R1-12 - Low Density Residential (12,000 sq. ft.)
- R1-8 - Medium Density Residential (8,000 sq. ft.)
- R1-6 - Medium Density Residential (6,000 sq. ft.)
- R-2 - Medium-High Density Residential (8 du/acre)
- R-3 - High Density Residential (10 du/acre)
- R-4 - High Density Residential (24 du/acre)
- C-1 - Neighborhood Commercial
- C-2 - Community Commercial
- I-1 - Light Industrial
- I-2 - General Industrial
- OSC - Open Space Conservation District
- OSR - Open Space Recreational District
- MPD - Master Planned Development
- PAD - Planned Area Development
- MH - Manufactured Home Overlay
- CC - Community Core Overlay
- AP - Airport Overlay
- Property Boundary
- Interstate
- State Highway
- Local Roads
- City Limit
- Downtown Area
- Railroad
- Canals

Project# 050087
Nov. 1, 2005



EXHIBIT 4

The table is a large, empty grid structure. It features a vertical line on the left side, creating a narrow column. The rest of the table is divided into several horizontal rows by thin lines. The content of the table is completely blank.



Flood Plain Map

KEY TO MAP

500-Year Flood Boundary	—	ZONE B
100-Year Flood Boundary	—	ZONE A1
Zone Designations		ZONE A5
100-Year Flood Boundary	—	ZONE B
500-Year Flood Boundary	—	
Base Flood Elevation Line With Elevation in Feet**	— 51.7	
Base Flood Elevation in Feet Where Uniform Within Zone**	— EL 99.7	
Elevation Reference Mark	— RM7x	
Zone D Boundary	—	
River Mile	— M1.5	

**Referenced to the National Geodetic Vertical Datum of 1929

EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A00	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

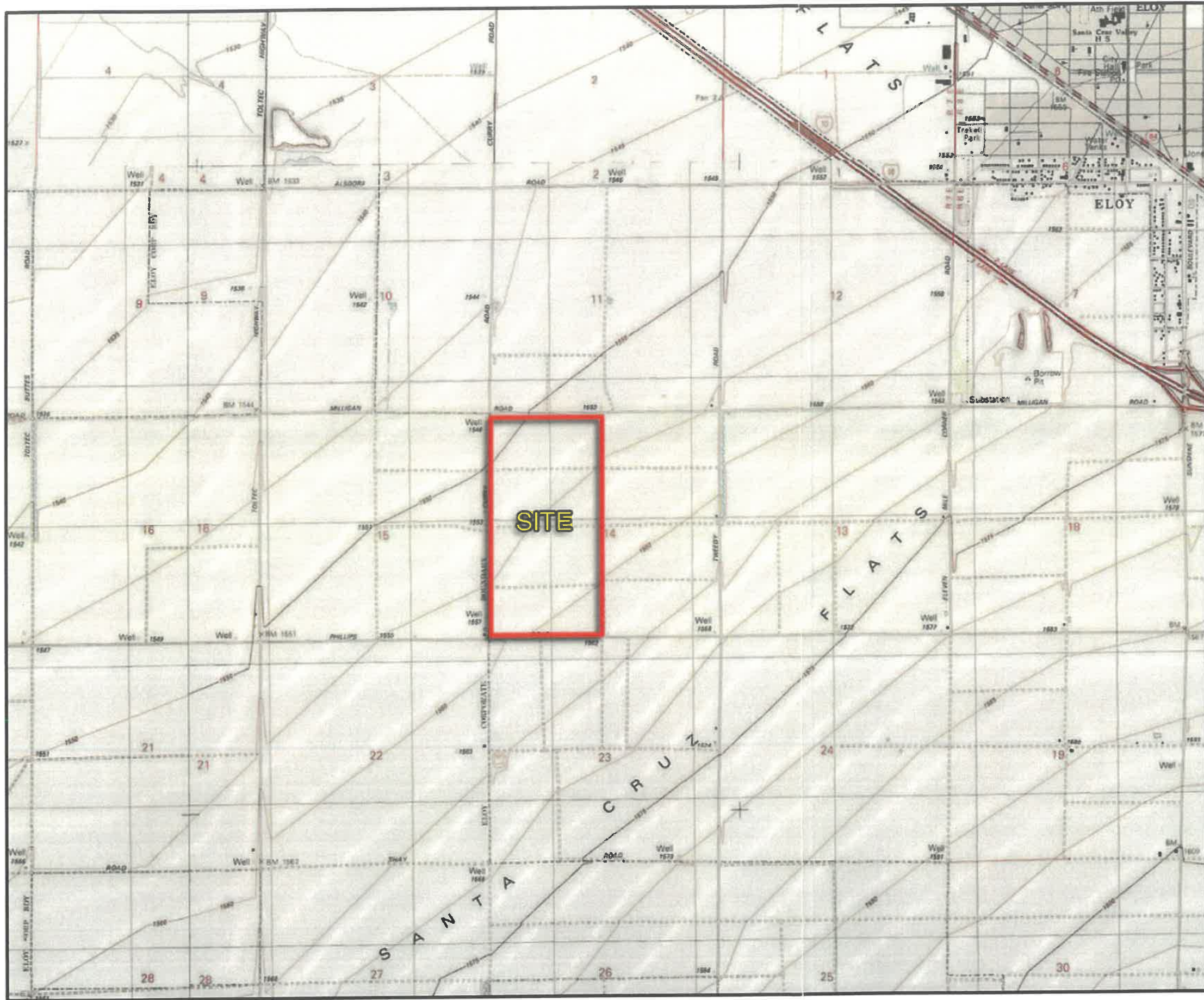
Certain areas not in the special flood hazard areas (zones A and V) may be protected by flood walls or structures.

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size, or all planimetric features outside special flood hazard areas.

Coastal base flood elevations apply only toward of the shoreline shown on this map.

For adjoining map panels, see separately prepared Index To Map Panels.













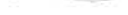

Project# 050087
Nov. 1, 2005



ELOY *acres*

Boundary and Topographic Map

Legend-

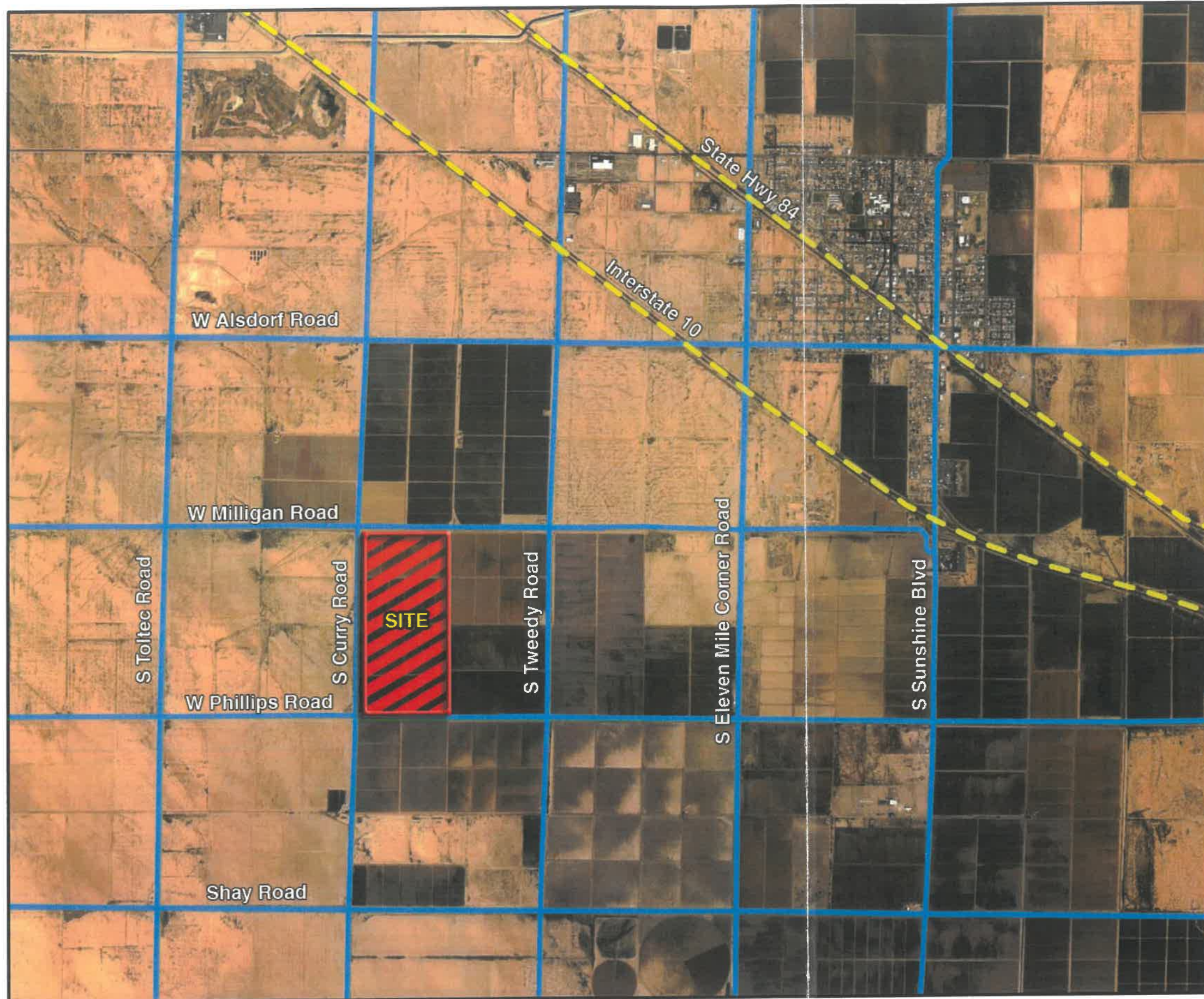
- Property Boundary: 
- Railroad - single track: 
- multiple track: 
- Bridge: 
- Primary highway: 
- Dual highway: 
- Secondary highway: 
- Light - duty road: 
- Unimproved road: 
- Trail: 
- Topographic symbols-
- Index contour: 
- Intermediate contour: 
- Supplementary contour: 
- Depression contour: 

Project# 050087
Nov. 1, 2005



EXHIBIT 6

Circulation Map



Highway Alignments



Arterial Alignments



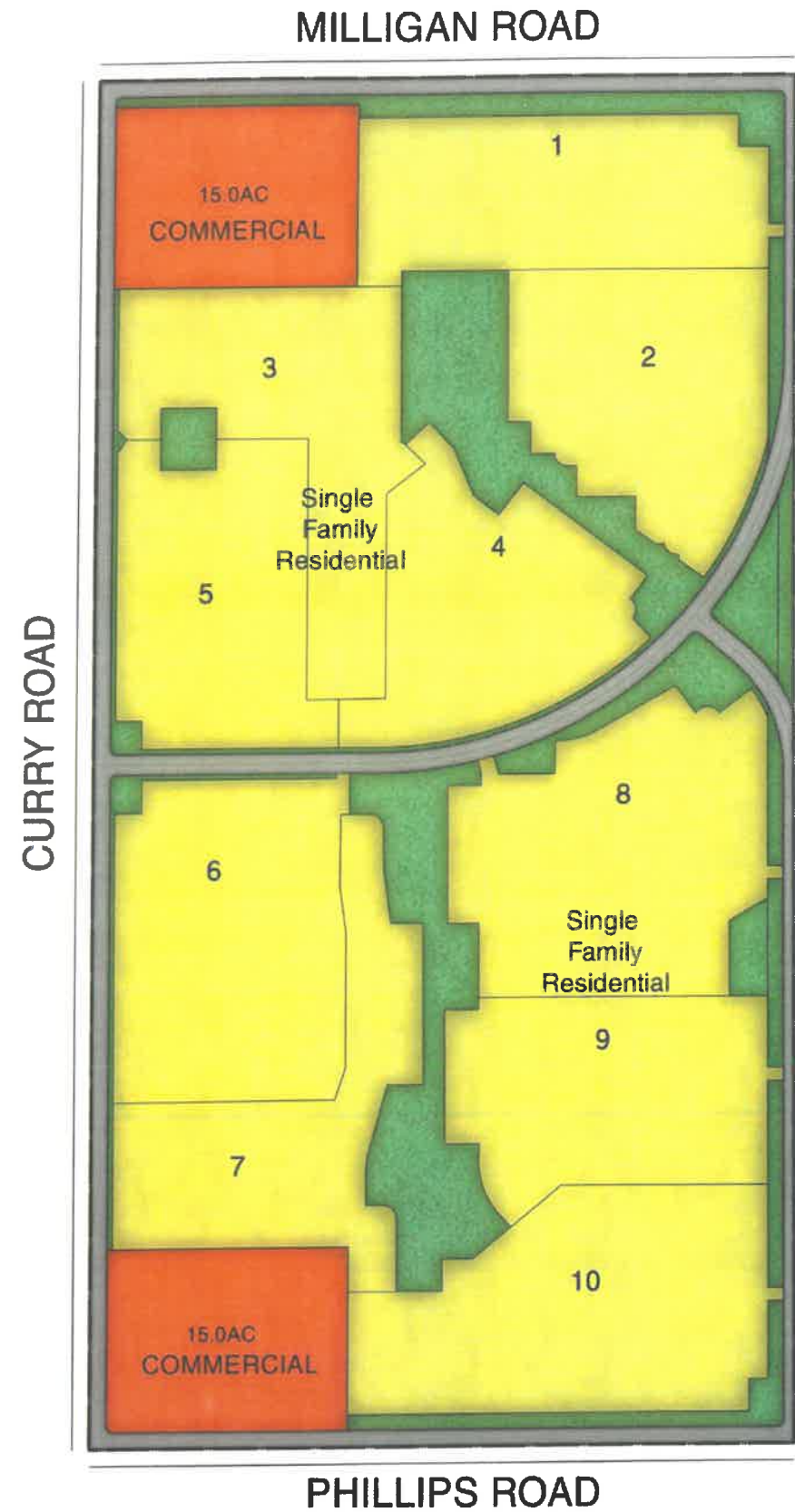
Property Boundary



EXHIBIT 7

ELOY ACRES




PRELIMINARY DEVELOPMENT PLAN

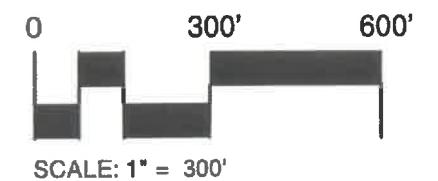


Use	Area
Single Family	225.4
Commercial	30.0
Open space	43.2
Roads	19.1
Total	317.7 AC

Density
 Net Residential = 287.7 @ 3.9 Du/Ac = 1122 Du

Open Space = 43.2 = (15% of net residential area)

-  Single Family Residential
-  Commercial
-  Open Space



DATE: 11-11-05

Note: Open Space/Parcels are approximate and subject to change at platting

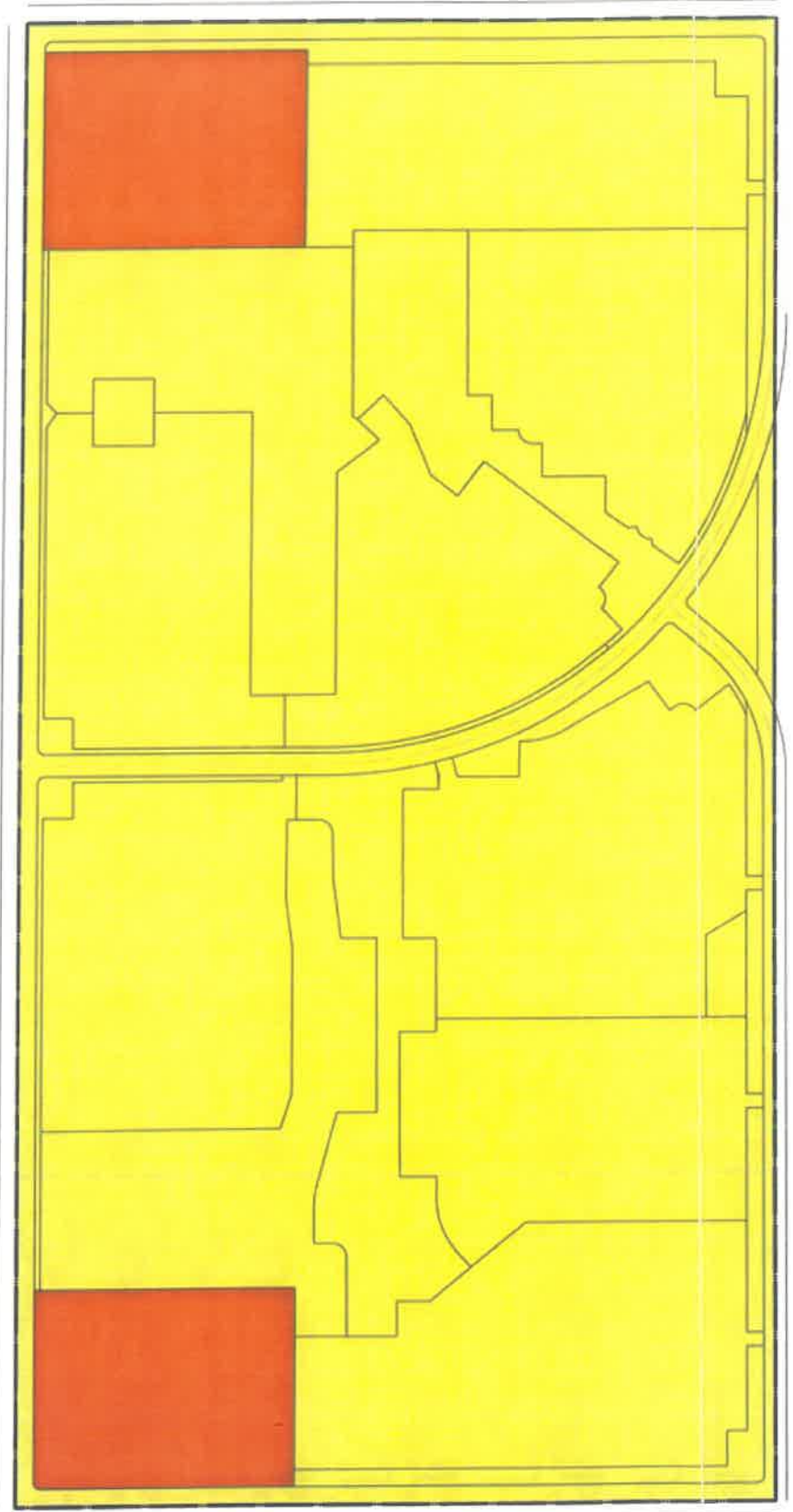
Zoning Plan

Legend-

-  R1-6
-  C-1

CURRY ROAD

MILLIGAN ROAD



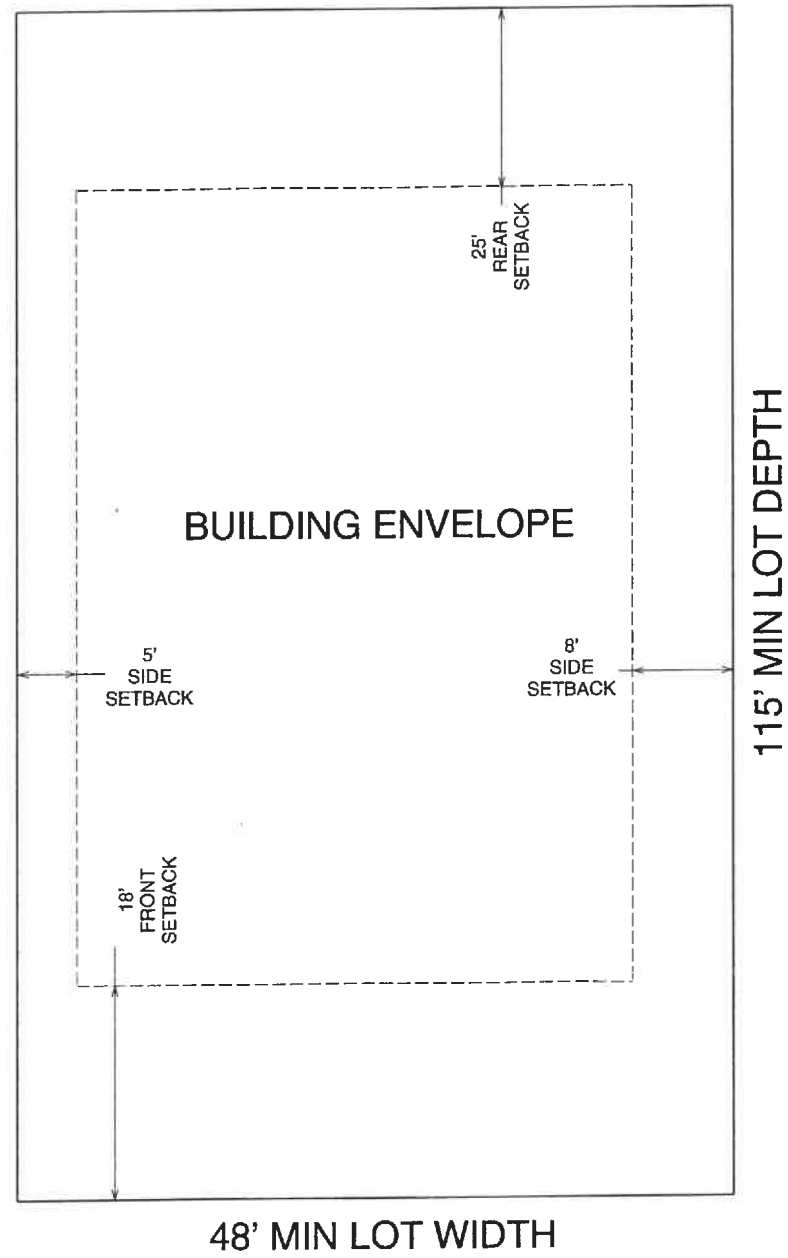
PHILLIPS ROAD

Project# 050087
Nov. 1, 2005



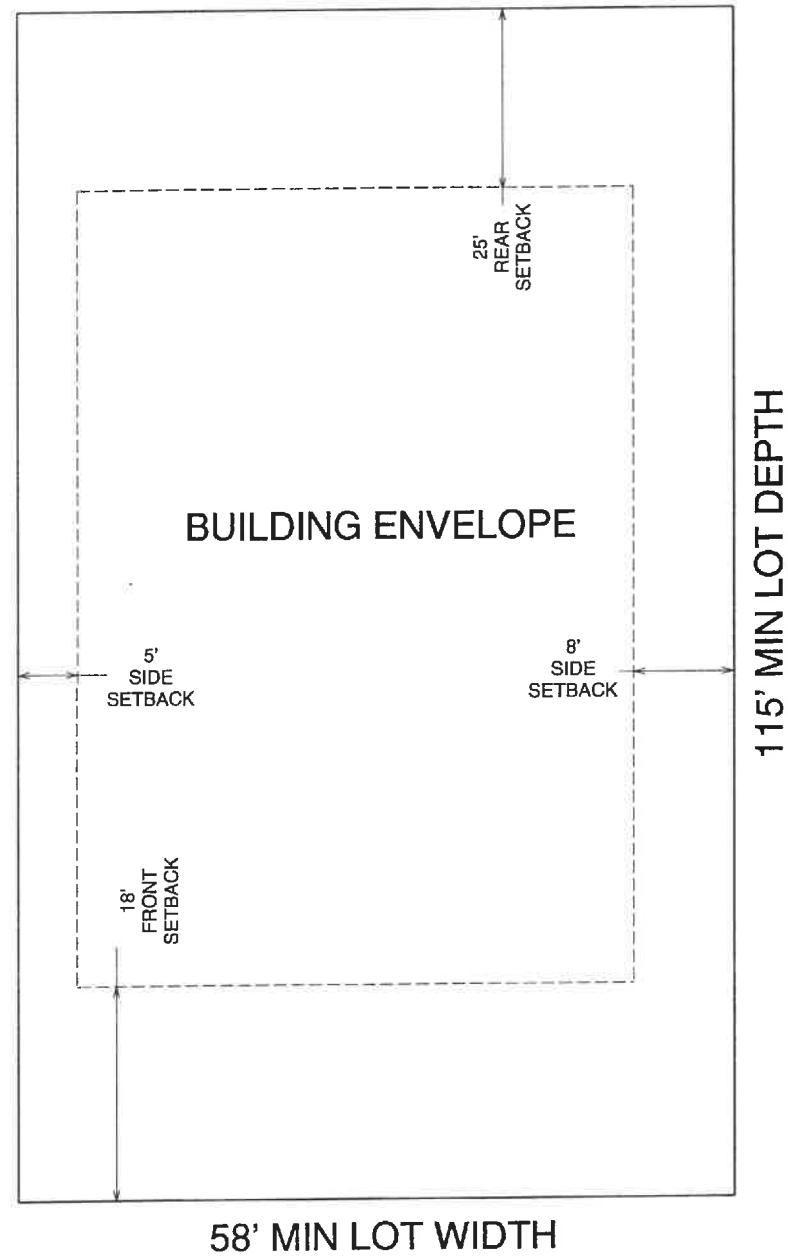
EXHIBIT 9

ELOY ACRES
R1-6
48' Wide
Lot Layout



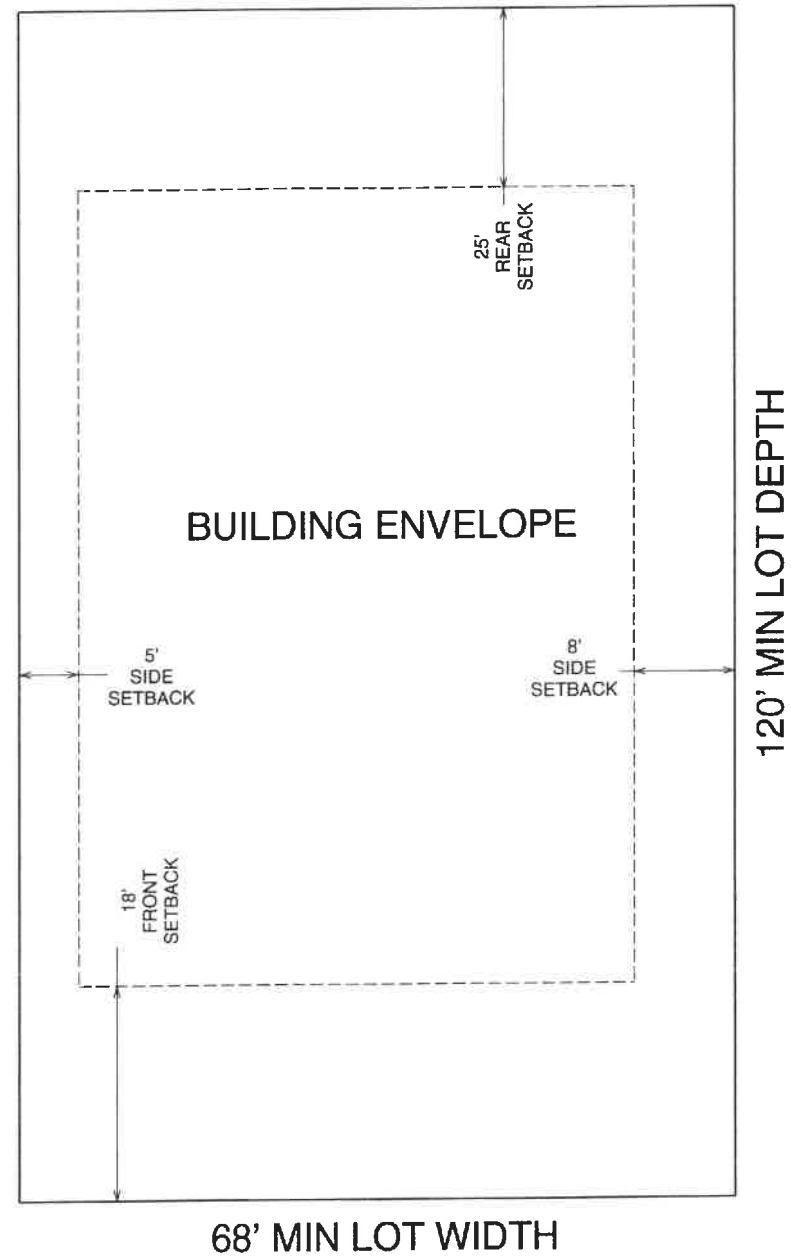
DATE: 11-22-05
EXHIBIT 9-1
N.T.S.

ELOY ACRES
R1-6
58' Wide
Lot Layout



DATE: 11-22-05
EXHIBIT 9-2
N.T.S.

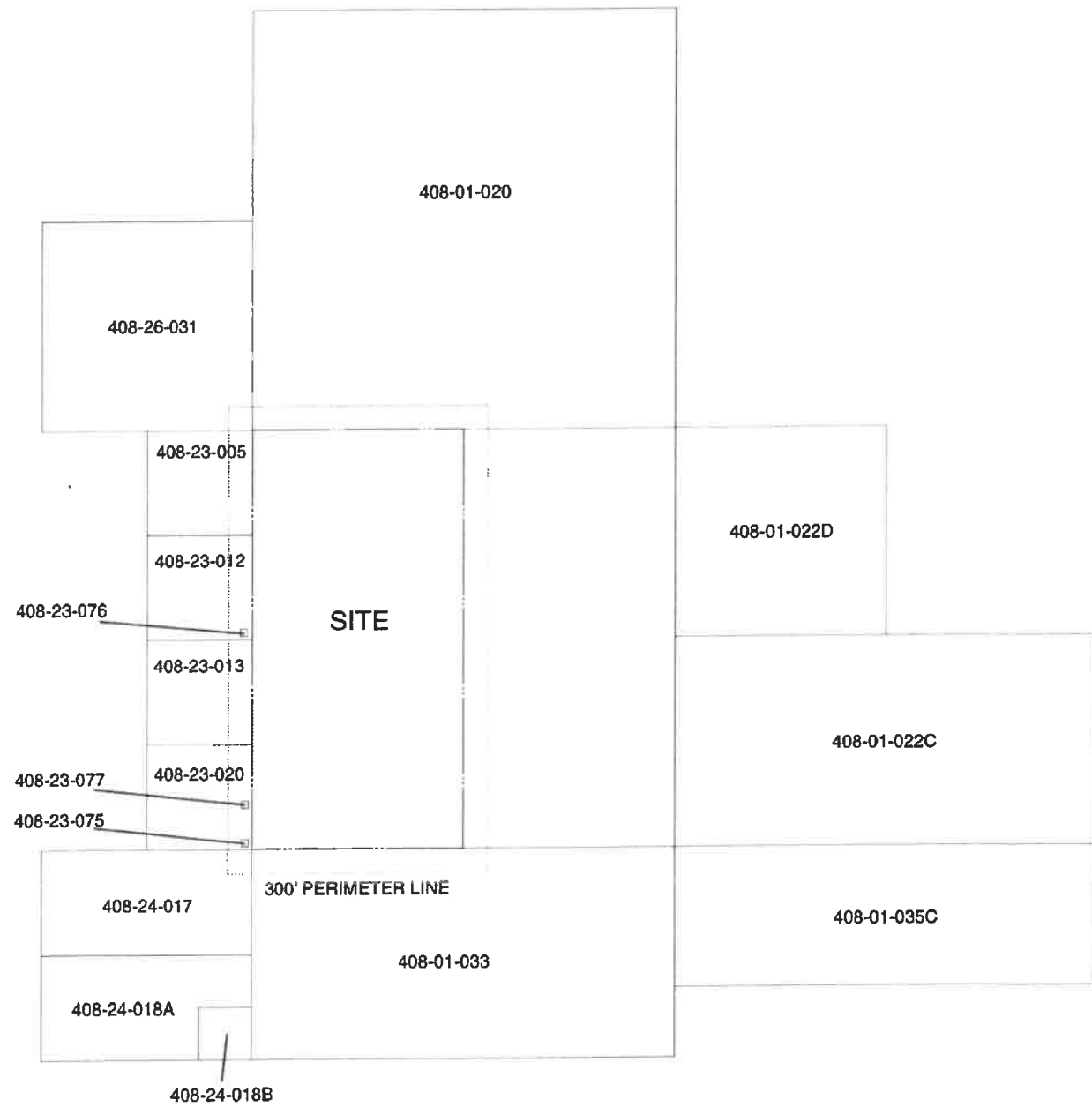
ELOY ACRES
R1-6
68' Wide
Lot Layout



DATE: 11-22-05
EXHIBIT 9-3
N.T.S.

EXHIBIT 10

300' Adjacent Owners Map



CVL

Nov. 16, 2005
Project# 050087

408-01-022C
MDT INVESTMENTS LTD PSHIP
2074 W 8300 SOUTH
ST JORDAN, UT 84088

408-01-022D
MDT INVESTMENTS LTD PSHIP
2074 W 8300 SOUTH
WEST JORDAN, UT 84088

408-01-033
SHEDD FRANK W & SON PSHIP
12832 S OVERFIELD RD
CASA GRANDE, AZ 85222

408-01-035C
ELDON W COOLEY RANCH
17407 E RAY RD
HIGLEY, AZ 85236

408-23-005
ELOY ASSOCIATES LLC
6720 N SCOTTSDALE RD STE 160
SCOTTSDALE, AZ 85252

408-23-012
ELOY ASSOCIATES LLC
6720 N SCOTTSDALE RD STE 160
SCOTTSDALE, AZ 85252

408-23-013
ELOY ASSOCIATES LLC
6720 N SCOTTSDALE RD STE 160
SCOTTSDALE, AZ 85252

408-23-020
ELOY ASSOCIATES LLC
6720 N SCOTTSDALE RD STE 160
SCOTTSDALE, AZ 85252

408-23-075
CITY OF ELOY
628 N MAIN ST
ELOY, AZ 85231

408-23-076
CITY OF ELOY
628 N MAIN ST
ELOY, AZ 85231

408-23-077
CITY OF ELOY
628 N MAIN ST
ELOY, AZ 85231

408-24-017
ELOY ASSOCIATES LLC
6720 N SCOTTSDALE RD STE 160
SCOTTSDALE, AZ 85252

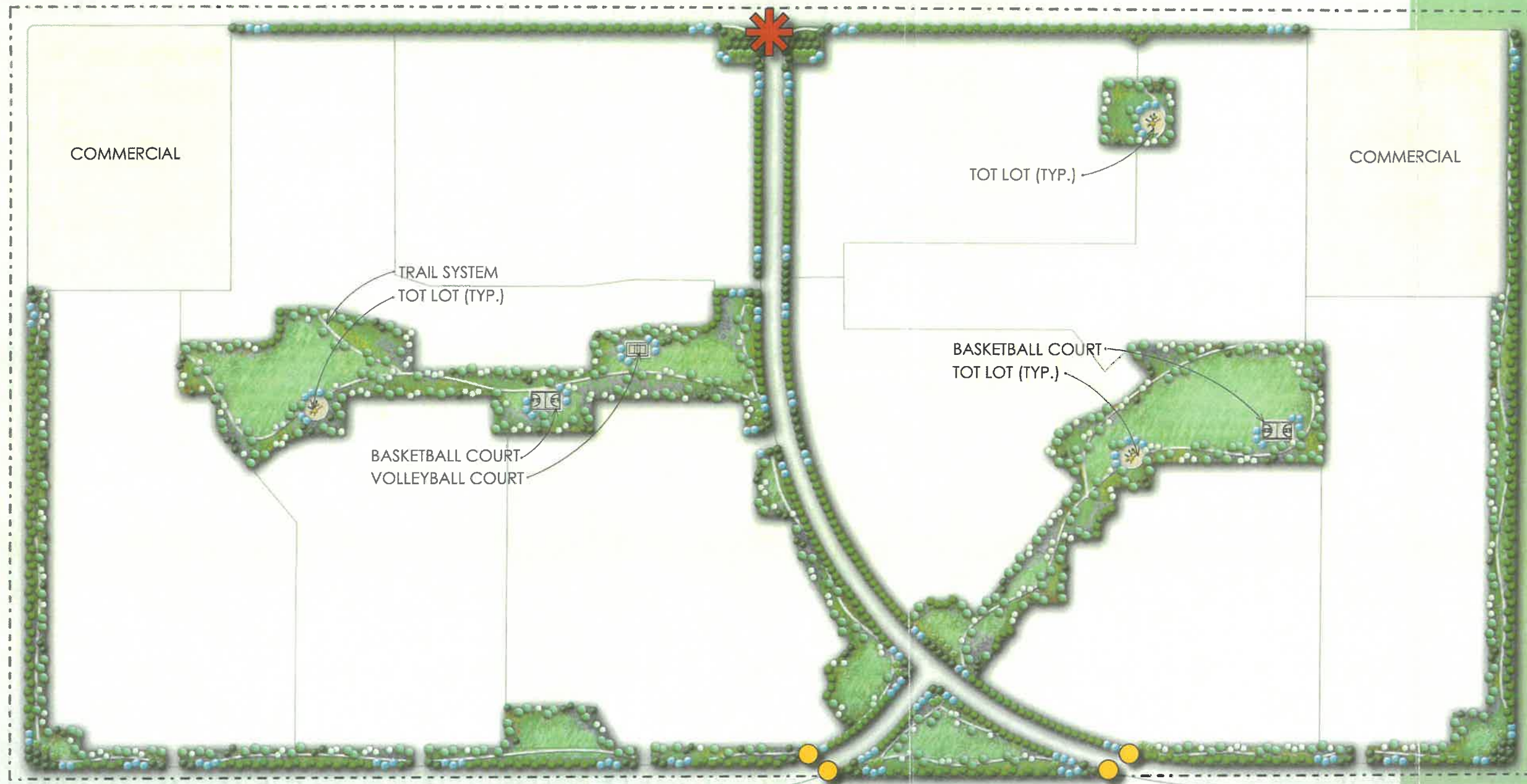
408-24-018A
ELOY ASSOCIATES LLC
6720 N SCOTTSDALE RD STE 160
SCOTTSDALE, AZ 85252

408-24-018B
MORRIS DONALD ALBERT &
PAULINE K
PO BOX 160
ARIZONA CITY, AZ 85223

408-26-031
SHEDD FRANK W & SON PSHIP
12832 S OVERFIELD RD
CASA GRANDE, AZ 85222

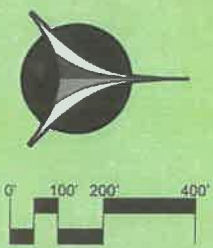
408-01-020
SHEDD FRANK W & SON PSHIP
12832 S OVERFIELD RD
CASA GRANDE, AZ 85222

CONCEPTUAL MASTER LANDSCAPE PLAN



LEGEND:

-  TRAIL SYSTEM
-  TOT LOT
-  MAIN ENTRY
-  MINOR ENTRY



PLANT PALETTE:

TREES

Acacia salicina
Dalbergia sissoo
Fraxinus velutina
Olea europa 'Swan Hill'
Parkinsonia praecox
Prosopis chilensis
Ulmus parvifolia

Willow Acacia
Sissoo Tree
Arizona Ash
Fruitless Olive
Palo Brea
Chilean Mesquite
Evergreen Elm

ACCENTS

Agave vilmoreniana
Dasylirion wheeleri
Hesperaloe parviflora

Octopus Agave
Desert Spoon
Red Yucca

SHRUBS

Caesalpinia pulcherrima
Calliandra californica
Convolvulus cneorum
Dalea frutescens 'Sierra Negra'
Dodonaea viscosa 'Purpurea'
Justicia spicigera
Leucophyllum 'Thundercloud'
Muhlenbergia capilaris
Nerium oleander 'Petite Pink'
Psilostrophe cooperi
Ruellia tweediana
Tecoma 'Orange Jubilee'

Red Bird of Paradise
Baja Fairy Duster
Silver Bush
Black Dalea
Purple Hopseed Bush
Mexican Honeysuckle
Thunder Cloud Silverleaf
Regal Mist Deer Grass
Dwarf Pink Oleander
Paper Flower
Garden Ruellia
Orange Bells

GROUNDCOVERS

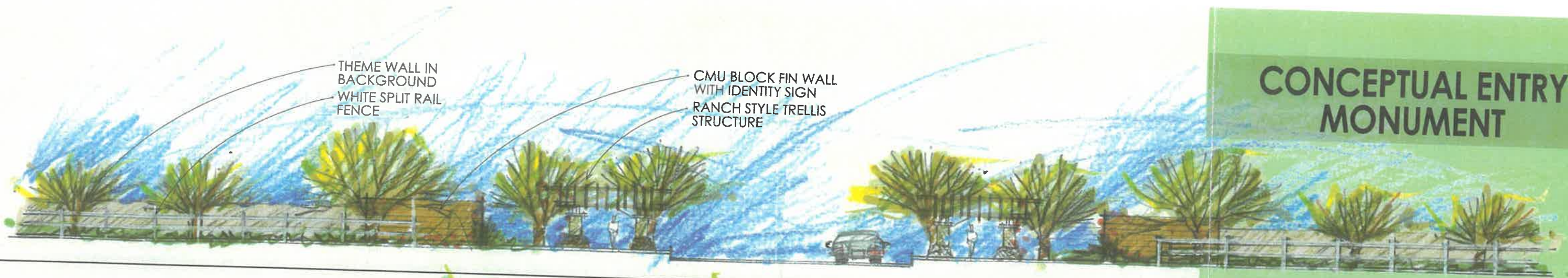
Baccharis hybrid 'Stam'
Lantana montevidensis
Lantana sp. 'New Gold'
Myoporum parvifolium
Rosmarinus prostratus
Glandularia pulchella
Cynodon dactylon
Hybrid Bermuda

Thompson Dwarf Broom
Purple Trailing Lantana
Gold Trailing Lantana
Myoporum
Trailing Rosemary
Rock Verbena
'Princess 77'

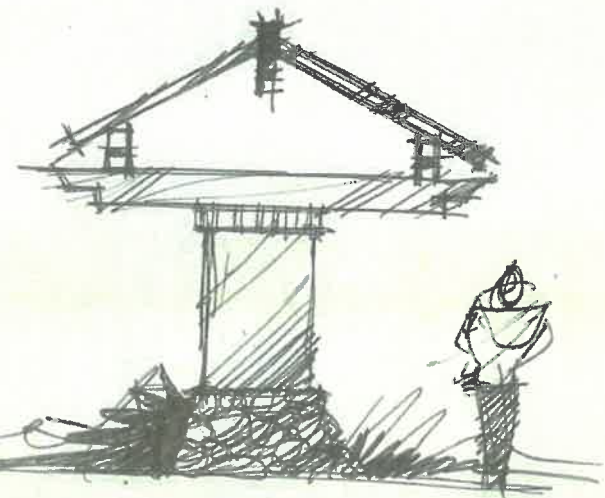
Eloy Acres

18 November 2005
Job Number 050087

CONCEPTUAL ENTRY MONUMENT



ENTRY MONUMENT ELEVATION



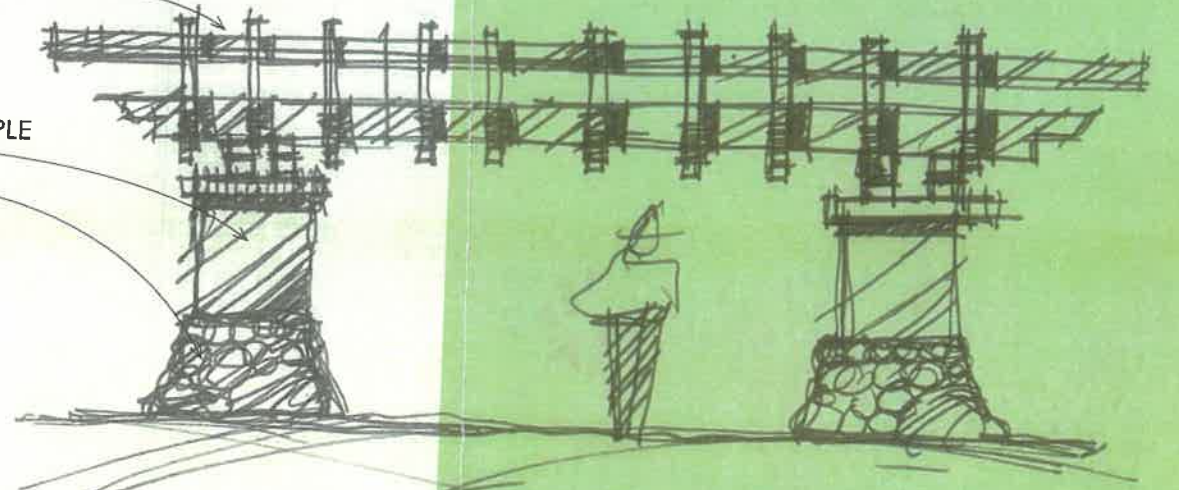
ENTRY MONUMENT SIDE ELEVATION



ENTRY MONUMENT PLAN

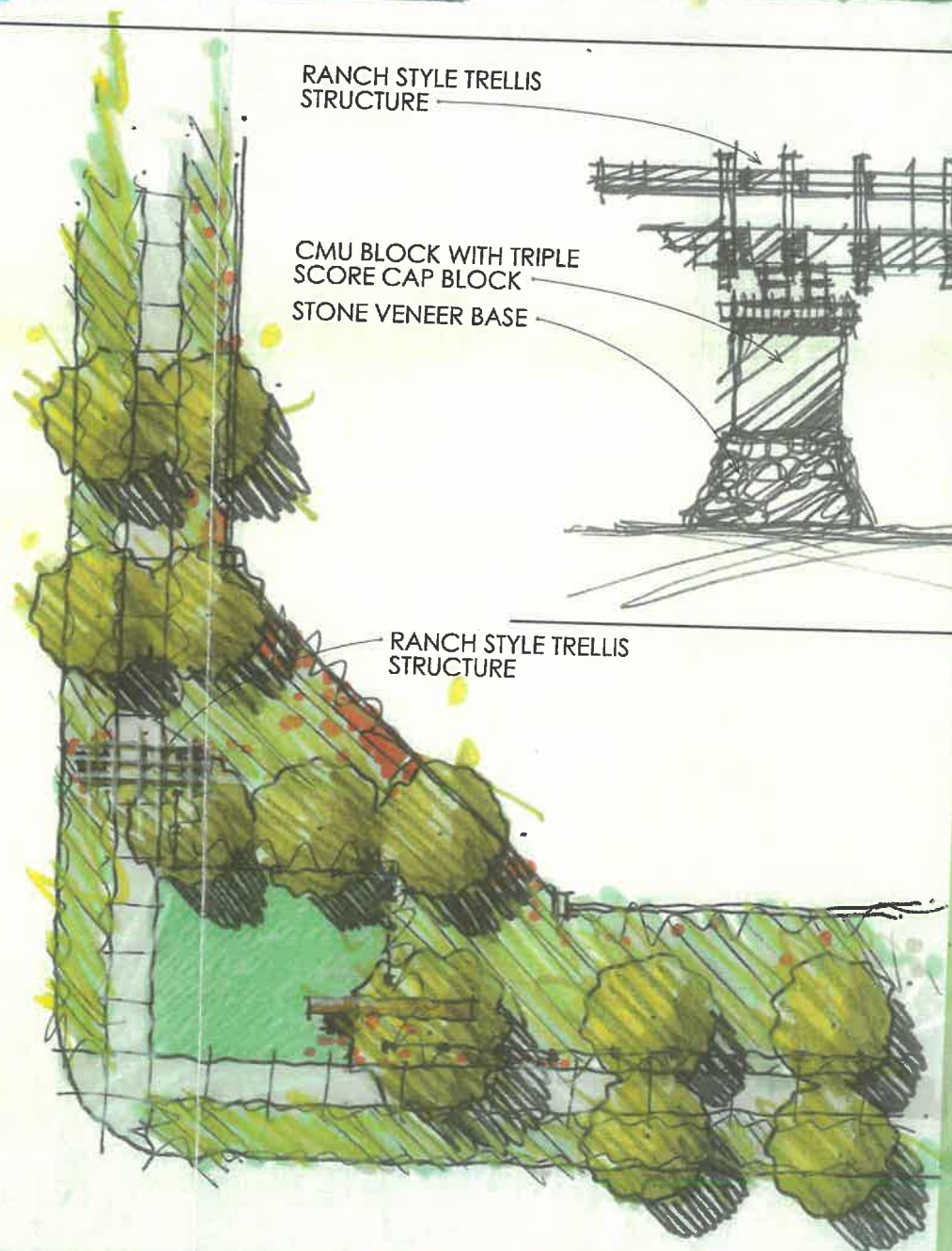
RANCH STYLE TRELLIS STRUCTURE

CMU BLOCK WITH TRIPLE SCORE CAP BLOCK
STONE VENEER BASE



ENTRY MONUMENT ELEVATION

RANCH STYLE TRELLIS STRUCTURE

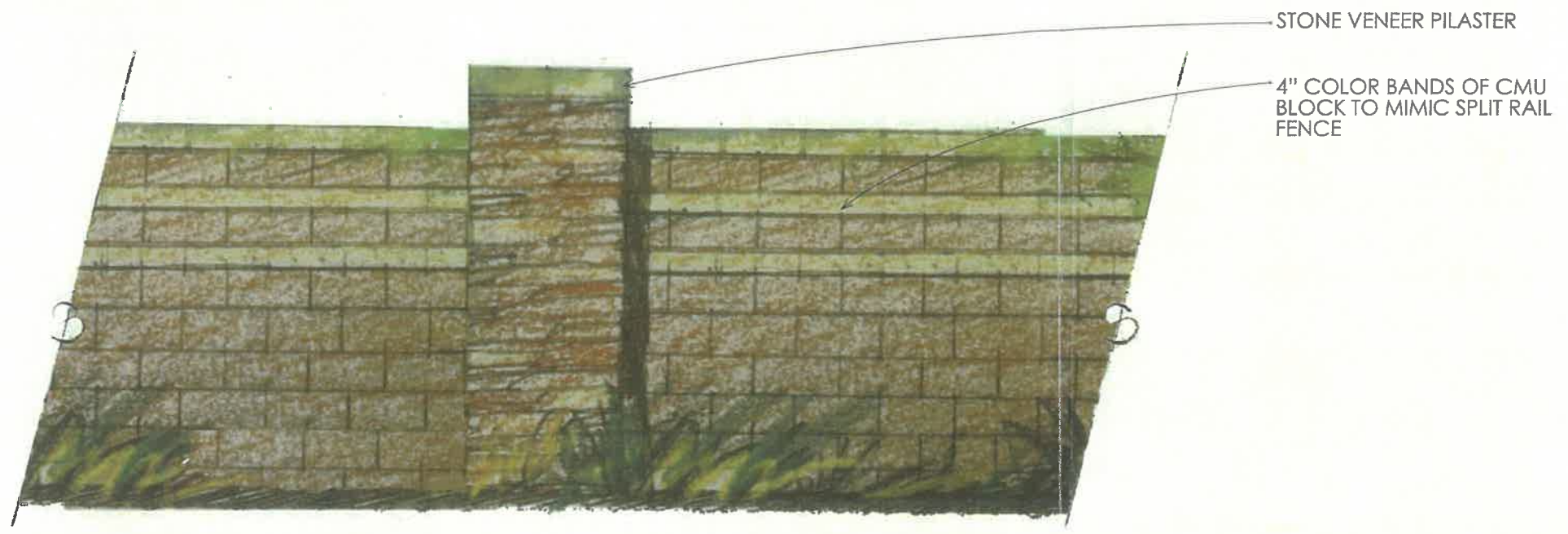


Eloy Acres

18 November 2005
Job Number 050087

CVL

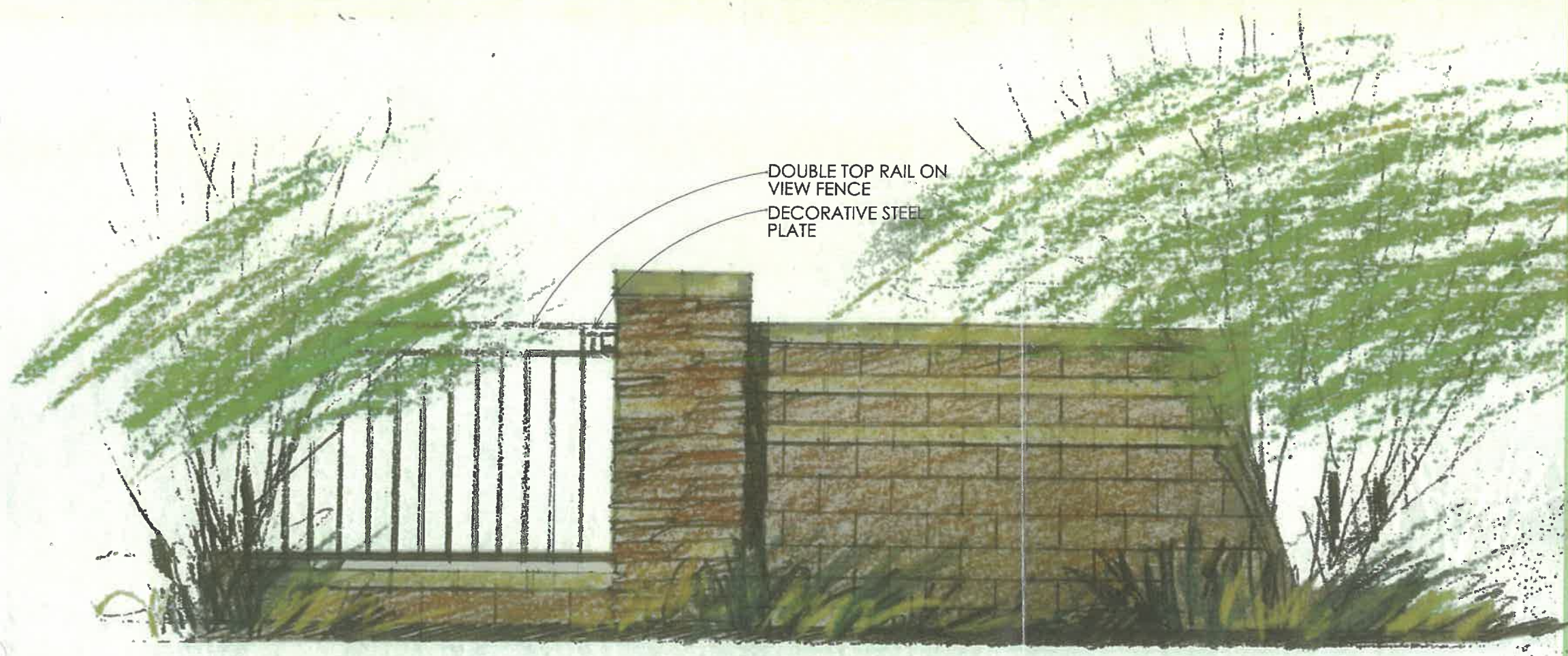
WALL CONCEPTS



STONE VENEER PILASTER

4" COLOR BANDS OF CMU BLOCK TO MIMIC SPLIT RAIL FENCE

THEME WALL



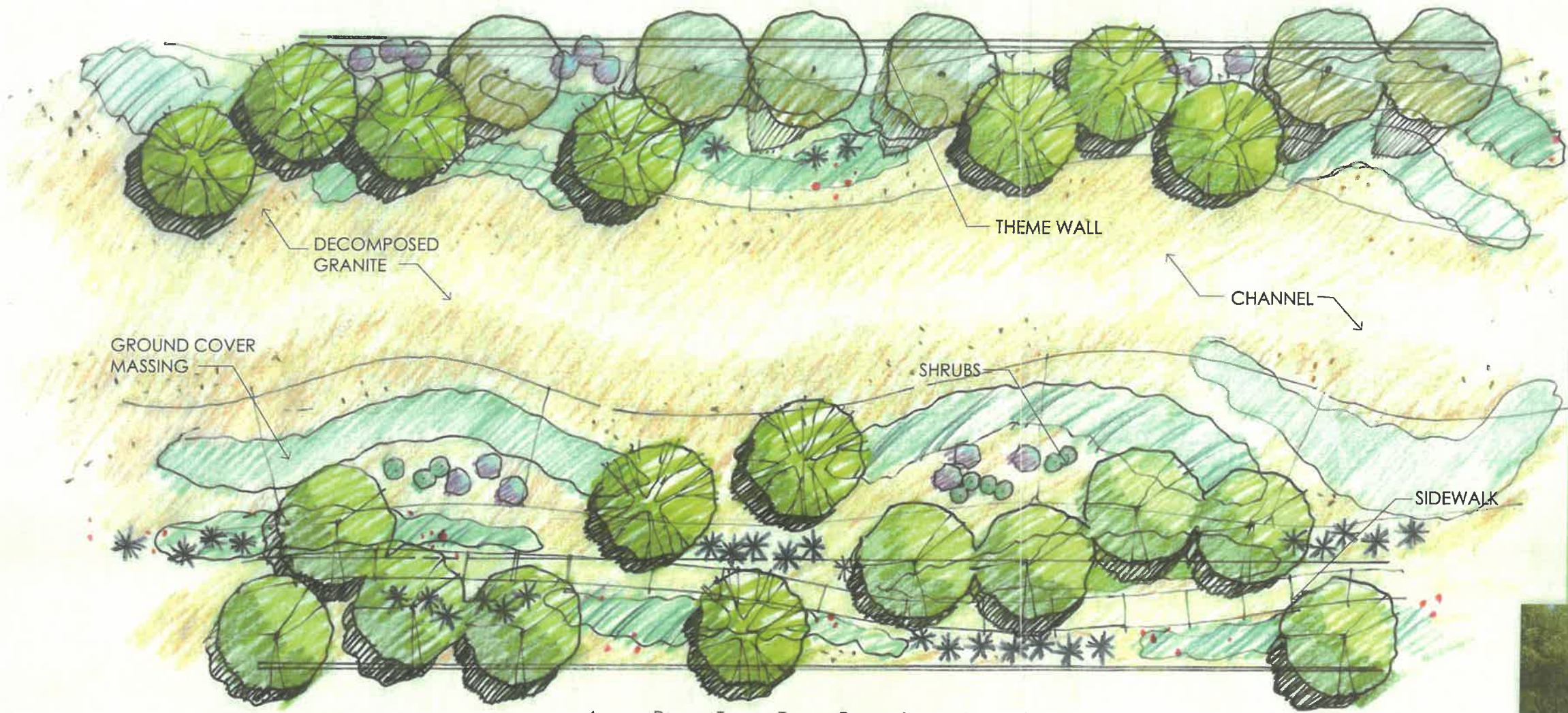
DOUBLE TOP RAIL ON VIEW FENCE
DECORATIVE STEEL PLATE

VIEW WALL

Eloy Acres
18 November 2005
Job Number 050087



CONCEPTUAL ARTERIAL STREETSCAPE



ARTERIAL STREETSCAPE PLAN
NOT TO SCALE

A R T E R I A L

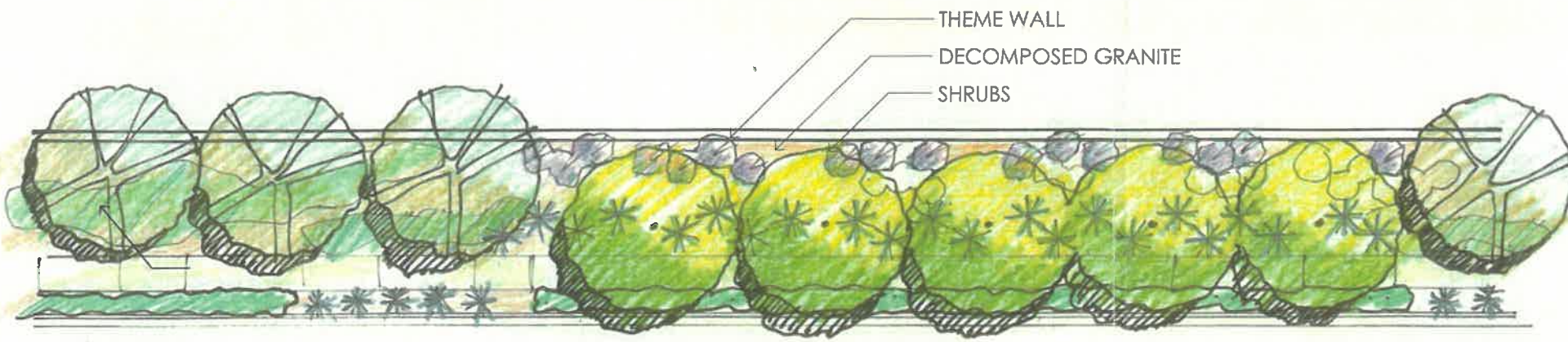


ARTERIAL STREETSCAPE SECTION
NOT TO SCALE

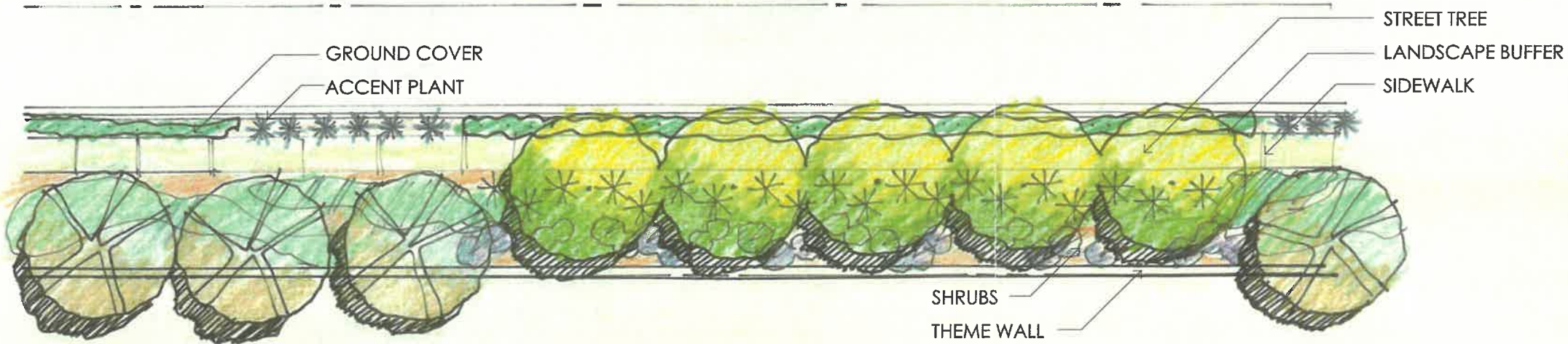
Eloy Acres

18 November 2005
Job Number 050087

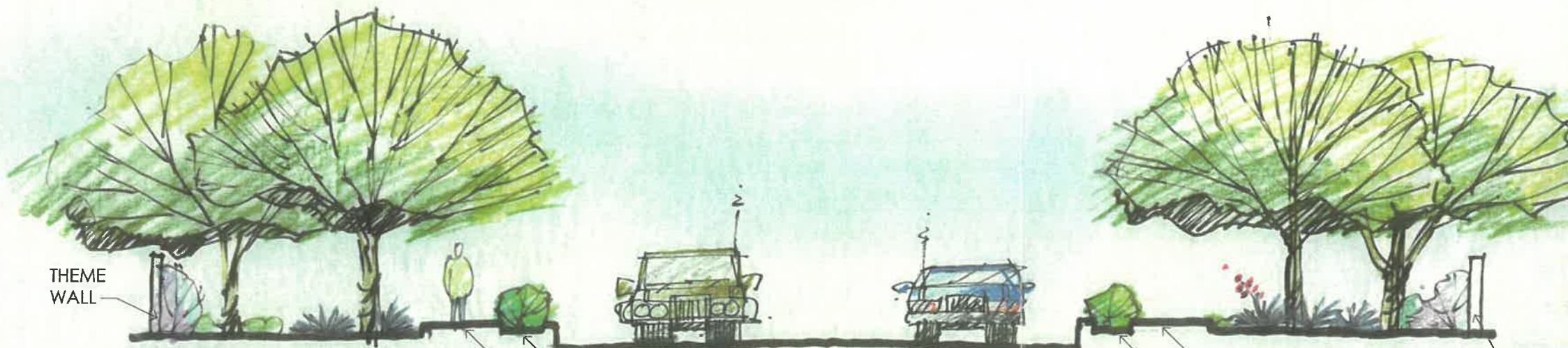




C O L L E C T O R



COLLECTOR STREETSCAPE PLAN
NOT TO SCALE



COLLECTOR STREETSCAPE SECTION
NOT TO SCALE

CONCEPTUAL COLLECTOR STREETSCAPE

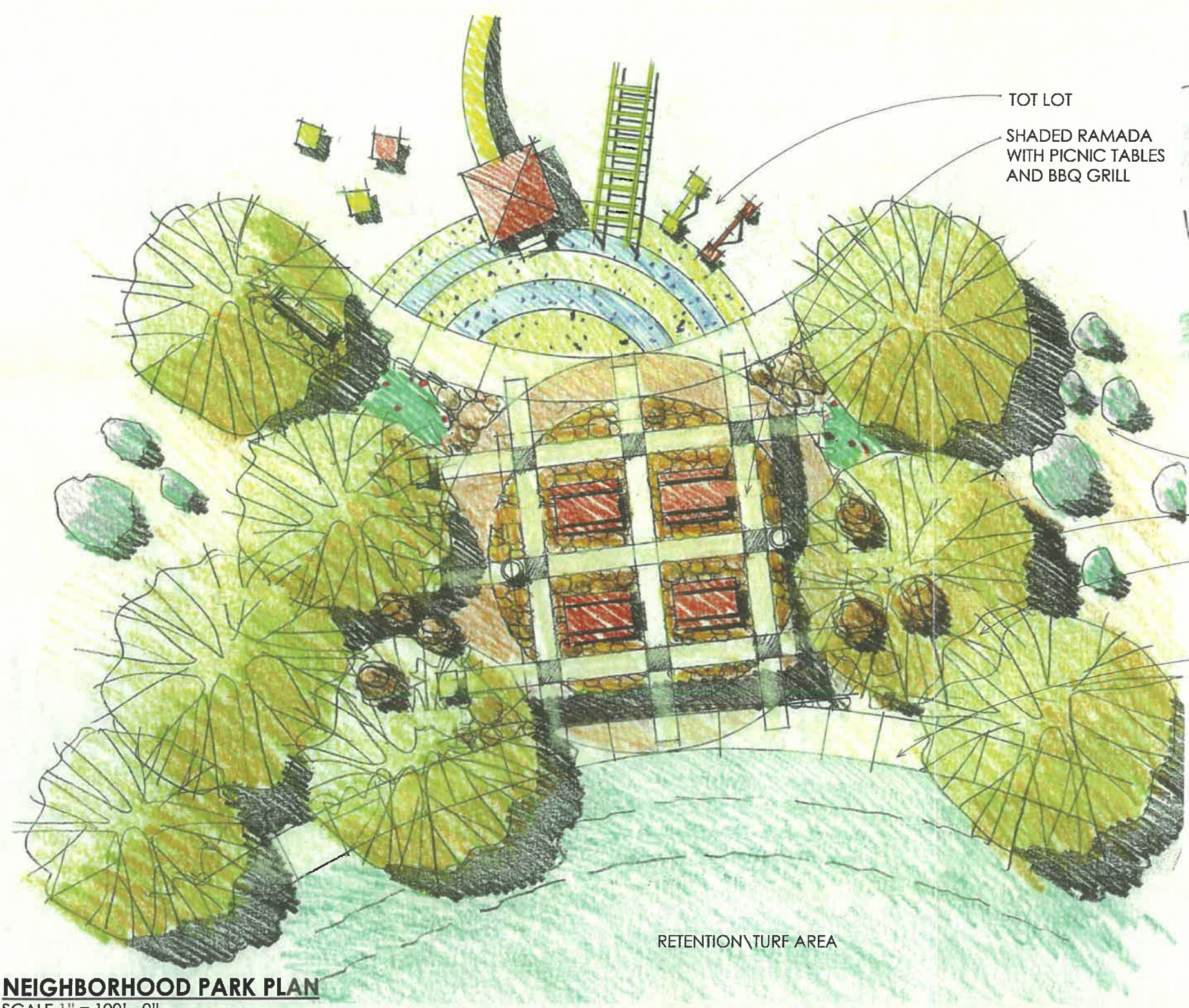


Eloy Acres

18 November 2005
Job Number 050087



CONCEPTUAL NEIGHBORHOOD PARK



TOT LOT
 SHADED RAMADA WITH PICNIC TABLES AND BBQ GRILL

SHRUBS
 BOULDERS
 TREE MASSING TO SCREEN LOTS AND PROVIDE FILTERED VIEWS TO PARK
 PEDESTRIAN TRAIL SYSTEM

RETENTION/TURF AREA

NEIGHBORHOOD PARK PLAN
 SCALE 1" = 100' - 0"

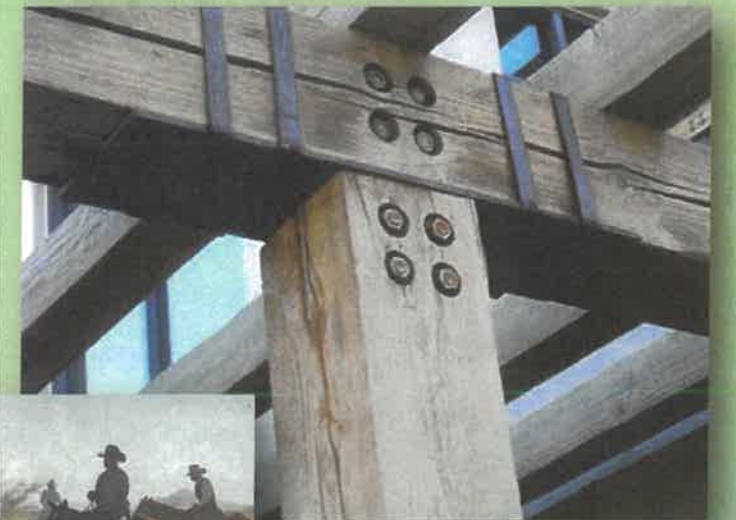


TOT LOT PERSPECTIVE



Eloy Acres
 18 November 2005
 Job Number 050087

CONCEPTUAL PROJECT CHARACTER



Eloy Acres

18 November 2005
Job Number 050087

CVL

L-7

Eloy Acres

Planned Area Development

City of Eloy, Arizona

Appendix I

Interim Project Development Plan

Sawtooth Central Energy Center

2nd Submittal:

March 25th, 2025

Presented by:

Sawtooth Solar 1, LLC

A subsidiary of:

EDF Renewables, inc.



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Site Construction.....6

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Permitted, Conditional, and Accessory Uses.....7

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Interim Arterial Road Improvements7

Perimeter Landscape Treatment8

Utility-Scale Solar Generation Perimeter Security8

Project Decommissioning8

List of Exhibits

Exhibit A: *Vicinity & Project Parcel Map*

Exhibit B: *Existing Base Zoning Map*

Exhibit C: *Conceptual Site Plan- Sawtooth Central Energy Center*

Exhibit D: *Existing General Plan Land Use Map*

Exhibit E: *Conceptual ROW Sections – Utility-scale Solar Development*

Utility Scale Solar – Interim Project Development Plan

Sawtooth Central Energy Center

I. Project Description

The Sawtooth Central Energy Center (the “Project”) consists of the development and construction of a utility-scale PV Solar electric generating and Battery Energy Storage System (herein “BESS”) facility on 325.86 gross acres of the Eloy Acres Planned Area Development (herein: “Site”). The Project is being developed by Sawtooth Solar 1, LLC - a subsidiary of EDF Renewables Inc (herein “EDFR”). A leading renewable energy company that owns and operates utility-scale solar and Battery Energy Storage System (BESS) facilities throughout North America.

The Sawtooth Central Energy Center will be designed and developed in accordance with all Eloy Acres Sol PAD property development standards, as amended, which are in substantial conformance with the City of Eloy Zoning Ordinance. (See: **Exhibit’s: A-D**)

The 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 are combined to form solar blocks. These solar blocks would be repeated as necessary to provide the necessary energy output to fulfill the power purchase agreement with the energy off-taker.

Additionally, the project will include a Battery Energy Storage System (BESS) that will be charged by energy from the PV system or the electrical grid. A power plant controller will be installed at the project substation to monitor and regulate active power delivery to the Point of Interconnection (POI), ensuring that total facility output does not exceed the contracted amount.

Specific use areas within the Project Site will be set aside for the PV Solar array field, Battery Energy Storage Containers, Project Substation and supporting structures, operations and maintenance area (the site area totals approx. 325.86 gross acres), landscaping area, and interior Project access roads.

These areas are conceptually depicted within **Exhibit C: Conceptual Site Plan** and show the following land use areas by Site acreage: Project substation: 12 acres, Battery Energy Storage System (BESS) Enclosures: 2.02 acres, O&M: 2.25 acres, Passive Open Space, Landscape areas & Project Roads: 43.73 acres & Photovoltaic Solar Arrays: 273.44 acres; also see **Section IV: Table 4: Land Use Tabulation** of this narrative and **Exhibit E: Conceptual ROW Sections**) attached.

II. Purpose & Background

The Sawtooth Central Energy Center is being proposed as a phased component of the greater Sawtooth Energy Center facility, which includes separate but similar requests for utility-scale Solar (and BESS) land uses located within Eloy. Including the nearby “Sawtooth East” and recently approved “Sawtooth West” Projects. These Projects are proposed in direct response to local utility providers’

demand for additional sources of renewable energy to satisfy a substantial increase in energy demand from the City of Eloy and other neighboring communities.

Pending the approval of this request, the developer, Sawtooth Solar 1 LLC, anticipates entering into a Power Purchase Agreement (PPA) for the greater Sawtooth Energy Center energy output almost immediately.

The planned energy output generated by these Solar generation facilities is anticipated to be acquired by the utility off-taker and added to the local electrical grid once all appropriate local land use entitlements are in place and all necessary construction permits are acquired. The applicant is eager to begin construction of the Sawtooth Energy Center, including this phased Sawtooth “Central” Project area once this agreement is in place.

This energy generation and energy storage Project would develop, operate, and maintain an electric generating and BESS facility within the entire PAD Area. The solar energy generation and BESS facility will be owned and operated by EDFR through its entity Sawtooth Solar 1, LLC, and is a part of the greater Sawtooth Energy Center Solar & BESS facilities, which includes the neighboring Sawtooth “West” Energy Center (located just west of the Project Site) and Sawtooth “East” Energy Center, immediately east and bounding the Project Site.

III. Project Development

Fire Prevention & 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 Central Energy Center. The entire Project area is within the Eloy Fire District service boundary and will develop and operate per all fire district standards and policies.

Fire prevention is heavily dependent on secure fencing and appropriate Site access to all areas of the solar field by fire truck and turn-around areas. For this reason, the final plans of the solar facilities will be inspected by local fire district fire marshals for sign-off. Permanent above-ground water storage tanks will be located within the Sawtooth Central Project area and may be used for routine O&M tasks and any on-site firefighting.

A Fire Prevention Plan will be prepared for the construction, operation, and decommissioning of the facility. The plan will include measures to safeguard human life, prevent personnel injury, preserve property, and minimize downtime due to fire or other exposure.

Utilities & Services

The Sawtooth Central Energy Center Project will be an extremely low-impact use; thus, it will not adversely affect the local public utilities identified in **Table 2** below.

Table 2: Utility and Services Providers

Utility or Service	Provider
Sewer	N/A
Sanitation/ Trash Collection	City of Eloy
Water	CAIDD & onsite wells
Electric	APS/ ED4
Telecommunications	Cox
Police	City of Eloy
Fire	Eloy Fire District

Water Use

Most of the water use associated with the Sawtooth Central 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 Central Energy Center will source water from existing adjacent groundwater wells or utilize water supplied by CAIDD by recharging permanent above-ground water storage tanks located within approximately 12 acres of the Project area. Portable toilets, a temporary septic system, and/or holding tanks will be used to provide sanitary facilities during construction - if required.

Site Access & Accessibility

The Sawtooth Central Energy Center project area has limited vehicular access and developed infrastructure due to its relatively rural and isolated location.

Transportation and travel routes that provide primary or secondary access to the Site include West Milligan Road (bounding the Site to the north), S. Curry Rd. to the west, and Phillips Road to the South. Interstate 10 is approximately 2.8 miles northeast of the Sawtooth Central Energy Center Project Site, and primary access is expected to be provided directly from West Milligan Road or S Curry Rd.

Once the Project is operational, there will be no increase in traffic resulting from the Project and no adverse impact on the existing or future proposed transportation infrastructure within the surrounding area, since the facility will be largely self-sufficient.

Operations & Maintenance Yard:

The Sawtooth Central Energy Center project is owned and operated by Sawtooth Solar 1, LLC for the entirety of its planned operational lifespan. A permanent operations and maintenance (O&M) team, contracted by the developer, will oversee the facility's ongoing maintenance and operations. The O&M team will consist of up to eight full-time staff, including operators, contracted field engineers, mechanical and electrical technicians, a supervisor, and support personnel.

The facility will primarily be remotely operated from an off-site control center, with the possibility of employees visiting the site daily for on-site operations. On-site infrastructure will include several storage and system control buildings, as well as house equipment and manual system controls. These buildings will be located either in the northernmost portion of the project site or the southwestern portion within the O&M yard, with the final location determined during the development process to ensure optimal placement.

Solar Array & PV Modules

PV technology involves a series of parallel strings connected to PV solar modules (i.e., solar array), inverters and transformers would be combined to form solar blocks. The solar blocks would be repeated as necessary to provide sufficient power-generating capacity to meet the desired output of the greater Sawtooth Energy Center facility.

Much of the Sawtooth Central Energy Center Project Site (approx. 273.44 acres) would be covered by solar modules installed on rows of single-axis trackers that will rotate to follow the sun over the day. The solar modules are typically up to 12- feet above ground at their highest point, which occurs during the morning and evening hours when the trackers are tilted at their maximum angle.

Battery Energy Storage Systems (BESS)

The Battery Energy Storage System (BESS) is charged either by energy generated from the solar facility's photovoltaic (PV) system or directly from the electrical grid. A power plant controller, installed at the Sawtooth Central Energy Center Project substation, monitors and regulates active power delivery to the Point of Interconnection (POI). This ensures that the combined output from the solar PV system and BESS inverters remains within the facility's maximum intended capacity.

The BESS will be located on-site adjacent to the Project substation and the Operations and Maintenance (O&M) area. To optimize compatibility with the surrounding area and determine the most suitable placement, the Conceptual Site Plan includes two location options for the BESS, substation, and O&M yard. The first option places these facilities in the northernmost portion of the site, near Milligan Road, while the second locates them in the southwestern portion, adjacent to Curry Road. These options provide flexibility to align the project's design with site-specific conditions and meet all additional area standards outlined in the Eloy Zoning Ordinance related to utility-scale solar and BESS uses.

The BESS is designed to meet both local and national safety standards and consists of modular, scalable battery packs and control systems. These units are housed in pad- or post-mounted, stackable metal enclosures (approximately 156 square feet at 40 feet long, 8 feet wide, and 8 feet high) all in compliance with applicable regulations. The Project will facilitate approximately 564 of these containers (BESS enclosures) within areas adjacent to the Project Substation and Operations and Maintenance yard.

The dimensions of the BESS units may vary depending on the application, supplier, chosen configuration, and building standards, however, the area of the site occupied by BESS containers will not exceed a maximum footprint of 2.02 acres of the Site.

Each enclosure is self-contained and includes batteries, fire detection and suppression systems, system controls, and heating, ventilation, and air-conditioning (HVAC) units. The facility will also include an onsite high-voltage (HV) collector substation equipped with transformers, switches, circuit breakers, and associated structures. Electrical cabling will deliver power from the Power Conversion Systems (inverters/transformers) to the HV onsite substation, where the voltage will be stepped up from 34.5kV to 230kV.

The power will then be transmitted to the APS Milligan Substation, located approximately 2.5 miles east of the Sawtooth Central Energy Center, via an overhead generation-tie (gen-tie) transmission line.

Project Components

- *Batteries: Battery modules are assembled in racks within the enclosures and monitored by a Battery Management System (BMS) to prevent overheating and risk of thermal runaway.*
- *Power Conversion Systems: The Project utilizes bi-directional inverters to convert direct current into alternative current and vice versa.*
- *HVAC units: Each enclosure is equipped with two wall-mounted HVAC units to keep battery cores at optimal operating temperature.*
- *Fire Detection/Suppression Systems: Each enclosure is equipped with a fire detection and suppression system, incorporating photoelectric smoke detectors which are monitored remotely 24/7. The system uses gas venting to prevent dangerous material buildup; the fire suppression system may also be manually activated via pull stations. Combination alarm devices indicate when the system has been deployed.*
- *Gas Detection: Each enclosure is equipped with incipient gas detection. This allows for early detection and mitigation as off-gassing is a symptom indicating potential battery failure. The battery enclosures utilize carbon monoxide detectors when active. In the event gas is detected, the system initiates a fast response shutdown sequence (F-Stop).*
- *Gen-tie: In late 2023, the Arizona Corporation Commission approved a Certificate of Environmental Compatibility for an approximately 2.1-mile-long transmission corridor and utility right-of-way easement. This 230kV transmission line will extend eastward from the project*

Appendix I

substation along Milligan Road, interconnecting with the APS Milligan Substation located at the southeast corner of Milligan Road and Eleven Mile Corner Road in the City of Eloy.

- *Collector Substation: The substation consists of a main power transformer that increases the voltage, including breakers and switches, bus work (rigid conductors), and capacitor banks/reactors, as required.*
- *Operations and Maintenance Yard: This area is used for incidental operational storage and maintenance work and houses specific manual override and safety control systems.*
- *Perimeter Fencing: A permanent security fence (not to exceed 7 feet in height) will be installed along the site boundary, where necessary to maintain the safety of personnel, and the public, and maintain the integrity of the onsite PV solar module and Battery Storage Systems supporting the electrical grid.*
- *Interior Fencing: Additional interior chain-link fencing of up to 6 feet in height, or as required by building, safety, and/or fire code standards, will be installed as needed to further security around restricted areas of the Project site, such as the Collector Substation and O&M areas.*

Site Construction

Construction activities will include site grading, structural and foundation engineering, battery installation, electrical component and cable installation, inverter/ transformer and controls installation, installation of the HV collector substation and overhead gen-tie line to the APS Milligan Substation, construction of site walls, fencing and screening, access, internal and perimeter roadway improvements, gates and parking areas as well as post-construction performance testing/commissioning. Recycling, reduction, and reuse of materials will be incorporated into the construction activities, whenever feasible.

Limited water resources will be required during the construction phase of the Sawtooth Central Energy Center project and for its continued operations. For more information about EDFR's approach to securing the necessary water supply for the Sawtooth Central Energy Center project during construction, please see the section entitled "Water Use".

IV. Utility-scale Solar Development Standards

Table 3: Utility-scale Solar Roadway and Landscape Standards:

Road Standards and Landscape Buffers			
Arterial Roads (Right-of-ways) Bounding the Site	Interim Road Improvements	Minor & Major Arterial Road Dedications	Landscape Buffer
North Perimeter- Milligan Rd. (Minor Arterial)	28-ft (half-street)	55-ft (half-street)	10-ft
South Perimeter- Phillips Rd. (Major Arterial)	28-ft (half-street)	83-ft (half-street)	30-ft
West Perimeter- S. Curry Rd. (Minor Arterial)	28-ft (half-street)	55-ft (half-street)	10-ft

Appendix I

Permitted, Conditional, and Accessory Uses

The Project will require an Amendment to the current permitted land uses of the Eloy Acres PAD to include utility-scale solar (PV), Battery Energy Storage Systems (BESS), Project substations, Operations & Maintenance facilities, and other related support systems, and any other uses as permitted land uses per the Supplement Use Standards for utility-scale solar development, outlined in the procedures for PAD Amendment requests 21-3-1.39(D) of the EZO.

Table 4: Land Use Tabulation

On-site Land Use Areas			
Project Component (Land Use)	Acreage	Location (on-site)	Total Lot Coverage
<i>Passive Open Space, Interior Access & Project Roads, or Buffer Areas (Other Yards w/ in BESS, substation, O&M Yard area)</i>	43.73 Acres	Plan A – Northern (adjacent to Milligan Rd.) Plan B – Southwestern (adjacent to Curry Rd.)	13.41%
<i>Battery Energy Storage Containers (BESS)</i>	(Qty. 564 enclosures @ 156 sf) 3 acres	Plan A – Northern (adjacent to Milligan Rd.) Plan B – Southwestern (adjacent to Curry Rd.)	.92%
<i>Project Substation</i>	12 acres	Plan A – Northern (adjacent to Milligan Rd.) Plan B – Southwestern (adjacent to Curry Rd.)	3.68%
<i>Operations & Maintenance Yard</i>	1.27 acres	Plan A – Northern (adjacent to Milligan Rd.) Plan B – Southwestern (adjacent to Curry Rd.)	.39%
<i>Photovoltaic Solar Arrays (Panels)</i>	273.44 acres	Interior – various portions of the Site	83.91%

Minor and Major Arterial Road Dedication

EDF Renewables Inc. will be responsible for dedicating the required half-street right-of-way for all minor and major arterial roads bounding the Project area, including S. Curry Rd., Phillips Rd., and Milligan Rd. per *Eloy Zoning Ordinance EZO 21-3-1.39(G.10)*.

Interim Arterial Road Improvements

To facilitate the development of the property and ultimately provide access to the Project Site and facility, EDF Renewables Inc. will improve the perimeter minor and major arterial roads located along

Appendix I

the proposed utility-scale solar generation and associated BESS project boundary, subject to the requirements outlined in *EZO 21-3-1.39-G.11.a & b*.

Perimeter Landscape Treatment

As part of the Amendment to the Eloy Acres PAD, an interim Project Conceptual Site Plan will be submitted, and any proposed amendments to the landscape standards will comply with utility-scale Solar Supplement Use Standards outlined in *EZO 21-4.2.4.4 and EZO 21-3-1.39(F.2)* or otherwise required by the City of Eloy Zoning Administrator.

All required on-site, off-site, and streetscape landscape areas shall be landscaped with vegetation and/or landscape topping material as identified in the Pinal Active Management Area (AMA) Low Water Use/Drought Tolerant Plant List or approved by the City.

Small to medium-sized shrub species and ground cover would be planted within a minimum 10-ft landscape setback adjacent to all minor arterial Roads, including Curry Rd. to the west and Milligan Rd. to the north of the Sawtooth Central Energy Center Project area. A 30-ft landscape area will be reserved for the southern perimeter of the Site adjacent to Phillips Rd.

Utility-Scale Solar Generation Perimeter Security

Perimeter security fencing shall adhere to design standards outlined in *EZO 21-3-1.39.3*: Perimeter fencing shall be set back 50 ft from any perimeter or interior parcel line, and shall be enclosed with, at a minimum, a chain link fence designed with powder-coated sage green and maintained in an upright and functional condition.

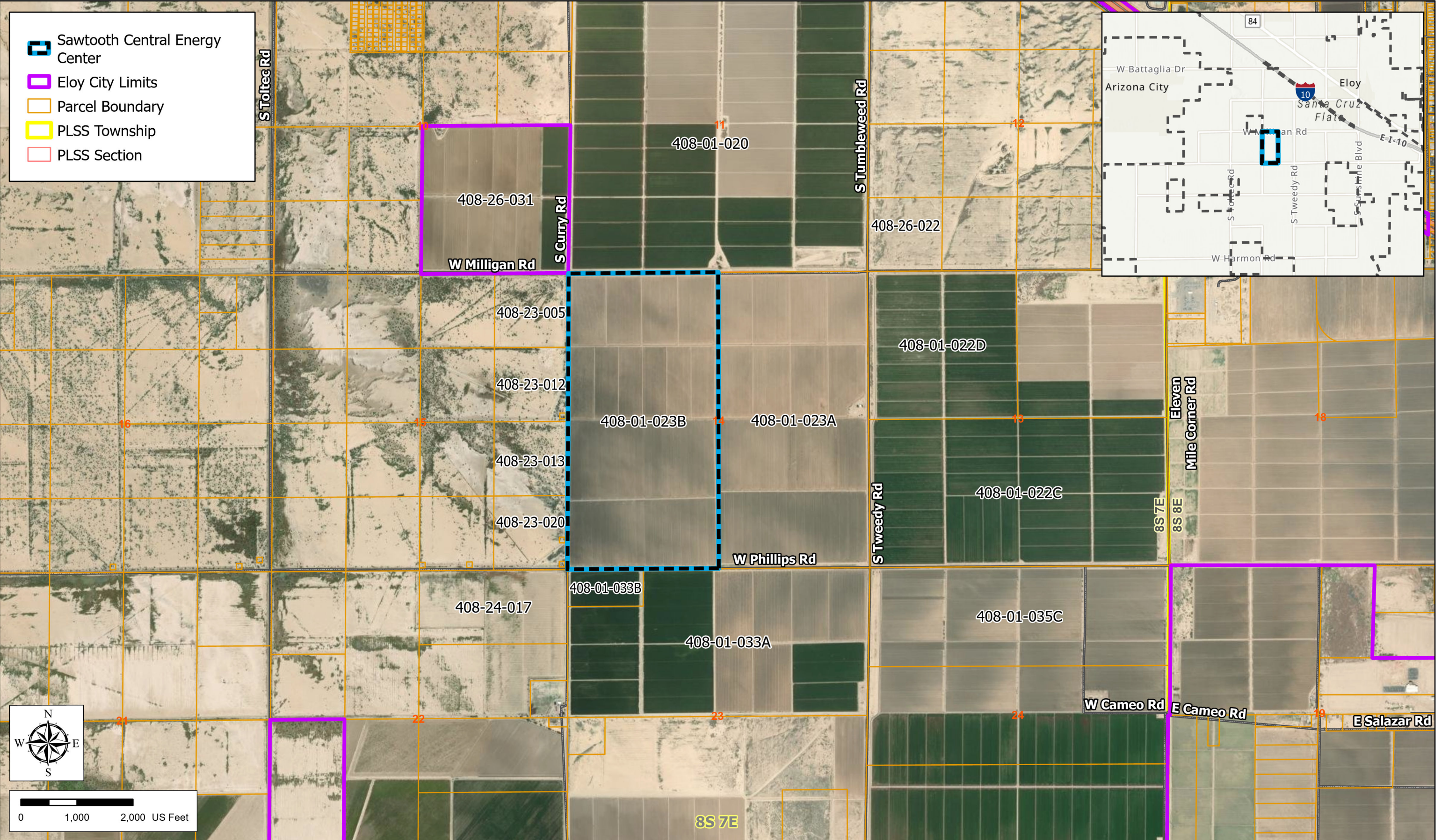
Project Decommissioning

Following the useful life of the Sawtooth Central Energy Center, project components would be decommissioned and removed from the site, adhering to all requirements outlined in *EZO 21-3-1.39 (H-K)*.

All decommissioning activities would be conducted within designated areas, which are anticipated to be within the boundaries of existing easements and leased areas. Any subsequent maintenance activities would be conducted in a manner that would minimize unnecessary disturbance. Methods of restoration, if deemed necessary when the Sawtooth Central 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.

EXHIBIT A: VICINITY & PROJECT PARCEL MAP

Source: City of Eloy | G:\Projects\USA_West\Sawtooth\05_GIS\Sawtooth_Cleaned_202405.aprx | Layout: Parcel and Vicinity Map Sawtooth CE 20240520 | Last Updated 5/20/2024 by Taylor.Robertson



A north arrow pointing upwards and a scale bar showing 0, 1,000, and 2,000 US Feet.

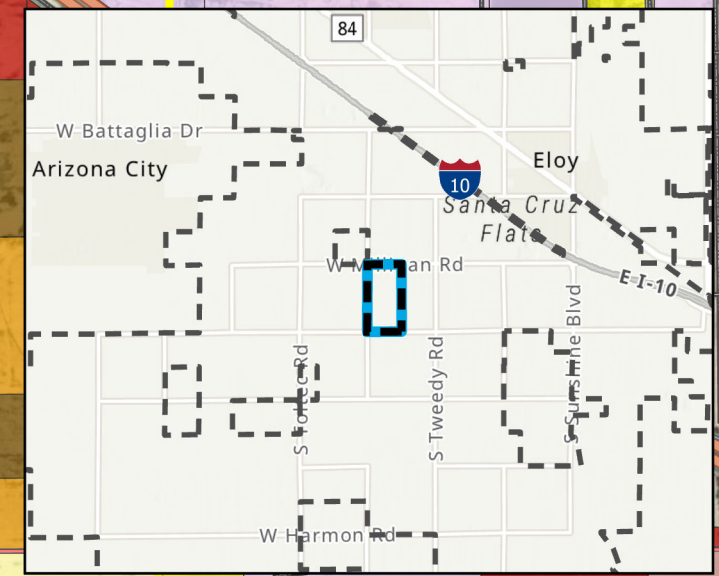
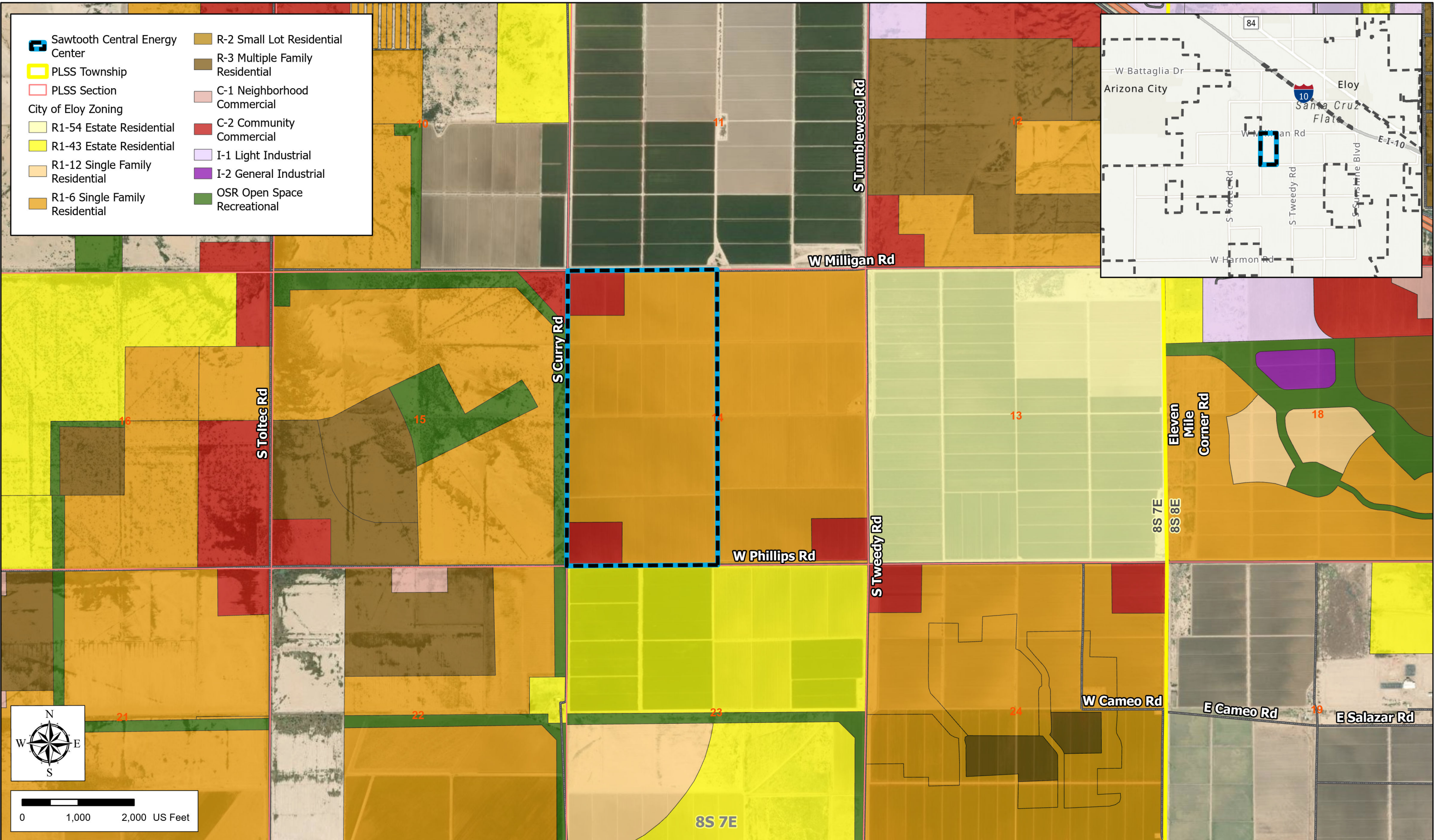


Sawtooth Central Energy Center Parcel & Vicinity Map - 5/20/2024

Sawtooth Solar Energy Center | Pinal County, Arizona

EXHIBIT B: EXISTING BASE ZONING MAP

Source: City of Eloy | G:\Projects\USA_West\Sawtooth\05_GIS\Sawtooth_Cleaned_202405.aprx | Layout: Existing Eloy Zoning Sawtooth CE 20240520 | Last Updated 5/20/2024 by Taylor.Robertson



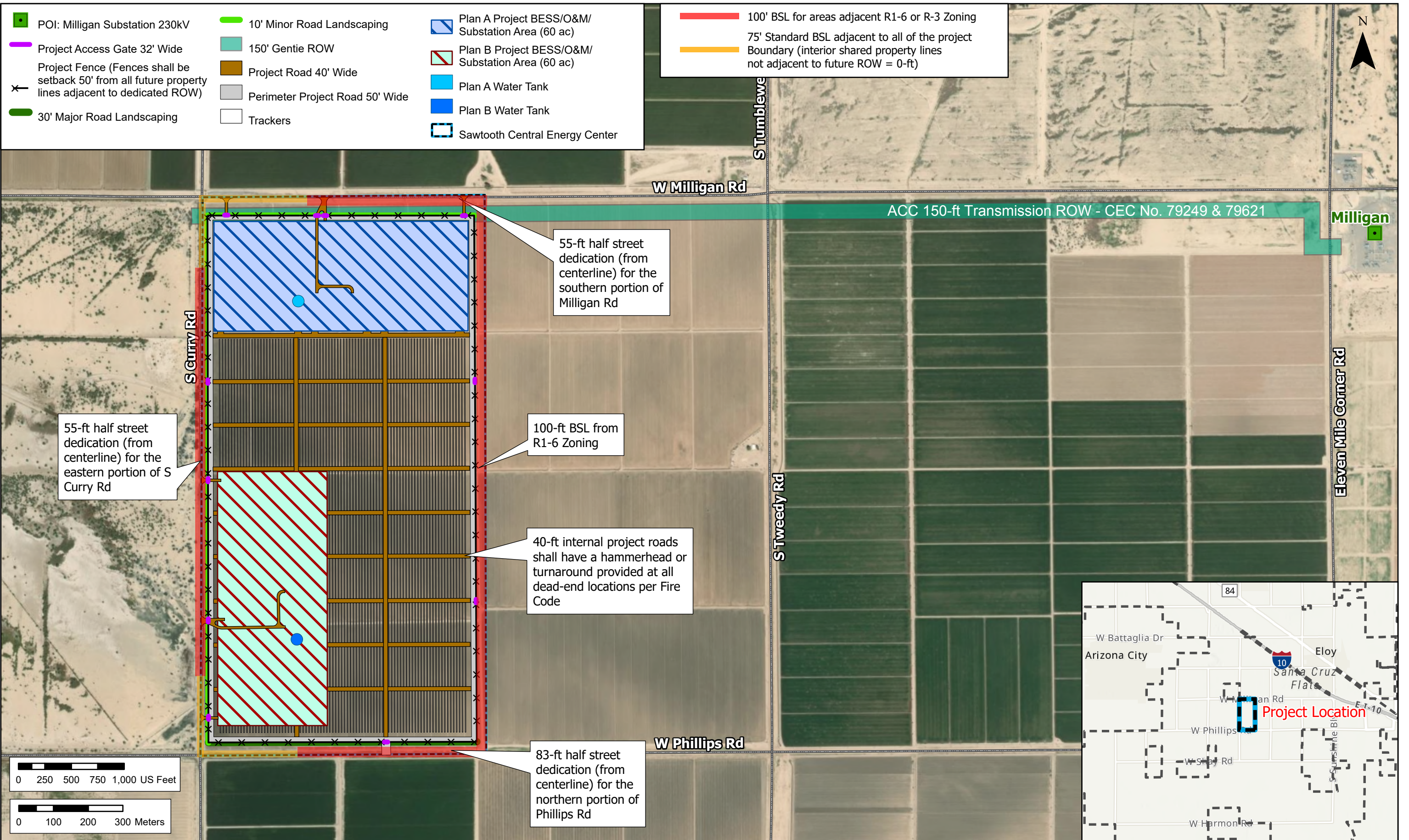
- Sawtooth Central Energy Center
- PLSS Township
- PLSS Section
- City of Eloy Zoning**
- R1-54 Estate Residential
- R1-43 Estate Residential
- R1-12 Single Family Residential
- R1-6 Single Family Residential
- R-2 Small Lot Residential
- R-3 Multiple Family Residential
- C-1 Neighborhood Commercial
- C-2 Community Commercial
- I-1 Light Industrial
- I-2 General Industrial
- OSR Open Space Recreational

0 1,000 2,000 US Feet

Sawtooth Central Energy Center Existing Underlying Zoning Map - 5/20/2024



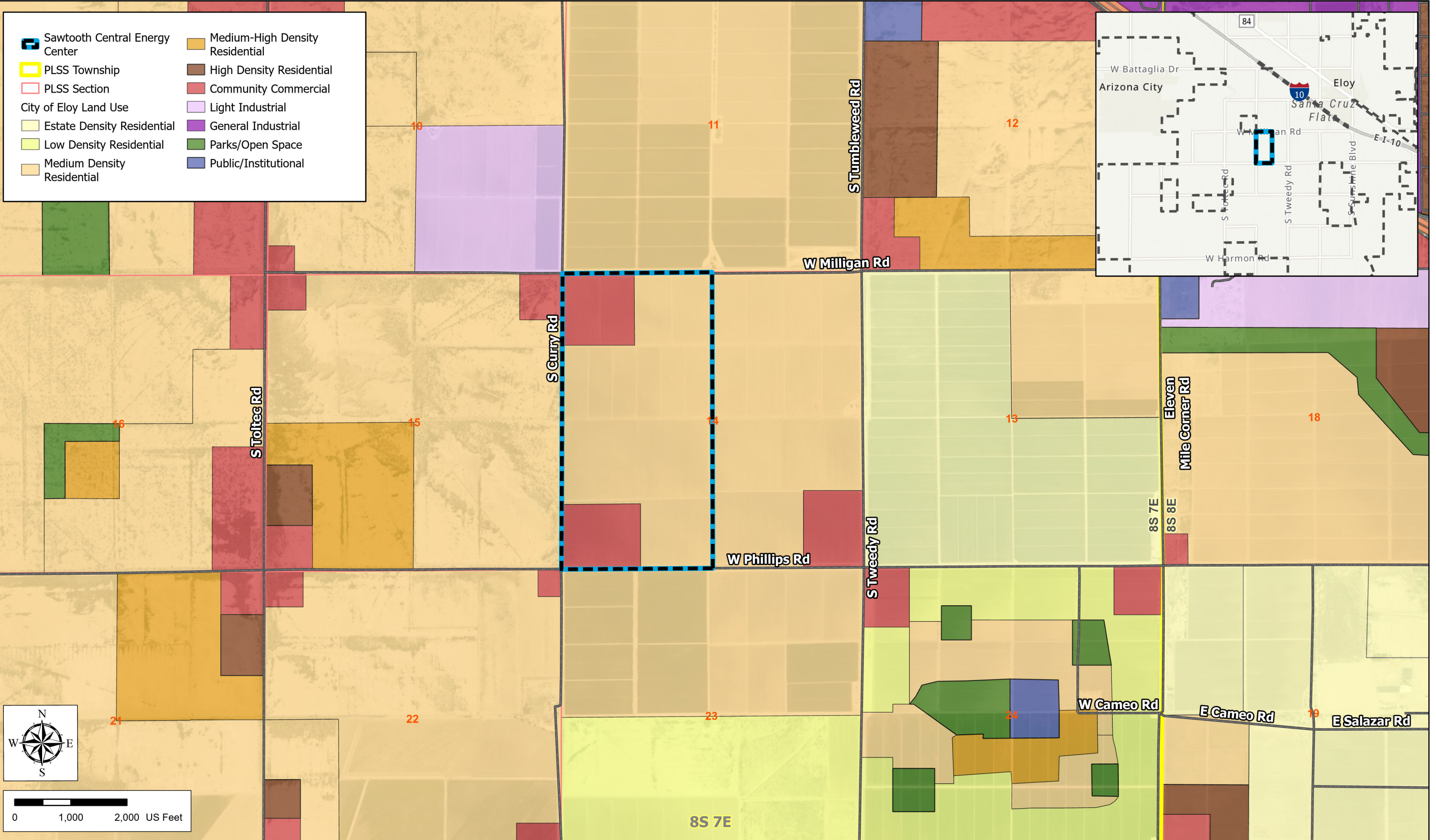
EXHIBIT C: CONCEPTUAL SITE PLAN



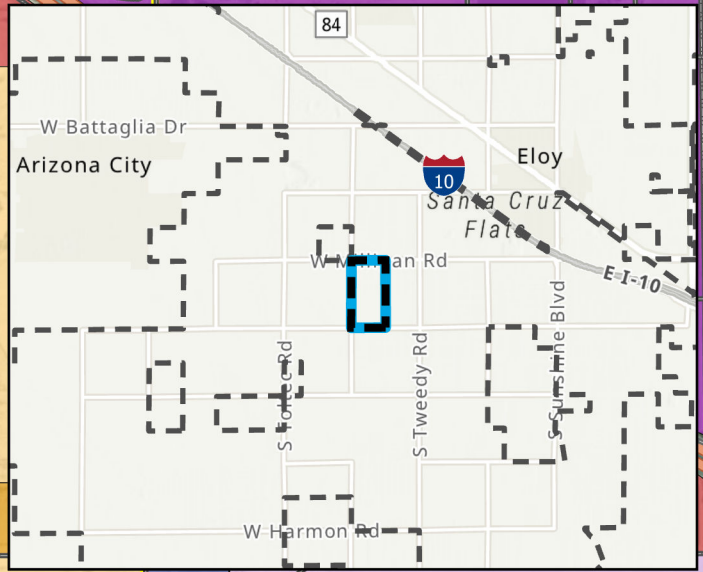
Source: ESRI G:\Projects\USA_West\Sawtooth05_GIS\Sawtooth_Cleaned_202405.aprx | Layout: Conceptual Site Plan Sawtooth Central 20250117 | Last Updated 3/12/2025 by Taylor.Robertson

EXHIBIT D: EXISTING GENERAL PLAN LAND USE MAP

Source: City of Eloy | G:\Projects\USA_West\Sawtooth\05_GIS\Sawtooth_Cleaned_202405.aprx | Layout: GP Land Use Designation Sawtooth CE 20240520 | Last Updated 5/20/2024 by Taylor.Robertson



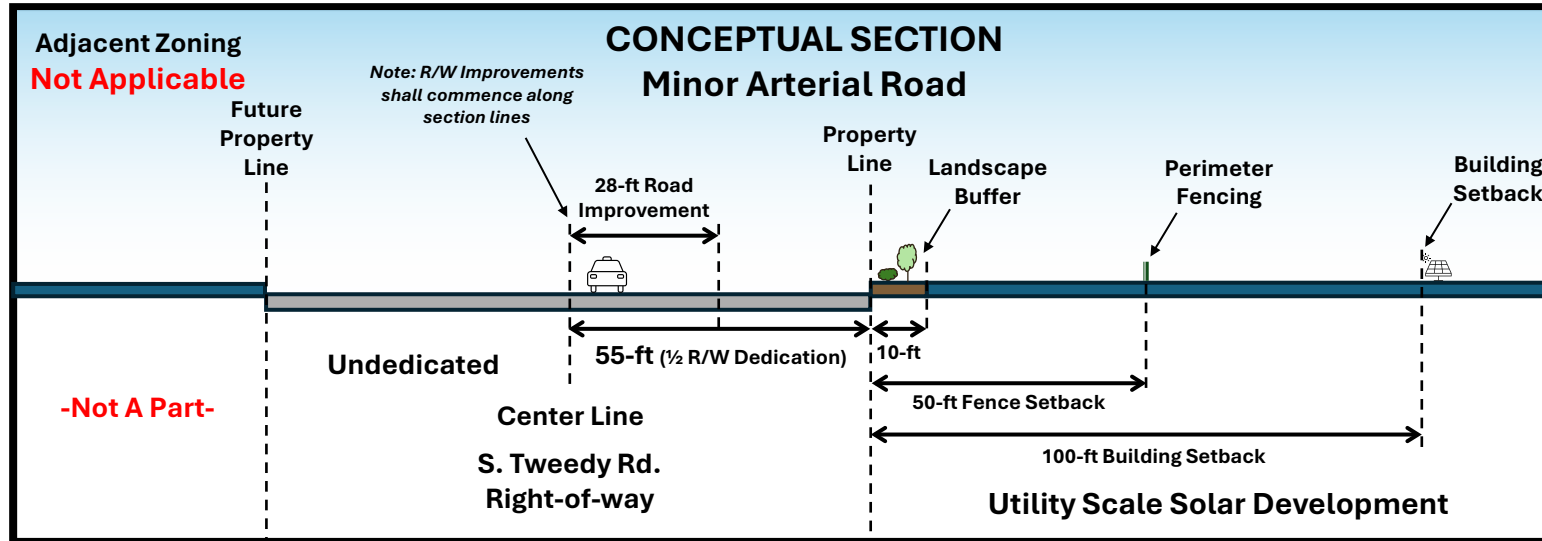
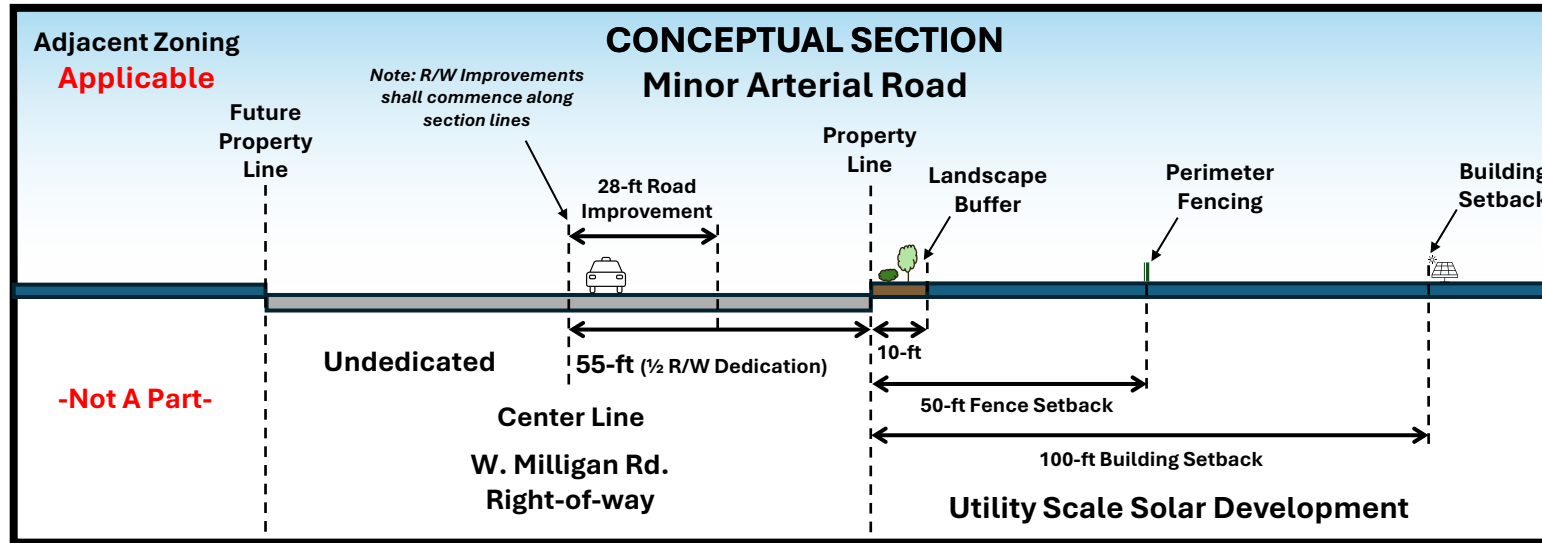
	Sawtooth Central Energy Center		Medium-High Density Residential
	PLSS Township		High Density Residential
	PLSS Section		Community Commercial
City of Eloy Land Use			Light Industrial
	Estate Density Residential		General Industrial
	Low Density Residential		Parks/Open Space
	Medium Density Residential		Public/Institutional



A north arrow and a scale bar are provided for orientation and measurement. The scale bar shows 0, 1,000, and 2,000 US Feet.

Sawtooth Central Energy Center Existing Land Use Designation - 5/20/2024

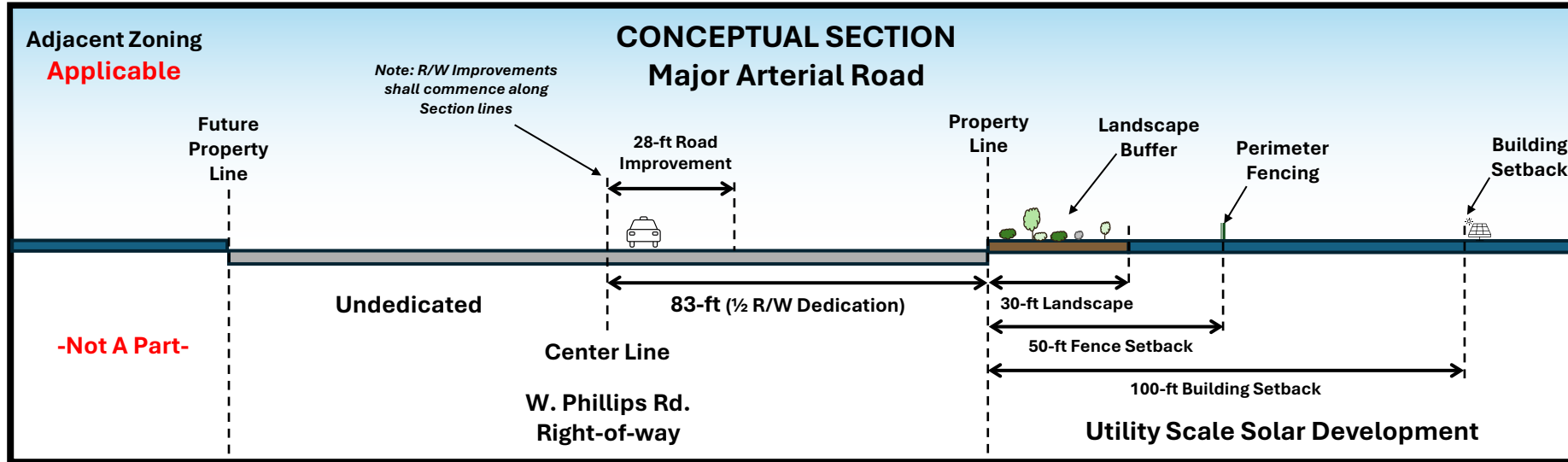




Interim Project Development Plan – Conceptual Sections

(Major vs Minor Arterial Dedications | Perimeter Landscaping & Setbacks for Applicable vs Not Applicable Adjacent Zoning)

Sawtooth East 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)

Sawtooth East Energy Center | City of Eloy, Arizona

Citizen Review Plan & Report

1st Amendment to the

Eloy Acres Planned Area Development (PAD)

RZPAD2005-062.A1

Sawtooth Central Energy Center

Eloy, Arizona

Re-Submitted:

March 25, 2025

Prepared By:

ROSE LAW GROUP_{pc}
RICH ▪ CARTER ▪ FISHER

Nate Tonnemacher
Senior Planner & Project Manager
7144 E. Stetson Drive, #300
Scottsdale, AZ 85251
Direct: 480-240-5642 | M: 805-345-8074
ntonnemacher@roselawgroup.com

On behalf of:

Sawtooth Solar 1, LLC

A subsidiary of:

EDF Renewables, inc.



Citizen Review Plan

NOTE: This report will be continually updated and resubmitted for review as efforts commence.

The following document outlines the Citizen Review Plan and notification efforts for the Sawtooth Central Energy Center PAD Amendment project. The project application is requesting to amend the Eloy Acres Planned Area Development (PAD) to allow utility-scale solar and Battery Energy Storage Systems (BESS) land uses. The purpose of the request is to facilitate the development of a solar generation and battery storage facility on an approximate 325.86-acre property (APN: 408-01-023B) within the City of Eloy, Arizona.

Notification Area Map

The 300-foot area map within which all property owners will be notified of the project requests is attached hereto as Exhibit A.

Contacted Parties

A completed mailing list of all property owners contacted through ongoing outreach efforts is attached hereto as Exhibit B. Property ownership is determined based on current records obtained from the Pinal County Assessor's website.

Contact Dates and Methods

Letters notifying all property owners within 300-feet of the project boundary were mailed via First Class U.S Mail on March 4th. The letters included all necessary details related to the application, as well as an invitation to join the Development Team at an Open House meeting hosted in the Community Room of Eloy City Hall. A copy of the notification letter and an Affidavit of Notification is attached to this updated Citizen Review Plan as evidence of compliance with mailing & notification requirements (See Exhibit B)

Site Posting

Signs will be posted on the property with project details and contact information a minimum of 10 days before the Open House Community Meeting. The public hearing dates and times will be added to the signs as required by City of Eloy once the case has been scheduled.

A mock-up of the sign posting language and a sign location map are attached hereto as Exhibit C. Photos and an Affidavit of Sign Postings will be attached with the updated Citizen Review Plan as evidence of the postings.

Open House Community Meeting

An open house community meeting was held, in-person, on Thursday March 20th, 2025, from 5:30 pm to 6:30 pm in the Community Room of the Eloy City Hall located at 595 C St. Suite 101, Eloy, AZ 85131. The general public was invited to come and learn more about the proposed request and provide any comments or recommendations for improvements to the Project's scope or design/development, etc. The applicant and their representatives were available for the entire

meeting

The Community Room was accessible to the public through a main entrance leading outside. A comment table was positioned at the entrance, with a member of the Applicant's team stationed to welcome visitors. The meeting space was well-lit, with signs placed around the entrance, including the parking areas and pathways leading to the space. A team of three representatives from Rose Law Group PC, including the Applicants' Land Use Attorney and two (2) Land Use Planners, joined the Applicants' Development Team as hosts of the meeting.

No members of the public or other visitors, city staff or interested parties attended the meeting. Sign-in sheets were provided, however, because no persons attended the meeting the sheets are blank. Photos from the meeting are attached to this report as Exhibit D.

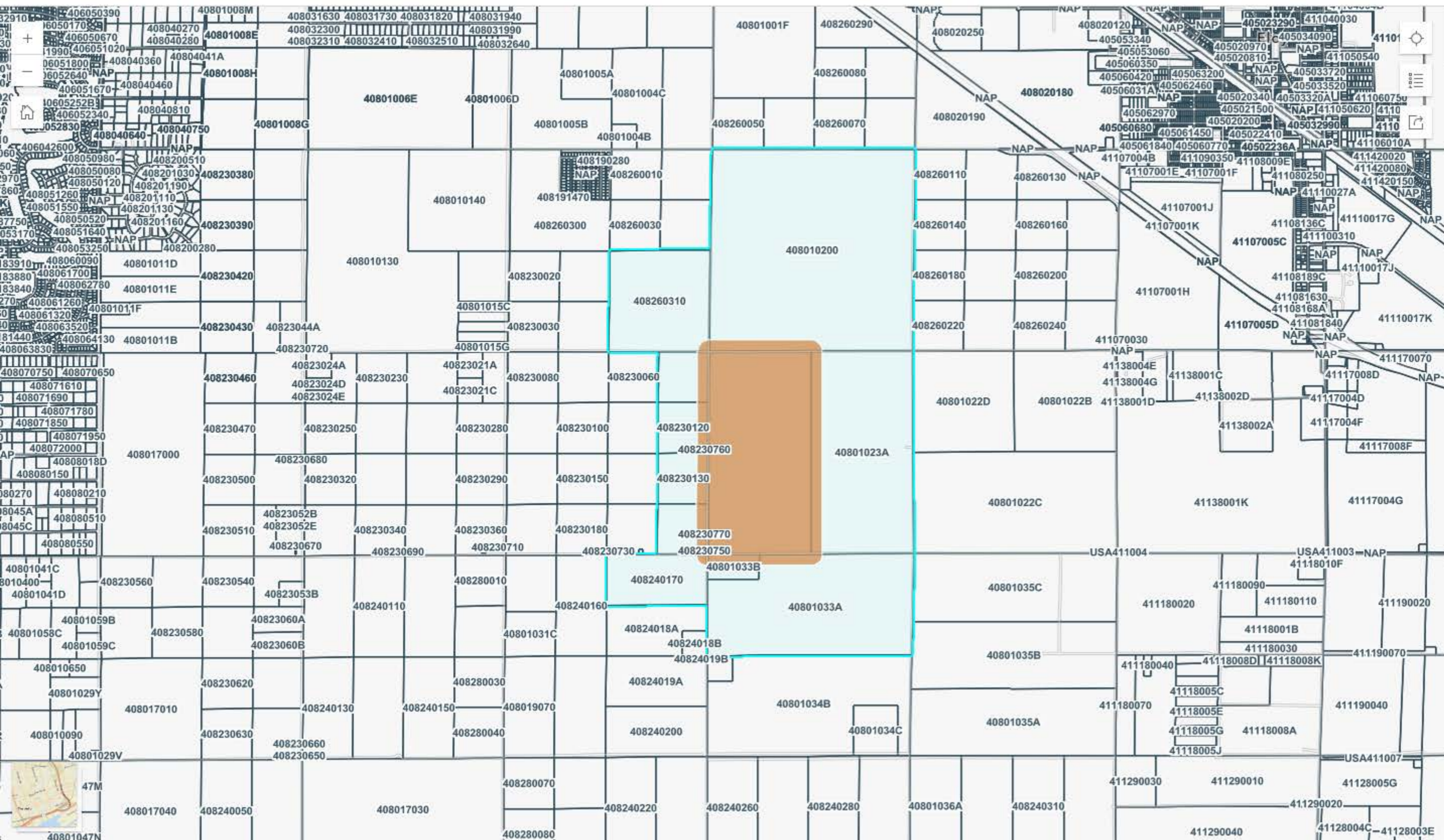
Ongoing Communication with Neighbors

The Applicant Team will continue to work to ensure all issues and concerns brought to their attention by neighbors are addressed. The required sign-in sheets at the Open House Community Meeting will have a checkbox for neighbors to choose if they want to receive updates on the project following the meeting. If meeting attendees request updates about the project and would like to be notified of any significant changes or amendments to the development after the meeting, the Applicant Team will send individual emails to those attendees with updates throughout the process.

Copies of any public comments and feedback, and all email correspondence with neighbors will be submitted with the updated Citizen Review Plan a minimum of 15 days before the Planning and Zoning Commission Hearing.

EXHIBIT A

NOTIFICATION AREA BUFFER MAP



Map navigation controls including a search icon, a home icon, a refresh icon, and a download icon.

Create new list

Select features from the input layer to add to your list.
 Draw with sketch tools, specify a search distance, and use features from another layer to select overlapping features.

Input layer

TaxParcels

40801023b

Sketch tools: Point, Line, Polygon, Rectangle, Circle, and Settings.

Search distance ?

300 Feet

Use layer features ?

14 selected features

List name

40801023A 300 Feet

Done

Cancel

EXHIBIT B

**AFFIDAVIT OF NOTIFICATION
&
MAILING LIST**

Affidavit of Notification

Application: Sawtooth "Central" Energy Center (RZPAD2005-062.A1)

Applicant Name: Sawtooth Solar 1, LLC

Location: Pinal County APN 408-01-023B

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

Kayla Arneodo
Applicant/Representative Signature

3/4/2025
Date

This instrument was acknowledged before me on this 4th day of March,

2025, by Kayla Arneodo. In witness whereof

I hereunto set my hand and official seal.

Angelica Van Balen
Notary Public

My commission expires June 5, 2027



March 4, 2025

RE: Eloy Acres Planned Area Development (PAD) 1st Amendment proposing to add “utility-scale solar and Battery Energy Storage Systems (BESS)” as a permitted use within the Planned Area Development (PAD) Overlay.

Dear Property Owner or Neighborhood Association Representative:

The purpose of this letter is to inform you that Rose Law Group pc (“Applicant”), on behalf of Sawtooth Solar 1, LLC (“Developer”), a wholly owned subsidiary of EDF Renewables Inc., is requesting to amend the Eloy Acres Planned Area Development (PAD) to add “utility-scale solar and Battery Energy Storage Systems (BESS)” as a permitted uses within the Planned Area Development (PAD) Overlay.

The proposed Solar Project will be called Sawtooth “Central” Energy Center. The 325.86-acre Project Site is east of S. Curry Road, south of Milligan Road, west of the Tierra Del Sol PAD, and north of E. Phillips Road; identified as Pinal County APN 408-01-023B.

The purpose of the Applicant’s request is to allow the development of a Utility-Scale Solar Energy Generation Facility, Battery Energy Storage Systems (BESS), Project substation, and operations and maintenance yard in support of renewable energy development in the City of Eloy. It should be noted that this PAD Amendment request is separate from similar application requests related to the greater Sawtooth Energy Center Project.

The Applicant’s development team would like to invite you to an Open House meeting to learn more about this request and the proposed development.

Thursday, March 20, 2025

Anytime between 5:30 PM – 6:30 PM

In the Community Room

Eloy City Hall

595 N. C Street, Eloy, AZ 85131

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal. You are welcome to contact me directly at NTonnemacher@RoseLawGroup.com or 480.240.5642.

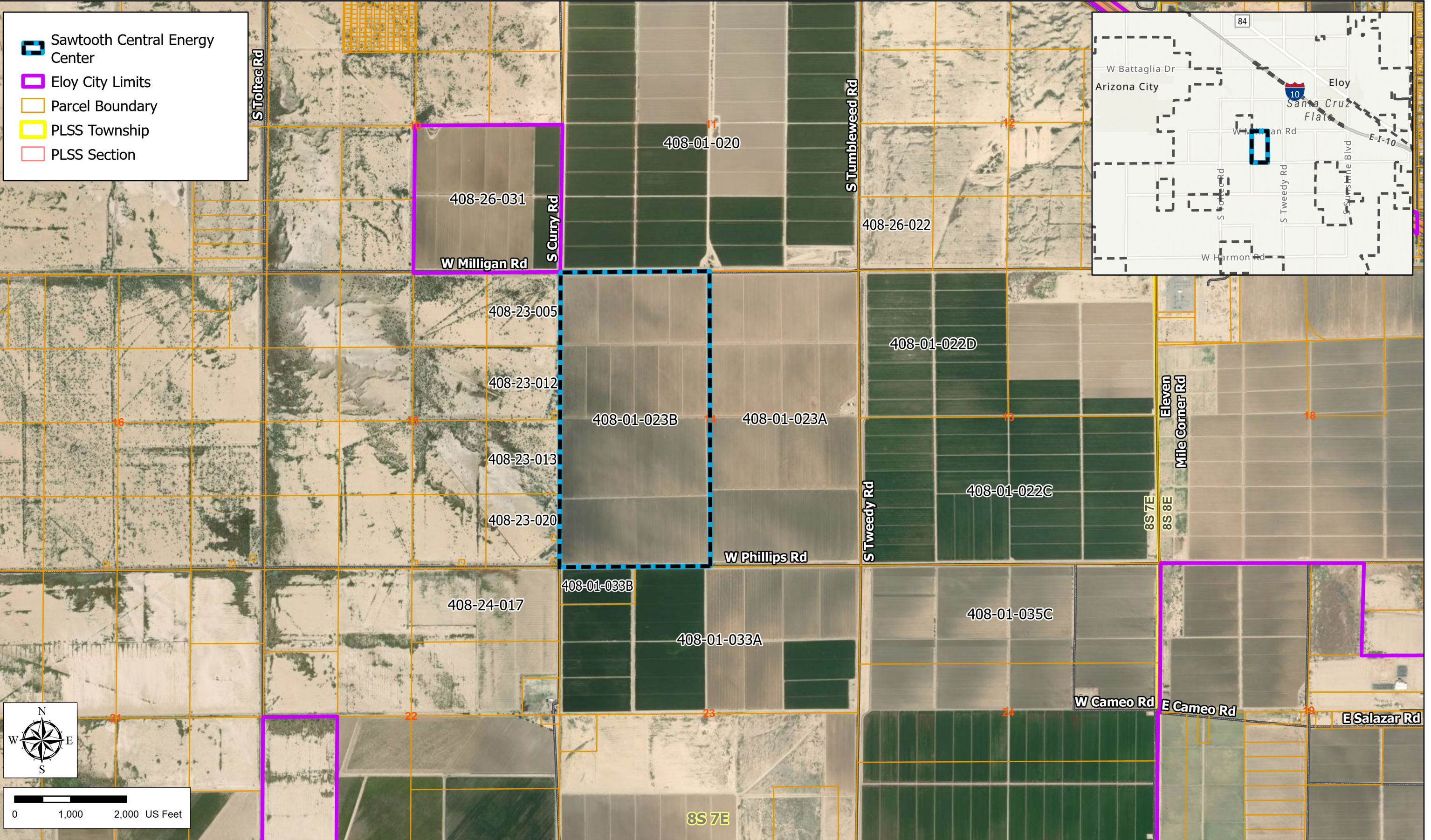
Sincerely,

Nate Tonnemacher

Senior Planner & Project Manager

Attached: Vicinity Map

Source: City of Eloy | G:\Projects\USA_West\Sawtooth\05_GIS\Sawtooth_Cleaned_202405.aprx | Layout: Parcel and Vicinity Map Sawtooth CE 20240520 | Last Updated 5/20/2024 by Taylor.Robertson



Sawtooth Central Energy Center Parcel & Vicinity Map - 5/20/2024

Sawtooth Solar Energy Center | Pinal County, Arizona

GRANDILLA (ARIZONA) INC
8711 E PINNACLE PEAK RD STE 141
SCOTTSDALE , AZ 85255-5351

SHEDD DANIEL & ELAINE FAM
TRUST
2948 E RIVER BUSH RD
ELOY , AZ 85131-1950

CITY OF ELOY
595 N C ST STE 104
ELOY , AZ 85131-1255

ELOY LLC
PO BOX 1968
CAVE CREEK , AZ 85327-7196

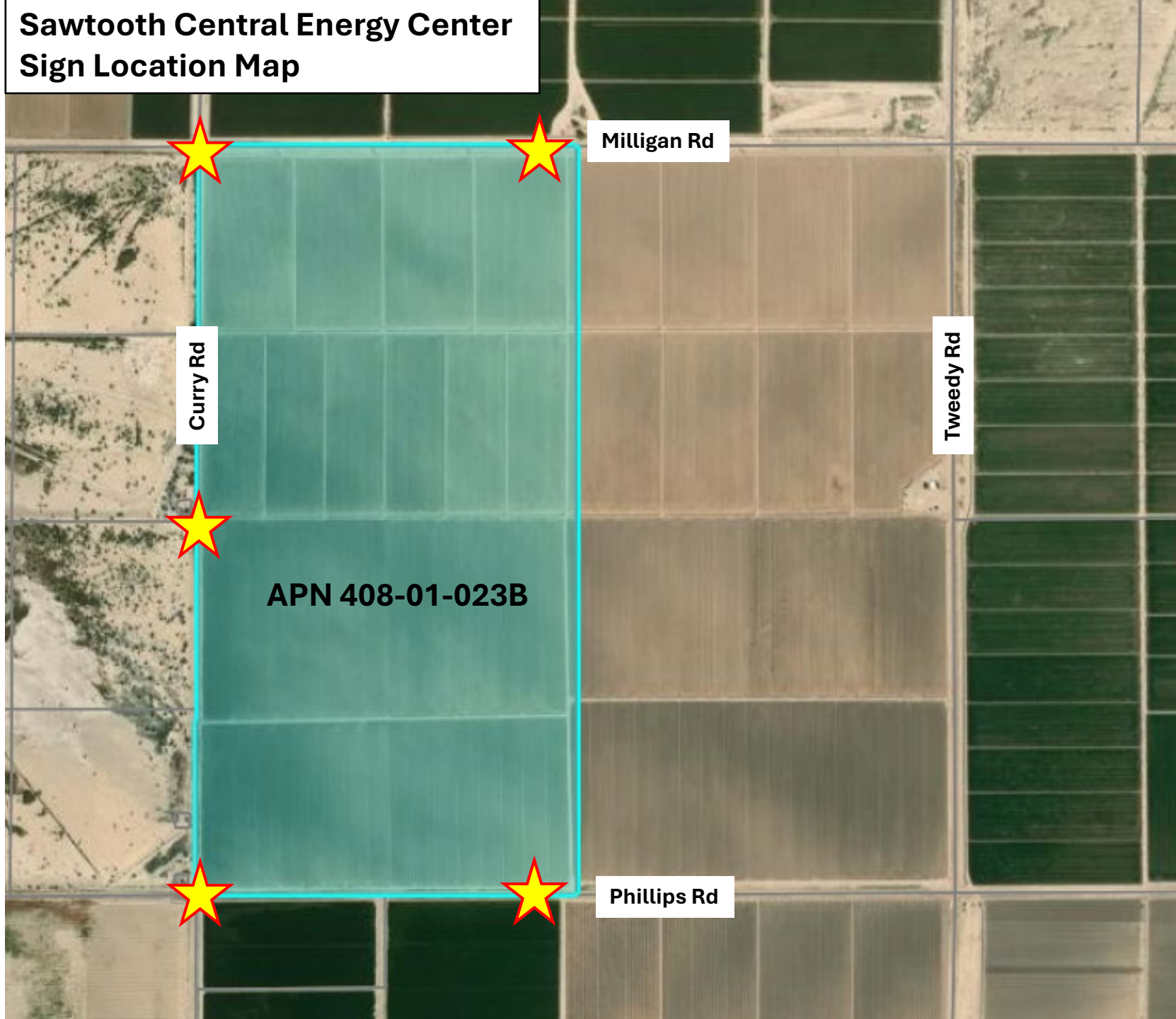
SHEDD JAMES & SHARON FAM LLC
12832 S OVERFIELD RD
CASA GRANDE , AZ 85193-3750

GM GABRYCH FAMILY LTD PSHIP
16700 N THOMPSON PEAK PKWY STE
230
SCOTTSDALE , AZ 85260-0238

EXHIBIT C

SIGN POSTING

Sawtooth Central Energy Center Sign Location Map



Milligan Rd

Curry Rd

Tweedy Rd

APN 408-01-023B

Phillips Rd

City of Eloy Public Notice

Request (s): Amend the existing Eloy Acres Planned Area Development (PAD) to include *utility-scale Solar and Battery Energy Storage Systems (BESS) land uses.*

Project Location: East of Curry Road, South of Milligan Road, West of the Eloy Acres PAD, and North of Phillips Road; Identified as Pinal County APN 408-01-023B

Project Size: Approximately 325.86 Acres

Proposed Use: Utility-Scale Solar Energy Generation Facility in support of renewable energy development in the City of Eloy

Case No(s): RZPAD2005-062.A1

Applicant Contact:

Rose Law Group pc

Court Rich, Attorney

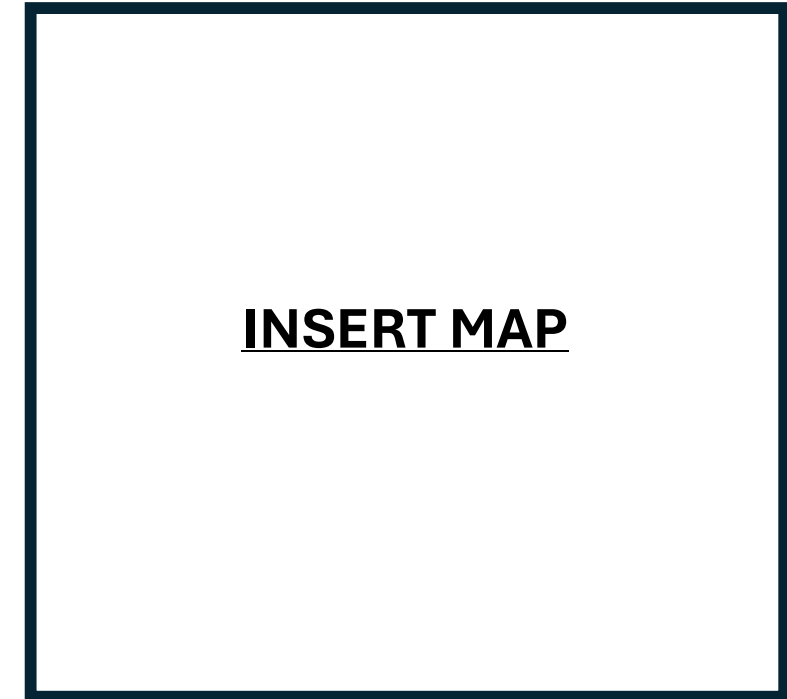
Attn: Nate Tonnemacher, Senior Planner & Project Manager
480.240.5642 | ntonnemacher@roselawgroup.com

City Contact:

Community Development Department

Planning & Zoning Division

Dan Symer, Community Development Director
520.466.2578 | dsymer@eloyaz.gov



PLANNING & ZONING COMMISSION HEARING

When: TBD

Where: City Council Chambers, City Hall
595 N. C Street | Eloy, AZ 85131

CITY COUNCIL HEARING

When: TBD

Where: City Council Chambers, City Hall
595 N. C Street | Eloy, AZ 85131

EXHIBIT D:

PHOTOS:

OPEN HOUSE COMMUNITY MEETING

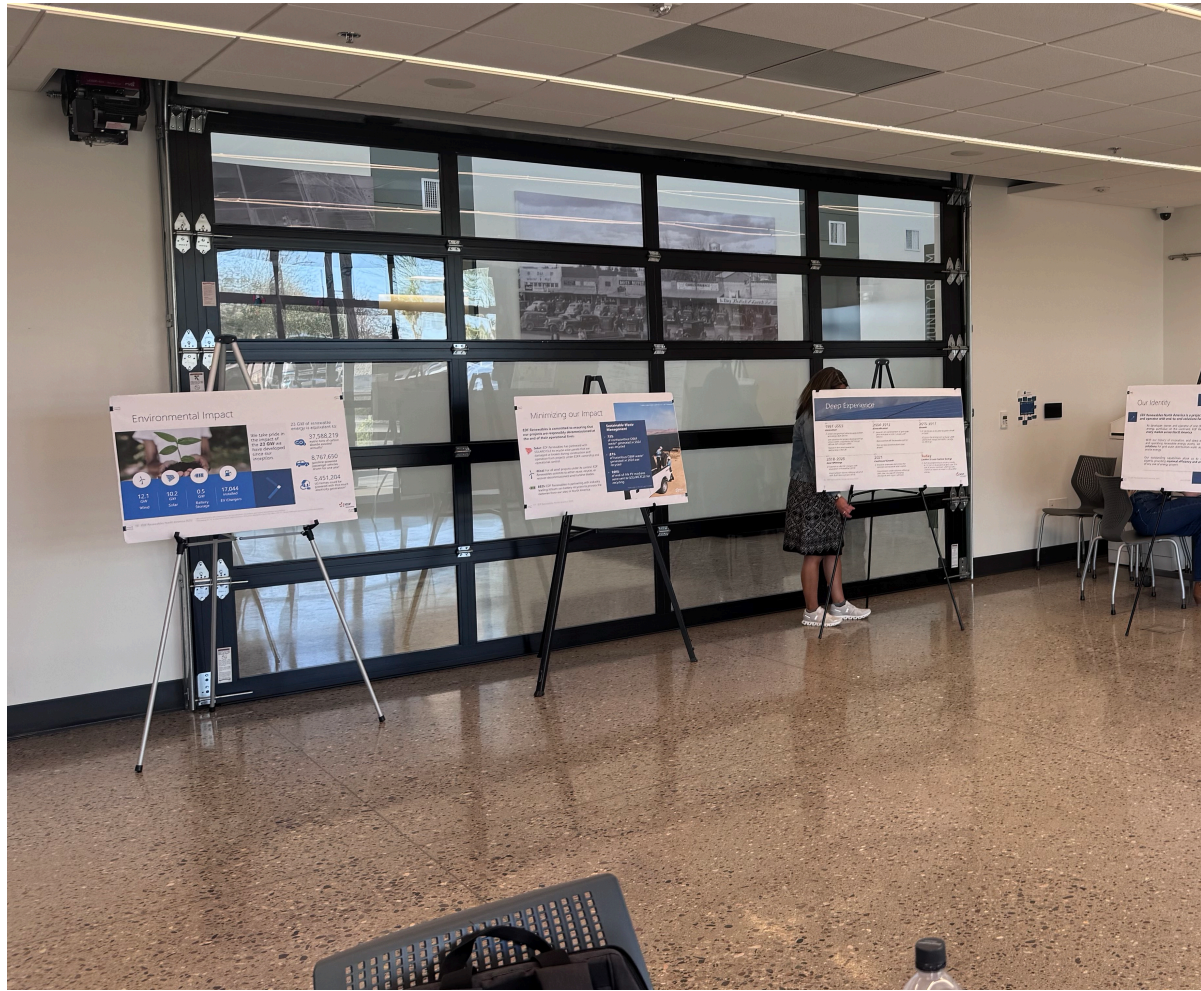


EXHIBIT D: OPEN HOUSE COMMUNITY MEETING
SAWTOOTH CENTRAL ENERGY CENTER

ROSE LAW GROUP^{pc}

RICH ■ CARTER ■ FISHER

COURT S. RICH
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.505.3937 Fax 480.505.3925
CRich@RoseLawGroup.com
www.RoseLawGroup.com

March 25, 2025

SENT VIA EMAIL

City of Eloy
595 North C Street, Suite 104
Eloy, AZ 85131
Attn: Daniel Symer
dsymer@eloyaz.com

RE: Sawtooth Central Energy Project: RZPAD2005-062.A1

Mr. Symer,

I am writing on behalf of Sawtooth Solar 1, LLC (“Sawtooth”) to request that the City of Eloy consider and approve the Application for the Sawtooth Central Energy Project (the “Project”) even though it may cause the city to minimally exceed the cumulative acreage limit set forth in Section 21-3-1.39(B). Section 21-3-1.39(B) expressly permits the city to approve projects in excess of the cumulative acreage cap if the applicant demonstrates that approval is warranted. As set forth below, there are numerous reasons this request to just slightly exceed the cap for this project is in the best interest of the city and should be approved.

The Project has been included in the city’s plans for solar since before the new solar zoning ordinance was even adopted. The city consistently has planned for the development of the Project since its very first public hearing on the issue of a new ordinance for utility scale solar uses. On February 6, 2023, the City Council held a study session that kicked off the process of writing the Utility Scale Solar Zoning Ordinance. At that hearing, staff provided the Council with the map attached to this letter as **Exhibit A**. Sawtooth Central is depicted on that map as within the western portion of what is labeled as project “D.” From that date forward, Project D was shown on all subsequent maps provided to Council and the Planning Commission. The Project is entirely consistent with the city’s expectation for over two years and is not a new or unexpected project.

This request to slightly exceed the acreage cap will not materially impact the city. According to information received from staff during the Utility Scale Solar Zoning Ordinance drafting process, the total size of Eloy is approximately 73,400 acres. In contrast, the Project is only 325 acres which is less than one-half of one-percent (.0044%) of the acreage of the total city. Further, the entire Project itself does not exceed the cap, and only about one-half of the site takes the city above the cap. That means the portion in excess of the cap is approximately .002% of the area of the city. This limited additional acreage does not materially alter the city’s cumulative cap or impact the interests Eloy was attempting to protect by imposing the cap in the first place.

The Project complies with all of Eloy's utility scale solar location criteria. Section 21-3-1.39(A)(1-3) of the City Code provides that utility scale solar projects must be south of I-10, a minimum of ½ mile from the freeway, and that they must be contiguous with other solar facilities. The Project complies with each of the criteria and is appropriately located. In fact, if the Project is not approved, then there will be small gap between projects, creating the exact type of patchwork or checkerboard effect the city specifically sought to avoid.

The Project's small parcel size, 325 acres, is surrounded by solar uses on two sides making utility scale solar the best use for this site. The Project is part of the Sawtooth Energy Project complex and sits between Sawtooth East and Sawtooth West, along the south side of Milligan Road. As a result, utility scale solar actually is the best use for this site in this location. If property to the east and west of the Project develop as utility scale solar uses, it will make this land between those two sites more difficult to develop as anything except for utility scale solar. Given the surrounding uses, it is a prudent and in keeping with good planning for this site to be approved for utility scale solar use as well.

The Project is not new and has been contemplated in this location since the city began its careful look at the location of utility scale solar. The amount in excess of the acreage cap is small and will not materially impact the total acres of solar in the city while complying with every one of the city's location criteria for solar. Finally, given the solar uses already planned to the east and west of this relatively small site, this site is best planned for a solar use going forward. With the foregoing in mind, we respectfully ask that the city approve the Sawtooth Central project and permit it to slightly exceed the cumulative acreage cap.

Sincerely,

/s/ Court S. Rich
Court S. Rich

EXHIBIT A



Solar Facilities

Eloy, Arizona

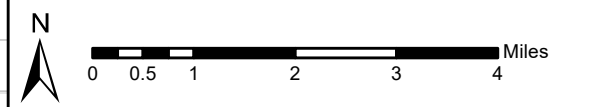
Current Solar Projects	As Proposed		
	As Proposed	As Proposed Overlay	
Operational	1,002 AC.	1,002 AC.	
Design	912 AC.	912 AC.	
SUBTOTAL	1,914 AC.	1,914 AC.	
Proposed Solar Projects	A	1,645 AC.	640 AC.
	B	605 AC.	0 AC.
	C	651 AC.	651 AC.
	D	1,285 AC.	1,285 AC.
	E	2,035 AC.	2,035 AC.
SUBTOTAL	6,221 AC.	4,611 AC.	
TOTAL	8,135 AC.	6,525 AC.	

Eloy Zoning Map

Preliminary Solar Overlay Area

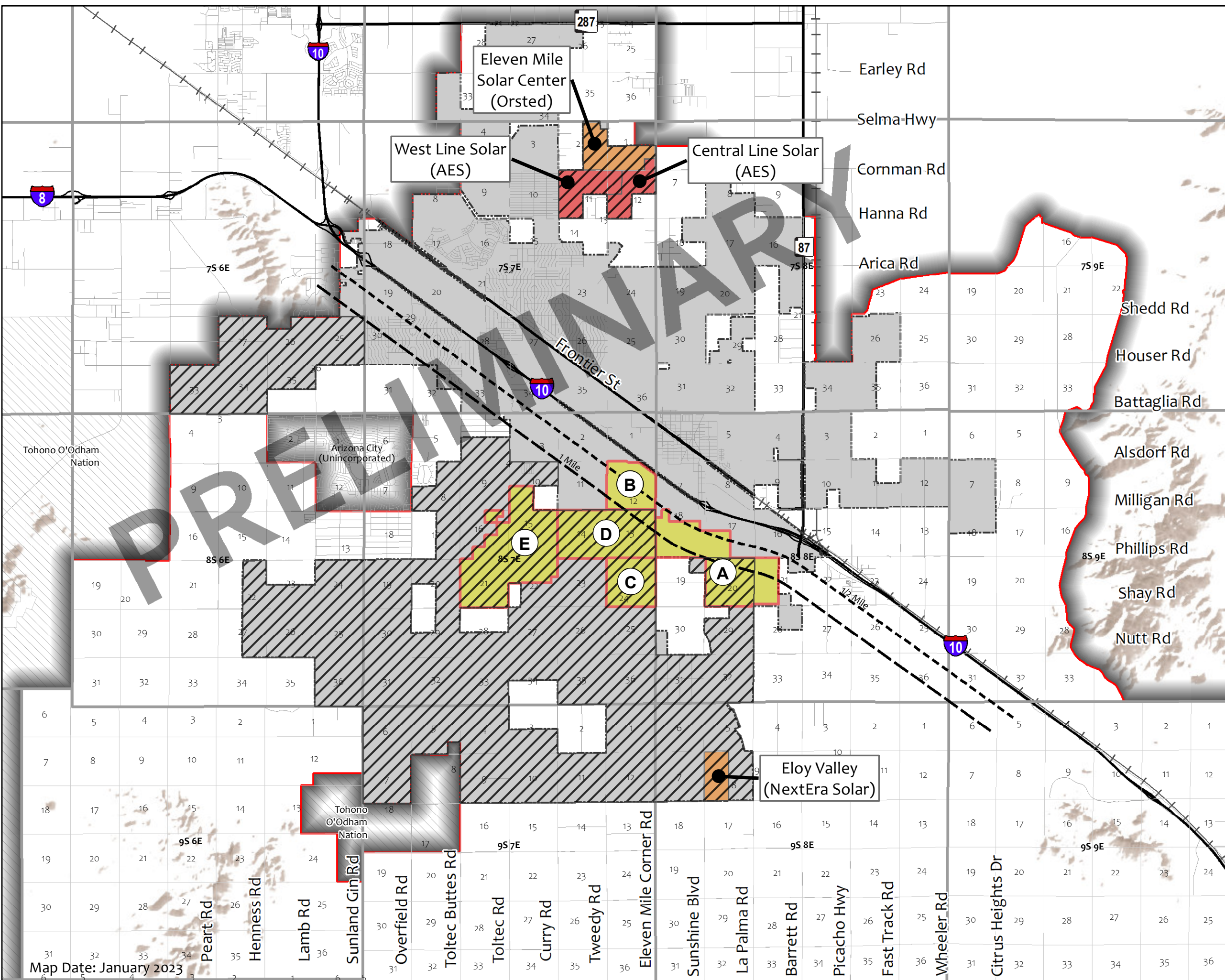
Reference

- Eloy City Limits
- Eloy Planning Boundary
- Railroad
- 1/2 Mile I-10 Buffer
- 1 Mile I-10 Buffer



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Conditions of Approval for Zoning Map Amendment:

Case No. RZPAD2005-062.A1

**Eloy Acres Planned Area Development –
Sawtooth Central Energy Center**

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

SITE DEVELOPMENT

1. **APPLICABILITY.** Case No. RZPAD2005-062.A1 Eloy Acres Planned Area Development – Sawtooth Central Energy Center, and Conditions of Approval herein shall supersede all previous approvals, including Ordinance No. 06-617.
2. **CONFORMANCE TO DEVELOPMENT PLAN.** The development shall conform to the Development Plan, entitled “1st Amendment to the Eloy Acres Planned Area Development – Sawtooth Central Energy Center,” 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.
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 to store (e.g. batteries, etc.) and to 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 1st Amendment to the Eloy Acres Planned Area Development – Sawtooth East Energy Center 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 Rancho Del Sol Brillante Planned Area Development Center, 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
9. TRAFFIC IMPACT ANALYSIS. With each site plan or preliminary plat submittal, the property owner/developer shall submit a Traffic Impact Analysis by a registered Traffic Engineer licensed to practice in Arizona 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 Solar, Utility Scale Generation, and Battery Energy Storage System Facility, 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. The water reservoir tank shall be operational and filled with water prior to any Final Inspection for the development project.
11. 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.
12. 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 any other use, 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.
13. 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.



Solar Facilities

Eloy, Arizona

Completed Solar Projects

1	Villages of Eloy (AES)	959.42 AC.
2	Villages of Eloy (AES)	592.47 AC.
Total Completed (approximate)		1,551.89 AC.

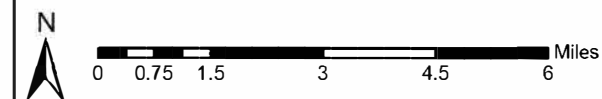
Proposed Solar Projects

A	Milligan Energy Center	1,574.95 AC.
C	Cooley Eloy - Shay Solar	619.30 AC.
D	Kitt 1 Solar	601.39 AC.
E	Sawtooth Solar	1,947.85 AC.
F	Eloy Valley / Steven Farm Solar	2,784.79 AC.
G	Picacho View II	926.78 AC.
H	Poblano Solar	915.04 AC.
I	Eloy Valley Solar Expansion	312.22 AC.
J	Tierra Del Sol - Sawtooth East	310.18 AC.
K	Eloy Acres	310.18 AC.
Total Proposed (approximate)		10,302.68 AC.

TOTAL (approximate excluding right-of-way dedications) 11,854.57 AC.

Reference

- Solar Allowed
- Eloy Planning Boundary
- Eloy City Limits
- Coolidge Solar Projects
- Pinal County Solar Projects
- Substation
- Canal
- Railroad
- 2,640' I-10 Buffer



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