



Planning Commission  
Notice & Agenda  
Wednesday, February 21, 2024

CITY COUNCIL CHAMBERS | 11465 WEST CIVIC CENTER DRIVE | AVONDALE, AZ 85323

---

**REGULAR MEETING**

**6:00 PM**

*PHYSICAL ACCESS TO THE COUNCIL CHAMBERS WILL BE AVAILABLE 30 MINUTES PRIOR TO THE MEETING.*

**1. CALL TO ORDER**

**2. ROLL CALL**

**3. APPROVAL OF MINUTES**

Approval of November 15, 2023 and January 17, 2024 Planning Commission Meeting Minutes

**4. PUBLIC HEARING ITEMS**

**a. EXTRA SPACE STORAGE – CONDITIONAL USE PERMIT – APPLICATION PL-23-0303**

Planning Commission will hold a public hearing and consider a request by Paul Hedges (on behalf of Extra Space Storage) for approval of a Conditional Use Permit (CUP) to allow for a mini-storage warehouse and personal storage development. The 2.28 net-acre subject property is located at the southwest corner of Indian School Road and Osborn Road. This project was previously approved as a Conditional Use Permit by the City Council on June 21, 2021, zoning case PL-21-0003. The CUP has expired, and the applicant is requesting a new approval of the CUP for the same project to move forward with the development. The Planning Commission will take appropriate action.

Staff Contact: Sandra Freund, AICP, Senior Planner

**b. SUN DEPOT – MAJOR GENERAL PLAN AMENDMENT – APPLICATION PL-23-0053**

Planning Commission will hold the second of two public hearings and consider a request by Paul Burman, Invenergy, on behalf of property owner Sun Depot Energy Storage LLC, to amend the General Plan 2030 Land Use Map for approximately 15.92 gross acres of land located approximately 330 feet west of the southwest corner of Palm Lane and Avondale Boulevard. The proposed major General Plan Amendment (GPA), if approved, will amend the General Plan 2030 Land Use Map designation from Mixed Use to Public/Civic. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Joshua Orton, AICP, Senior Planner

**c. SUN DEPOT – REZONE – APPLICATION PL-23-0177**

Planning Commission will hold a public hearing and consider a request by Paul Burman, Invenergy,

on behalf of property owner Sun Depot Energy Storage LLC, to rezone approximately 15.92 gross acres of land located approximately 330 feet west of the southwest corner of Palm Lane and Avondale Boulevard from Agricultural (AG) to Planned Area Development (PAD). The proposed rezone would allow for a private battery energy storage facility. The Commission will take appropriate action and forward a recommendation to the City Council.

Staff Contact: Joshua Orton, AICP, Senior Planner

## **5. COMMISSION ANNOUNCEMENTS**

## **6. PLANNING DIVISION REPORT**

## **7. CALENDAR**

March 20, 2024

## **8. ADJOURNMENT**

---

Members will attend either in person or by telephone conference call. Los miembros asistirán en persona o vía teleconferencia.

Individuals with special accessibility needs, including sight or hearing impaired, large print, or interpreter, should contact the City Clerk at 623-333-1200 or TDD 623-333-0010 at least two business days prior to the meeting. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oído, o con necesidad de impresión grande o intérprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos días hábiles antes de la junta del Concejo.



---

**Wednesday, January 17, 2024  
6:00 pm**

---

**1. WELCOME AND CALL TO ORDER**

Chair White called the meeting to order at 6:00 p.m.

**2. ROLL CALL**

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON / PHONE / VIDEO

Chair Larry White

Vice-Chair Alisha Meginnis

Commissioner Julia Jewell

Alternate Ryan Benson

COMMISSIONERS EXCUSED ABSENT

Commissioner Denise Stanfield

Commissioner Linda Warren

COMMISSIONERS ABSENT

Commissioner Alan Agundez Castillo

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning

Jodie Novak, Development Services Director

Arrianna Ramirez, Administrative Assistant

Stephen Kemp, Attorney

Joshua Orton, Senior Planner

Sandra Freund, Senior Planner

Michelle Simerdla, Senior Planner

Sylvia Willem Marcor, Planner

Cole Hunger, Planner

Marcella Carrillo, City Clerk

**3. APPROVAL OF MINUTES**

Chair White called for a motion on the minutes.

Commissioner Benson made a motion to approve the minutes for October 25, 2023; seconded by Vice-Chair Meginnis.

|                                    |     |
|------------------------------------|-----|
| Chair Larry White                  | Aye |
| Vice Chair Alisha Meginnis         | Aye |
| Commissioner Denise Stanfield      | N/A |
| Commissioner Linda Warren          | N/A |
| Commissioner Alan Agundez-Castillo | N/A |
| Commissioner Julia Jewell          | Aye |

Upon Vote, the motion passed 4 to 0.

#### **4. DISCUSSION ITEMS:**

##### **a. TRAINING WORKSHOP**

Catherine Lorbeer, Deputy Director of Planning for the Development Services Department, provided an informal and interactive discussion to review and train the Planning Commission on their responsibilities. The Planning Commission is a group of volunteers appointed by the City Council and is the second most important board in the City of Avondale because they review and make recommendations to the City Council that influence the built environment that has a long-lasting effect on the Avondale Community. This includes the General Plan, rezoning, text amendments, and conditional use permits.

Jodie Novak, Director of Development Services, stated Commissioners are welcome to contact the Department to ask questions about zoning ordinances, plans, or development in general. The processes are complicated, and all communication, interaction, decisions, and recommendations must follow state and city laws and expectations and guidance adopted by the Mayor and City Council. The public hearing process must follow rules and regulations and is impacted by the decision, vote, and understanding of the Planning Commission, which can have a dramatic effect on a developer's project moving forward because timing is everything. There is a tremendous amount of work that occurs for months upon the filing of an application, such as neighborhood meetings and ongoing communication and guidance with developers and landowners to get the best designed project. Everything is vetted at a high level of detail throughout the process before it is brought before the commission and City Council.

The Development Services Department consists of three divisions — Planning, Building, and Administration — and presently has 19 employees.

- Planning — Determines what can be done today within a zoning district. The zoning processes include researching everything from dirt to doorknobs. Specifically, current, and long-range planning, zoning text amendments, General Plan amendments, and any specific plans. They serve as urban architects.
- Building — Must know codes related to building, life safety, mechanical, plumbing, electrical, and construction in general. They partner with engineering and fire as well as the code compliance division for anything tied to zoning use and property rights. They typically do not come before the commission and must follow and enforce international and local codes. They are the first stop when an application is filed, and they communicate and collaborate with all agencies to keep the projects moving forward. Construction planning requires a level of expertise to ensure accurate permitting for Council approval.
- Administration — Provides assistance and guidance as necessary and reviews process improvements and makes recommendations.

Sylvia Willem Marcor, Planner, reviewed urban planning, noting slides presented were from YEP (Youth Engagement Program). Planning, also referred to as urban planning, city planning, or regional planning, shapes cities, towns, regions, and rural areas around us and helps create communities of lasting value, offering better choices for where and how people live and work. It creates visions and goals for the community, identifies current issues, analyzes trends, engages citizens, businesses, and civic leaders regarding challenges and opportunities they may be facing, and helps determine how communities will grow and adjust to change. Planners are professionals who work to enhance the quality of life by shaping city buildings, roads, parks, and more. Specifically in Avondale, they are making lives better by shaping the design and community and creating a great place to live and work.

Land use is the method by which each parcel or piece of land is categorized for its intended use. Specifically in Avondale, the General Plan designates each piece of land for what the land is intended to be used for on a broad scale. The zoning ordinance divides the land into zones in which certain land uses are permitted or not allowed.

Joshua Orton, Senior Planner, reviewed how to be an effective commissioner by knowing the Commission's authority as set forth by the Arizona Revised Statutes and Avondale's Municipal Code. Business pertaining to development is conducted at the meetings, and at least four commissioners must be in attendance to have a quorum to conduct such business and vote on land use recommendations. Resources available for commissioners include Municode, an online library that houses the municipal codes, zoning ordinances, and details of the commission's responsibilities, PDF publications of general and specific plans, and GIS mapping, which includes aerial photographs that show adopted zoning categorization and other pertinent information.

The purpose of the meeting is to conduct the City's business regarding planning and development and the goal is to implement the City's established vision. Commissioners should come to the meeting on time, be prepared, and focus on the item in front of them. Commissioners should study all materials and formulate questions prior to meetings, visit a project site either individually or in groups of three or less to prevent a quorum, have basic knowledge of the surrounding neighborhoods, and be familiar with development clientele. Communication is key to everything you are going to be doing as a commissioner, and staff are here to support you and help you be successful in obtaining information to make an informed decision.

In advance of the first Planning Commission meeting, an informational and feedback neighborhood meeting is held to present project details to citizens within 1,000 feet of the project site. Commissioners may attend these meetings individually or in a group of three or less but may not voice any personal opinions about the project.

Upon completion of all research and proper notification, a public hearing is held that invites public comment pertinent to the matter at hand for the Commission's consideration. The Chair manages the meeting, and the Commission shall be welcoming, create a respectful atmosphere, and exhibit proper decorum.

Cole Hunger, Planner, stated that the General Plan is an expression of Avondale's goals for growth and development of the City and is used to assess all land use decisions to determine long-term goals for the City's growth. The municipalities' goals, policies, and standards are crafted to support the Plan's vision for Avondale's present and future growth. The General Plan was adopted in 2012 and updated in December 2023.

Staff reviews all requests for major, minor, or text amendments to the General Plan, evaluates the merits, and determines if it advances the goals and policies of the General Plan. There are four required findings:

1. The development patterns contained in the land use plan provide sufficient sites for the use or change proposed in the amendment.
2. The Amendment constitutes an overall improvement to the 2030 General Plan and is not solely for the good of that particular landowner.
3. The Amendment will not adversely impact the community if it significantly alters the land use patterns, requires larger or more expansive public infrastructure improvements, or adversely impacts the existing land use.
4. The amendment is consistent with the overall intent of the 2030 General Plan.

Michelle Simerdla, Senior Planner, discussed zoning districts and proposed rezoning. Local government has the authority by "Police Power" to adopt and enforce zoning regulations that do not conflict with State law to protect the health, safety, and welfare of the residents. Zoning is adopted by the City Council to prevent incompatible land uses, divide the city into districts, and regulate land use, density, and placement of structures on a site. The most common zoning districts include residential, commercial, employment, and planned area development (PAD). Land use tables and maps are used to show the various permitted uses.

Rezoning changes the land use allowed on a property and must conform to the goals and policies of the General Plan. Staff review applications to determine if changes conform with the goals and policies of the General Plan, how the site will be accessed, traffic data, the relationship to existing land uses in the area, and development standards. Five requirements must be met for a PAD Rezone

1. It is in conformance with the General Plan.

2. It meets PAD requirements of the zoning ordinance subdivision regulations and other city policy documents.
3. Adequate public infrastructure and services exists to serve the proposed development.
4. It must result in compatible land use relationships.
5. Development standards are consistent with the desired character for the area.

After the staff has vetted all issues, they prepare a report that contains all facts, discussions, and recommended findings and schedule a public hearing where the Planning Commission will consider recommending approval.

Zoning code text amendments that improve the useability of the code, enhance customer service, advance city policy, clarify requirements of the zoning ordinance, service the public health, safety, and general welfare, and ensure consistency with State Law are presented to the Planning Commission for consideration and recommended approval.

Sandra Freund, Senior Planner, discussed conditional use permits (CUPs), noting that they are requests for a conditional approval of use as compared to a permanent use by right and allow flexibility because special standards may be required for a desirable use. A CUP also enables the City to control certain uses that could have detrimental effects on the community. The Planning Commission was delegated by the City Council to approve them. Staff prepares a report that evaluates the appropriateness of the proposed land use, including the location, how the use/uses are going to be put into place, and the quality of the project design. There are five findings that must be met for CUP approval:

1. The proposed use is consistent with the land use designation, furthers the city's general guidelines and objectives, and is consistent with the desired character of the surrounding area.
2. The use will be compatible with other adjacent land uses and will not be detrimental to persons residing or working in the area
3. The site is adequate in size and shape to accommodate the use, allows safe on-site circulation, and meets all required development standards.
4. The site has appropriate access to public streets.
5. The conditions ensure that any potential adverse effects will be mitigated.

In response to Chair White's inquiry, Mrs. Lorbeer stated the PowerPoint presentation will be emailed to all Commissioners.

#### **5. COMMISSION ANNOUNCEMENTS**

No announcements made.

#### **6. PLANNING DIVISION REPORT**

Mrs. Lorbeer stated the commission has a special meeting scheduled for February 7, 2024, and a regular meeting scheduled for February 21, 2024. There is a pending major General Plan amendment that requires two public hearings, with a recommendation being made at the second hearing.

#### **7. CALENDAR**

- Special Meeting February 7, 2024, at the Avondale Resource Center.

#### **8. ADJOURNMENT**

There was no further business; Chair White called for a motion to adjourn.

Commissioner Jewell made a motion to adjourn; seconded by Vice-Chair Meginnis.

|                               |     |
|-------------------------------|-----|
| Chair Larry White             | Aye |
| Vice-Chair Alisha Meginnis    | Aye |
| Commissioner Denise Stanfield | N/A |
| Commissioner Linda Warren     | N/A |

|                                    |     |
|------------------------------------|-----|
| Commissioner Alan Agundez-Castillo | N/A |
| Commissioner Julia Jewell          | Aye |
| Alternate Ryan Benson              | Aye |

Upon vote, the motion passed 4 to 0.

Meeting adjourned at 6:39 p.m.

---

Chair, Larry White

---

Date

---

**Wednesday, November 15, 2023  
6:00 pm**

---

**1. WELCOME AND CALL TO ORDER**

Vice-Chair White called the meeting to order at 6:00 p.m.

**2. ROLL CALL**

The following members and representatives were present.

COMMISSIONERS PRESENT IN PERSON / PHONE / VIDEO

Commissioner Alan Agundez-Castillo  
Commissioner Lisa Osborne  
Commissioner Linda Warren  
Vice-Chair Larry White

COMMISSIONERS EXCUSED ABSENT

Chair Christopher Thompson  
Commissioner Alisha Meginnis  
Commissioner Denise Stanfield  
Alternate Julia Arnette

CITY STAFF PRESENT

Catherine Lorbeer, Deputy Director of Planning  
Arrianna Ramirez, Administrative Assistant  
Stephen Kemp, Attorney  
Jodie Novak, Development Services Director  
Joshua Orton, Senior Planner  
Michelle Simerdla, Senior Planner  
Marcella Carrillo, City Clerk

**3. APPROVAL OF MINUTES**

Vice-Chair White called for a motion on the October 18, 2023, meeting minutes. Commissioner Agundez-Castillo moved to approve the minutes as written; Commissioner Osborne seconded the motion.

|                                    |     |
|------------------------------------|-----|
| Chair Christopher Thompson         | N/A |
| Vice-Chair Larry White             | Aye |
| Commissioner Lisa Osborne          | Aye |
| Commissioner Alisha Meginnis       | N/A |
| Commissioner Denise Stanfield      | N/A |
| Commissioner Linda Warren          | Aye |
| Commissioner Alan Agundez-Castillo | Aye |
| Alternate Julie Arnette            | N/A |

Upon vote, the motion passed 4 to 0

**4. PUBLIC HEARING: Discussion Items**

**a. APPLICATION PL-22-0230, McDowell Villas Planned Area Development**

Joshua Orton, Senior Planner, provided an overview of the proposed rezone for the McDowell Villas Planned Area Development and discussed deviations. The 12.34-acre property is located west of the northwest intersection of McDowell Road and Avondale Boulevard. The first thirty feet of property immediately adjacent to McDowell Road is owned by the Federal Government for use of their own improvements.

The site plan is for a 164-unit development of two-story townhomes including two-car garages, which is 13.29 dwellings per acre. The buildings will be clustered into three- to six-unit buildings. Initially, these will be rental units that will ultimately be for sale. Primary and secondary access is along McDowell Road, and the applicant is required to install a raised median at the eastern access to allow for a right-in and right-out traffic flow. The project will have a connected open-space element with sidewalks and open space between individual units as well as standard amenities for a single-family attached subdivision. Deviations and mitigations proposed by the applicant include:

- Setback from single-family zoned (Agricultural) property 75' to 15'
- Setback from 30' USA fee land 25' to 15'
- Landscape coverage increased from 25% to 40%
- Building coverage reduced from 50% to 40%
- Increase landscape buffer from 25' to 30'
- All "front" setback deviations are measured from the USA fee land

Staff analysis finds this project conforms with the General Plan Land Use Designation and the Single-Family and Multi-Family Residential Design Manual. It is compatible with land use relationships with the adjacent Avondale Commons and the single-family properties to the west. A virtual neighborhood meeting was held on June 13, 2023, with no attendees and no public comments were received.

In response to questions from the Commissioners, Mr. Orton explained the parking space calculations were done for a single-family subdivision, and additional space is provided across the street and clustered throughout the development. The applicant stated an additional 69 parking spaces are available. Mr. Orton stated the normal procedure is to provide outlets in the garage for EV charging. According to the site plan, trash enclosures are provided; however, additional information will be obtained from Public Works to determine if alternative trash and recycling bins are provided. Kurt Waldier, Planning Consultant with Beus Gilbert McGroder, PLLC, stated residents will be able to purchase an upgrade for the installation of EV chargers in the garages.

There were no public comments.

Vice-Chair White called for a motion.

Commissioner Agundez-Castillo made a motion to recommend approval of Application PL-22-0230, a request to rezone the property from agricultural (AG) to McDowell Villas Planned Area Development (PAD) to allow the development of a 164-unit townhome subdivision, subject to the six conditions of approval; Commissioner Warren seconded the motion.

|                                    |     |
|------------------------------------|-----|
| Chair Christopher Thompson         | N/A |
| Vice-Chair Larry White             | Aye |
| Commissioner Lisa Osborne          | Aye |
| Commissioner Alisha Meginnis       | N/A |
| Commissioner Denise Stanfield      | N/A |
| Commissioner Linda Warren          | Aye |
| Commissioner Alan Agundez-Castillo | Aye |
| Alternate Julie Arnette            | N/A |

Upon vote, the motion passed 4 to 0

**b. APPLICATION PL-21-0140 Ashley Furniture Minor General Plan Amendment**

Michelle Simerdla, Senior Planner, provided an overview of the Ashley Furniture Minor General Plan Amendment (MGPA) and Rezoning for Ashley Furniture. The site is approximately 75 acres located at the northwest corner of 107<sup>th</sup> Avenue and Roosevelt Street. The property was annexed into the city in 1986 and is currently used for farming. The applicant is requesting to rezone the property from Avondale Gateway PAD to Ashley Furniture PAD.

The surrounding zoning, including north of the I-10 Freeway from west to east, consists of C2 vacant land, C3 hospital, two medical facilities zoned PAD, and a future commercial site zoned C3 and PAD. East of 107<sup>th</sup> Avenue are vehicle dealerships and the Avondale Automall PAD. South of Roosevelt Street are single-family homes zoned Roosevelt Park PAD, vacant land zoned PAD, and multi-family communities zoned The Boulevard. To the west is vacant land and Avondale Gateway PAD.

Proposed uses include a call center, office space, light manufacturing and assembly, retail sales, warehousing, and distribution. The remaining vacant pads will have C3 Freeway Commercial uses. The Ashley Furniture component will follow Commerce Park (CP) standard with the following deviations: reducing the rear building setback from 15 feet to 10 feet to accommodate a security building; a zero-foot internal building setback in case the project remains two parcels; and increasing permitted parking by 388 spaces, taking into consideration similar large-format warehouses and the number of employees. The vacant pads will comply with C3 Freeway Commercial standards.

Current land use designations include High Intensity Office, Mixed Use, and Freeway Commercial. The proposed land use is Business Park to accommodate light manufacturing and corporate commerce uses and Freeway Commercial to accommodate more intense uses of the freeways. An overview of the site plan was provided.

The developer is required to construct a raised median on 107<sup>th</sup> Avenue between Dealer Drive and Roosevelt Street and a traffic signal at the intersection of 107<sup>th</sup> Avenue and Roosevelt Street. There will be two driveways, right-in and right-out only, on 107<sup>th</sup> Avenue and four driveways on Roosevelt Street with several deceleration lanes. A stipulation is included that semi tractor trailers and heavy trucks must enter the property on Roosevelt Street from 107<sup>th</sup> Avenue and shall not use Roosevelt Street west of 111<sup>th</sup> Avenue to enter and exit the property. This will prevent trucks from heading west on Roosevelt Street toward Avondale Boulevard. An 80-foot-wide landscaping buffer on Roosevelt Street will screen the truck parking area.

Both requests result in a development that is compatible with and complementary to existing uses in the area, provides an adequate buffer to the residential area south of Roosevelt Street, and will meet Commerce Park standards with the requested deviations as well as C3 standards for the Freeway Commercial sites. This site's proximity to the Freeway is ideal for this use. The rezoning and GPA meet all required findings and is consistent with many goals in the General Plan and Freeway Corridor Specific Plan, including prioritizing the City's appearance with the I-10 Freeway, as well as growing Avondale's economy and employment base.

A neighborhood meeting was held on Zoom on February 21, 2023, with no attendees. One comment was received on Avondale Connect suggesting the property be used for a grocery store. A public comment was received from a representative of The Village at The Boulevard regarding buffering and truck traffic on Roosevelt Street. These concerns were addressed in a meeting with the representative, City staff, and the developer.

In response to commissioner's questions, Ms. Simerdla responded this property is its own PAD and is not in the Boulevard zoning district or in the Boulevard Specific Plan. This is a single-user project, and Ashley Furniture will be using both proposed buildings. Although two retail pads have been carved out, there are no plans at this time to use both. Trucks will be using entrances located on Roosevelt Street.

Adam Baugh, with Whitney Morris Baugh, PLLC, stated this project will bring in a furniture store, office, manufacturing, and a distribution component for Ashley Furniture, something that has not been done before. This will be a huge benefit for the City of Avondale by creating 500-plus jobs and attracting patrons who will bring in approximately \$40 million in revenue.



There were no public comments.

Vice-Chair White called for a motion.

Commissioner Warren made a motion to recommend approval of Application PL-21-0140, a request for a Minor Amendment to the General Plan 2030 Land Use Map, changing the land use designation of the subject property from Freeway Commercial, High Intensity Office, and Mixed Use to Business Park. Commissioner Osborne seconded the motion.

|                                    |     |
|------------------------------------|-----|
| Chair Christopher Thompson         | N/A |
| Vice-Chair Larry White             | Aye |
| Commissioner Lisa Osborne          | Aye |
| Commissioner Alisha Meginnis       | N/A |
| Commissioner Denise Stanfield      | N/A |
| Commissioner Linda Warren          | Aye |
| Commissioner Alan Agundez-Castillo | Nay |
| Alternate Julie Arnette            | N/A |

Upon vote, the motion passed 3 to 1

**c. APPLICATION 22-0141 Ashley Furniture Rezone**

Vice-Chair White called for a motion.

Commissioner Warren made a motion to recommend approval of Application PL-22-0141 Ashley Furniture, a request to rezone approximately 75.7 gross acres of land located at the northwest corner of Roosevelt Street and 107<sup>th</sup> Avenue from Avondale Gateway Planned Area Development (PAD) to Ashley Furniture PAD, subject to the eight (8) conditions as listed in the staff report. Commissioner Osborne seconded the motion.

|                                    |     |
|------------------------------------|-----|
| Chair Christopher Thompson         | N/A |
| Vice-Chair Larry White             | Aye |
| Commissioner Lisa Osborne          | Aye |
| Commissioner Alisha Meginnis       | N/A |
| Commissioner Denise Stanfield      | N/A |
| Commissioner Linda Warren          | Aye |
| Commissioner Alan Agundez-Castillo | Nay |
| Alternate Julie Arnette            | N/A |

Upon vote, the motion passed 3 to 1

**d. APPLICATION 23-0260 General Plan 2030 Update**

Jodie Novak, Development Services Director, provided an overview of proposed revisions to specific elements in the General Plan that will provide current information to staff and the public. New data, terminology, background information, and updated plans and policies have been accounted for since the readoption of the 2012 General Plan. Updated data and mapping, developments, City projects, and land use will be incorporated into the General Plan while maintaining the required and elective elements going forward.

The City has worked with consultants from Michael Baker International on this initiative for over 1 ½ years. Per State Statute, a 60-day review was conducted from July 25, 2023, through the end of September 2023 and promoted on Avondale Connect. Eighty-six unique comments were received, which provided valuable feedback that helped with updating the references, surrounding areas, facilities, and the maps.

An overview of the updates includes reflecting current dates, dataset maps, plans, and terminology. Examples of terminology updates include the following:

- ▶ Phoenix Raceway
- ▶ The BLVD
- ▶ Old Town Avondale
- ▶ Removal of Transit Oriented Development references

The Land Use Element theme had major changes to the map. The language, layout of land use categories, and densities were updated and modified. Goals and policies were revised to reflect the city's growth. Urban Residential was removed, as this was an outdated land use category. The Land Use Category for Medium Low Density Residential was added to the map, non-residential land uses along SR-30 corridor were refined, and the recently approved General Plan Amendments were reflected. There was a second page added with a land use map of the South Planning Area.

A map showed land uses the city is proposing to make modifications to. There are seven key changes highlighted in the Staff Report.

Many new school sites, public civic sites, and other facilities have been added to the map since they are now part of the community. The key areas previously discussed and incorporated in the Staff Report were part of the southern part of the community south of Lower Buckeye Road. Updates were made to the Las Ligas neighborhood, which has an R1-6 zoning designation because it was a built-out community that includes map alignment to be consistent with the legally adopted zoning that is proposed as Medium Density Residential. Land uses have been cleaned up in the Alamar master plan community with the city parks, elementary schools, the modified Broadway Road alignment, and Council's approved amendment to medium density. The property on the east side of Avondale Boulevard, north and south of Broadway Road, is being recommended for a Medium Density Residential land use. There are two parcels on the west side that are nearly 80 acres and currently on the map planned for Mixed use. Amendments to the land use for the northeast corner of the freeway intersection are recommended as Medium Density Residential and Medium High Density Residential for the southeast and southwest corners. These amendments would align with residential uses that are planned in the Alamar Master Plan community to the west and will offer a variety of housing opportunities in this part of the city.

The Gardner family property owner has indicated a desire to have the southern property designated for Freeway Commercial. The staff is not opposed to this modification, as this would allow Freeway Commercial on all four corners of the freeway intersection. There is a desire to have the northern parcel at a higher residential density rather than Medium Density Residential. All land use in Alamar is Medium Density, and an alignment is consistent with the use currently there along the frontage of Avondale Boulevard.

The southern part of the Southern Avenue and SR-30 alignment is currently Rural Low Density Residential and Corporate Park, which allows employment and industrial uses. The Gila River Scenic District has been expanded and includes Freeway Commercial on the southern side of the freeway alignment to have more commercial opportunities in the community off the freeway. In communication with the property owner of the mining operation called Quinn Enterprises, they are interested in having Freeway Commercial along their frontage. This is not a proposed land use change; however, the City is not opposed to adding some Freeway Commercial along the freeway frontage for this property. These changes were not able to be made on the map because the document had already been published for the public hearing; however, the Commission can recommend the land use change, and if approved by City Council, those changes can be made.

Maricopa Association of Government, in 2022, noted Avondale's housing stock consists of 76% single-family housing, 20% multi-family housing, and 4% mobile homes. These numbers have increased because of continued development and will be updated once current data is published. The City of Avondale is developed at 94%, with 6% vacant, and there is room for opportunities that could be annexed for future development.

The economic development table was updated to reflect the current desires for growth and development by the Economic Development Office. The growth comparison and sales tax revenue data are updated frequently by the Finance and Budget Office. The BLVD growth area was added to the map to ensure everyone knows where it is located. In the neighborhood theme section, language, current housing values, and dwelling unit projections were updated. The City adopted a new Community Sustainability Plan, and the desired goals and policies established by the Sustainability Commission were incorporated into this plan along with new initiatives. For the Parks and Recreation Department, new language and updates that include new parks in Avondale, such as Alamar Park and Festival Fields, as well as updates to other parks have been included in this plan. The active transportation element that includes various multimodal transportation within the community with a focus on multi-purpose trails for recreation and activity have been added to this plan. Zoom routes were removed, and WeRide routes that expand to south of Lower Buckeye were added. The latest Integrated Utility Master Plan, which includes information related to water, was incorporated into the plan. References to community art that may be required with developments as well as other public art installations were added to the plan.

The General Plan conforms with State Statute 9-461.0 for General Plan Amendments, which is mentioned within the plan. This new statute states when an applicant submits a Major General Plan Amendment, they must be at a public hearing, starting with the Planning Commission, within 12 months of their proposal, which keeps them on an appropriate timeline. It appears older language was left in this document and will be removed in the final version upon City Council's approval. Upon the Planning Commission's recommendation for approval, this will be forwarded to City Council on December 4, 2023.

Vice-Chair White opened the public hearing.

Jessica Sarkisian, UPFRONT Planning and Entitlements, LLC, on behalf of a property owner from the Las Ligas area, presented a concern with a particular 10-acre parcel. She is asking the Commission to change the parcel to Medium High Density Residential to allow further development of this site and eliminate a PAD request.

Attorney Sean Lake from Pew & Lake, P. L. C. spoke on behalf of the Gardner family, owners of the parcel at the northwest corner of SR-30 and Avondale Blvd. They are not requesting an increase or decrease in allowable density or development of this site. The property owner simply objects to the proposed significant decrease from the existing General Plan and asks the Commission to be patient, leave it for now, and review it again after the freeway matures. Should the Commission want to do something, they could support splitting the property with Medium High Density on the top and maintain the Mixed use on the southern portion. They support all proposed amendments except for this property because, in their opinion, it does not meet the requirements.

Vice-Chair White closed the public hearing.

In response to the Commissioners' questions, Ms. Novak stated the General Plan is readopted or updated every 10 years in accordance with State Statute. The City may proactively look at future amendments or create a new General Plan, and it would not be unusual to have further amendments being requested. This does not preclude a landowner going through a Minor or Major General Plan Amendment process to change land use designations and/or zoning. There are no active applications for the Las Ligas parcel; however, there were internal discussions with the landowner looking at what options are available for residential housing on that property.

Commissioner Warren made a motion to recommend approval of Application PL-23-0260, Avondale General Plan 2030 Major General Plan Amendment, update subject to staff's recommendations as outlined in the Staff Report with a couple exceptions, the Las Ligas neighborhood will remain R1-6 zoning, and the Gardner property would also be left as in the previous General Plan. Motion failed for lack of a second.

Commissioner Agundez-Castillo made a motion to recommend approval of Application PL-23-0260, Avondale General Plan 2030 Major General Plan Amendment, update subject to staff's recommendations as outlined in the Staff Report. Commissioner Osborne seconded the motion.

|                                    |     |
|------------------------------------|-----|
| Chair Christopher Thompson         | N/A |
| Vice-Chair Larry White             | Aye |
| Commissioner Lisa Osborne          | Aye |
| Commissioner Alisha Meginnis       | N/A |
| Commissioner Denise Stanfield      | N/A |
| Commissioner Linda Warren          | Nay |
| Commissioner Alan Agundez-Castillo | Aye |
| Alternate Julie Arnette            | N/A |

Upon vote, the motion passed 3 to 1

**5. COMMISSIONER ANNOUNCEMENTS**

Ms. Lorbeer stated there are no items planned for the December meeting; therefore, it will be canceled.

**6. PLANNING DIVISION REPORT**

No report provided.

**7. CALENDAR**

- Regular Meeting January 17, 2024

**8. ADJOURNMENT**

There being no further business, Vice-Chair White called for a motion to adjourn.

Commissioner Agundez-Castillo made a motion to adjourn; seconded by Commissioner Warren.

|                                    |     |
|------------------------------------|-----|
| Chair Christopher Thompson         | N/A |
| Vice-Chair Larry White             | Aye |
| Commissioner Lisa Osborne          | Aye |
| Commissioner Alisha Meginnis       | N/A |
| Commissioner Denise Stanfield      | N/A |
| Commissioner Linda Warren          | Aye |
| Commissioner Alan Agundez-Castillo | Aye |
| Alternate Julie Arnette            | N/A |

Upon vote, the motion passed 4 to 0

Meeting adjourned at 7:23 p.m.

---

Chair, Larry White

---

Date

---

**ITEM NUMBER:** 4.a.

---

**SUBJECT:** Extra Space Storage – Conditional Use Permit – Application PL-23-0303**MEETING DATE:** 2/21/2024

---

**TO:** Planning Commission**FROM:** Sandra Freund, AICP, Senior Planner**THROUGH:** Jodie Novak, Director of Development Services**PURPOSE:**

Planning Commission will hold a public hearing and consider a request by Paul Hedges (on behalf of Extra Space Storage) for approval of a Conditional Use Permit (CUP) to allow for a mini-storage warehouse and personal storage development. The 2.28 net-acre subject property is located at the southwest corner of Indian School Road and Osborn Road. This project was previously approved as a Conditional Use Permit by the City Council on June 21, 2021, zoning case PL-21-0003. The CUP has expired, and the applicant is requesting a new approval of the CUP for the same project to move forward with the development. The Planning Commission will take appropriate action.

**BACKGROUND:**

The 2.3 net-acre subject property (Exhibits A, B, & C) is located at the southwest corner of Indian School Road and Osborn Road. The site is located within the North Avondale Specific Plan area. It is mostly rectangular in shape, relatively flat, undeveloped, and features no unusual physical characteristics.

The property was annexed in June 1981 and rezoned to Planned Area Development (PAD), part of the Palm Valley Avondale PAD (Exhibit B), on September 6, 1994. The property is zoned Palm Valley Planned Area Development (PAD), which includes C-2 (Community Commercial) uses and development standards. Mini-storage warehouses and personal storage facilities require approval of a Conditional Use Permit in the C-2 district and, by extension, the Palm Valley PAD as it applies to the subject site.

The property is designated by the General Plan 2030 Land Use Map as Local Commercial (Exhibit C). This land use category is primarily intended to provide for daily needs of goods and services to the residents residing within the surrounding area. The types of uses allowed in this category specifically for local residents may include: grocery stores, gas stations, neighborhood/retail services, and office and medical uses serving consumers residing in adjacent residential areas, which promotes a walkable community. The Palm Valley PAD's C-2 zoning of this property is consistent with the Local Commercial designation.

The existing uses and zoning of surrounding properties include:

**NORTH OF INDIAN SCHOOL ROAD:** Litchfield Park Subdivision No. 15-A, a developed single-family residential subdivision located with Litchfield Park, zoned Medium Density Residential (R1-8).

**EAST OF OSBORN ROAD:** Coldwater Station, a commercial condominium complex containing retail, restaurant, office, and service uses on approximately three (3) acres. The Coldwater Station site is zoned Palm Valley Planned Area Development (PAD) with allowances for C-1 (Neighborhood Commercial) uses.

**SOUTH:** Multiple land uses are occurring south of the subject property. From east to west, these include:

- The Litchfield Park branch of the United States Postal Service (USPS). The 1.20-acre USPS parcel is zoned Palm Valley PAD with C-2 (Community Commercial) uses, though federal facilities (such as post offices) are exempt from local zoning regulations.

- Litchfield Park Plaza, a 7-building garden-style office complex on approximately 4.0 acres. The office complex property is zoned Palm Valley PAD with allowances for C-2 (Community Commercial) uses.

**WEST:** Over seven (7) acres of vacant/undeveloped land zoned Palm Valley PAD with C-2 (Community Commercial) uses. The undeveloped land consists of multiple parcels owned by the same entity (Little Guy Investments LLC).

#### **SUMMARY OF REQUEST:**

The applicant is requesting approval of a Conditional Use Permit to allow for a mini-storage warehouse and personal storage development in the Palm Valley PAD (Exhibit D). A Conditional Use Permit was approved by City Council for this same use and development design on June 21, 2021, with conditions. One of the conditions requires compliance with the Zoning Ordinance in that the Conditional Use Permit expires on June 21, 2023, if the use has not commenced. The use has not commenced; therefore, a new Conditional Use Permit request and approval is required.

The proposed mini-storage facility will be fully enclosed and involve the construction of a two-story 110,620 square feet building with 900 square feet of attached office (Exhibit E). A new driveway allowing full access to the site is proposed at the southeast corner of the property, along Osborn Road. The parking area will consist of ten (10) parking spaces for both employee and customer parking and two (2) separate covered loading areas to facilitate the movement of goods to and from the facility. Because the City does not have a parking standard for mini-storage uses, the applicant has provided a parking demand study showing, during peak hours, a maximum of seven (7) vehicles will be parked on the site at any one time.

All storage units will be accessed solely from within the climate-controlled facility with no exterior access to any unit provided. The proposed architecture is contemporary, with a combination of stucco and metal panel exterior materials in desert earth tone colors, with accent trim for contrast. The building design uses both horizontal and vertical massing elements as well as material variation to break up the wall planes, rooflines, and overall massing (Exhibit F).

Low emittance lighting will be used for security purposes and will comply with the City's photometric requirements.

The proposed office hours of operation will be: 9:30 A.M. to 6:00 P.M. (Monday through Friday) and 9:30 A.M. to 5:30 P.M. on Saturday, with the office closed on Sunday. The proposed storage access hours of operation will be from 6:00 A.M. to 10:00 P.M. Monday through Sunday.

Following approval of the Conditional Use Permit, administrative approval of a Site Plan and Design Review Amendment application will be required to ensure consistency with the Conditional Use Permit submittal and the approved Site Plan and Design Review submittal.

#### **PUBLIC PARTICIPATION:**

A neighborhood meeting to discuss the proposal with neighboring property owners and other interested parties was held on December 19, 2023, on Zoom. All notices of the meeting were in accordance with Zoning Ordinance notification requirements. In addition to City staff and the applicant's team, three (3) members of the public and one (1) Councilmember attended the virtual meeting. The discussion was primarily related to trash, landscape and water demands, traffic, safety at a neighboring bus stop, access, and the use itself. The applicant held a second neighborhood meeting in-person on January 31, 2024, at Avondale's City Hall to provide another opportunity to describe the project and answer questions from the public. In addition to City staff and the applicant's team, five (5) members of the public attended the meeting. Discussion was primarily related to the following topics: trash, rodents, traffic, safety at a nearby school bus stop, access, the use itself, and the design of the building. One neighbor suggested an office park would be a better use for the property. Please refer to Exhibit H.

To date, two (2) comments related to the proposal have been posted on the City's Avondale Connect digital forum, one of which was not in support of the use and another that was in support of the project. Two (2) public comments were received that expressed concerns about traffic and building height, and listed alternative

preferred uses for the site (Exhibit I). Community members also shared comments on the City's social media posting about the neighborhood meeting conveying concerns and/or not in support of the proposed use.

All required notifications for the Planning Commission public hearing were completed in accordance with notification requirements.

#### **ANALYSIS:**

To grant a Conditional Use Permit, five (5) findings must be met as outlined in Chapter 28, Article 1, 28-8 of the Zoning Ordinance. Each finding is presented below along with Staff's analysis.

**1. That the proposed use (a) is consistent with the land use designation set forth in the general plan, (b) will further the City's general guidelines and objectives for development of the area, as set forth in the general plan and (c) will be consistent with the desired character for the surrounding area.**

The subject site is within the North Avondale Specific Plan area and is designated as Local Commercial by the General Plan. This land use category is intended to provide for the daily needs of goods and services for the residents residing within the surrounding area. The types of uses allowed in this category specifically for local residents may include: grocery stores, gas stations, neighborhood/retail services, and office and medical uses serving consumers residing in adjacent residential areas, which promotes a walkable community. The proposed mini-storage use, a service use that meets resident needs in the surrounding area, is consistent with the type of neighborhood-serving commercial uses desired in the Local Commercial designation.

Furthermore, Objective #1 of the North Avondale Specific Plan is to, "Facilitate the full buildout of North Avondale". The subject property has remained undeveloped for over 29 years since being zoned for commercial use as part of the Palm Valley PAD. Approval of this request, paving the way towards the development of the site, will further this objective of the North Avondale Specific Plan.

The building's architectural design includes stucco, masonry, and earth tone color schemes complementary to the surrounding built environment.

This finding has been met.

**2. That the use will be (a) compatible with other adjacent and nearby land uses and (b) will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.**

The adjacent uses include commercial uses to the east and south, with a shopping plaza containing various personal services and restaurants to the east, the Litchfield Park branch of the United States Postal Service and an office plaza with a combination of personal services and medical and professional office uses to the south. Vacant land zoned for commercial use lies to the west, with single-family residential homes to the north of Indian School Road.

Mini-storage facilities, especially fully-enclosed storage facilities, are considered among the least impactful commercial uses with respect to traffic, noise, crime, and other factors that may be detrimental to nearby residents and businesses. The planned hours of operation (public access between 6:00 AM and 10:00 PM) will help ensure all loading and unloading activity occurs at a reasonable hour, further minimizing potential noise impacts on existing homes or businesses in the vicinity.

This finding has been met.

**3. That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards including, but not limited to, setbacks, parking, screening, and landscaping.**

The proposed new development will meet or exceed all applicable City of Avondale development standards including setbacks, landscape area, parking, and screening. Additionally, access to the site and on-site circulation has been reviewed by the City Traffic Engineer and found to be of sound design.

This finding has been met.

**4. That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.**

The subject property will have full access to and from Osborn Road, a Minor Collector, at the east end of the site. As presently built, Osborn Road is designed to accommodate the traffic anticipated from the proposed mini-storage facility, a very low traffic generating use relative to other commercial uses.

This finding has been met.

**5. That adequate conditions have been incorporated into the approval to ensure that any potential adverse effects will be mitigated.**

Five (5) conditions of approval are recommended, two (2) of which are standard for development of this type (see "Conditions of Approval" section, below).

Condition #1 is a standard stipulation ensuring the proposed use develops in accordance with the site plan and project narrative provided to the City and attached as exhibits to this staff report.

Condition #2 is a standard stipulation noting that, per the Zoning Ordinance, the Conditional Use Permit will expire within two (2) years if the use has not commenced on the property.

Condition #3 is a stipulation that there will be no sale or rental of any goods or materials from the rented units.

Condition #4 is a stipulation that this facility will prohibit the storage of hazardous or flammable materials within the facility.

Condition #5 is a stipulation that the Site Plan and Design Review be amended to ensure consistency with this CUP proposal.

This finding has been met.

**DISCUSSION:**

Staff recommends approval of the request for the following reasons:

1. The proposed land use meets the five (5) required findings for a CUP in Avondale Municipal Code Chapter 28, Article 1, 28-8.
2. Approval of the proposal will result in a development compatible with Local Commercial General Plan designation, the Palm Valley PAD, and existing development in the area.
3. The proposed land use will not be detrimental to persons residing or working in the area, on adjacent properties, or to the public welfare in general.

**BUDGET IMPACT:**

No budget impacts.

**RECOMMENDATION:**

The Planning Commission will conduct a public hearing and **APPROVE** Application PL-23-0303, a request for a Conditional Use Permit to allow for the operation of Extra Space Storage, a mini-storage warehouse and personal storage development at the southwest corner of Indian School Road and Osborn Road, subject to the following five (5) conditions of approval:

**CONDITIONS OF APPROVAL:**

1. Development and use of the site shall substantially conform to the Extra Space Storage Conditional Use Permit (CUP) narrative, site plan, and landscape plan date stamped December 12, 2023, attached to the staff report as Exhibits D, E, and G respectively.
2. In accordance with Avondale Municipal Code Article 1, 28-8, the Conditional Use Permit shall expire two (2) years from the date of approval if the use has not commenced.
3. The facility manager shall ensure that no unit is used as a point of sale for any goods, materials, or services.



4. The storage of hazardous or flammable materials within the facility shall be prohibited.
5. The Site Plan and Design Review shall be amended to ensure consistency with this CUP proposal.

**PROPOSED MOTION:**

I move that Planning Commission accept the findings and **APPROVE** Application PL-23-0303, a request for a Conditional Use Permit to allow for a mini-storage warehouse and personal storage development at the southwest corner of Indian School Road and Osborn Road, subject to the five (5) conditions of approval as listed in the staff report.





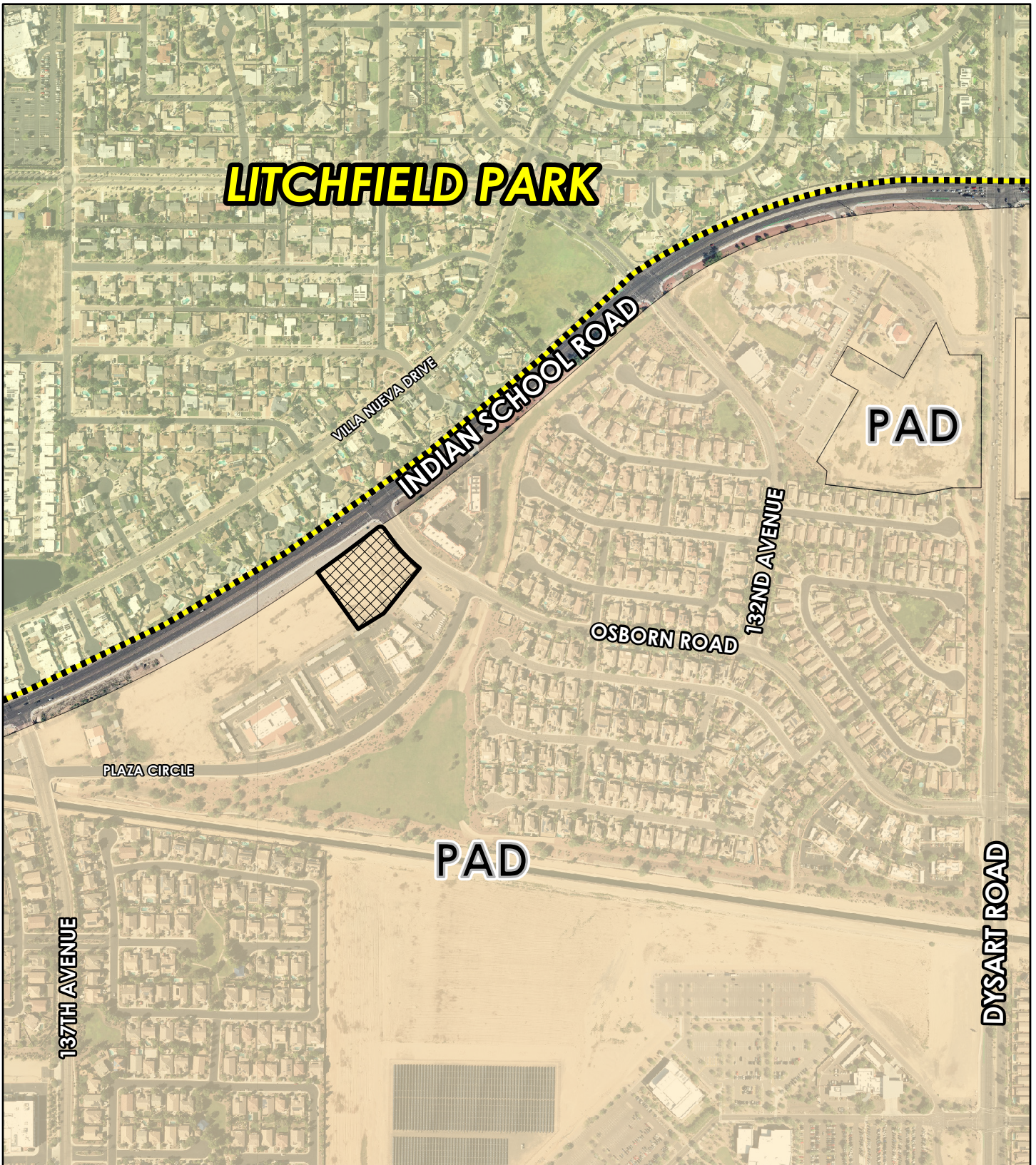
Aerial Map



 Subject Parcel







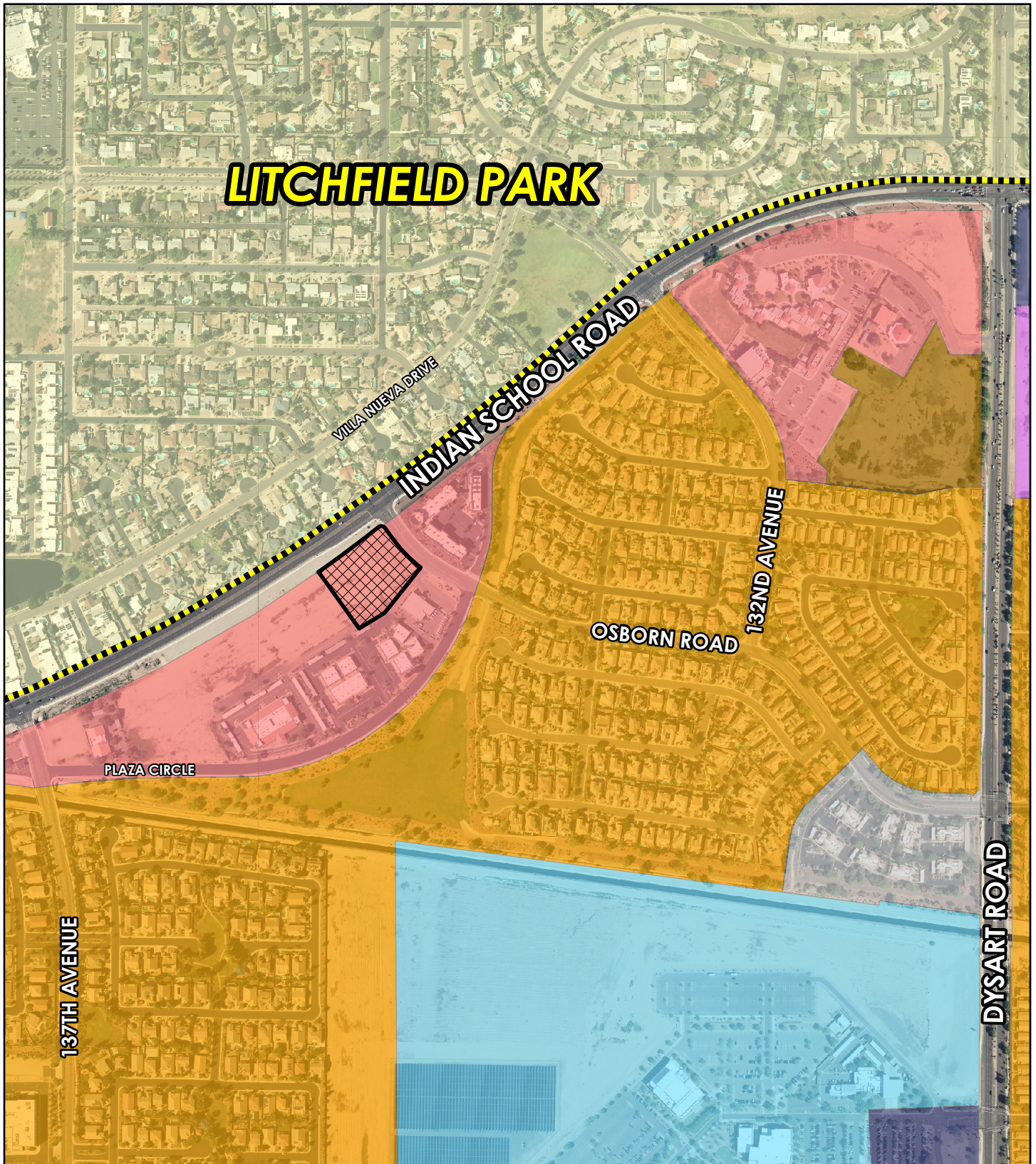
## Zoning Vicinity



Subject Parcel



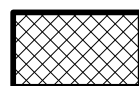




## General Plan Land Use



- |                            |                     |
|----------------------------|---------------------|
| Education                  | Mixed Use           |
| High Density Residential   | Office/Professional |
| Local Commercial           | Public/Civic        |
| Medium Density Residential | Litchfield Park     |



Subject Parcel







November 27, 2023

City of Avondale  
ATTN: Ms. Michelle Simerdla  
Development Services Department  
11465 W. Civic Center Drive  
Avondale, AZ. 85323

Subject: CUP Narrative for PL-23-0303\_REVISION\_1

Dear Ms. Simerdla,

The proposed project is located at the Southwest corner of Indian School Road and Osborn Road in the City of Avondale. This request is for an approval of a Conditional Use application to allow a mini storage warehouse, currently named Extra Space Storage (subject to change), in the PAD zoning. The project is consistent with the General Plan of the area which is "Local Commercial". The project will serve as a buffer from the shopping center to the South and the single family residences to the North.

The hours of operation are assumed to be as follows:

|                       |               |
|-----------------------|---------------|
| <u>Office</u>         |               |
| Monday through Friday | 9:30am-6:00pm |
| Saturday              | 9:30am-5:30pm |
| Sunday                | Closed        |

#### Storage Access Hours

|                       |                |
|-----------------------|----------------|
| Monday through Sunday | 6:00am-10:00pm |
|-----------------------|----------------|

The site is a proposed 2.28 acres with adequate area to ensure all development standards for the PAD zoning are being met including landscaping, setbacks and building coverage. Two points of access are being proposed with the main entry/exit being located off of Osborn Road. A secondary Emergency Vehicle Access point is proposed off of the shared access to the South. Both of these points of entry are located away from the Indian School Road intersection by over 200 feet.

#### **Traffic**

The inherent low traffic generation of self storage will bode well for the area and present a much needed service to the surrounding area without the impacts on traffic or draw on emergency services. The volume of traffic (see Parking Demand Study included with this submittal) for the site is minimal and consists mostly of passenger vehicles and small, client-leased residential

moving vans (i.e. Uhaul). The omittance of noise, smoke, odor, dust, vibration and illumination is limited due to the circulation being blocked from the neighboring residential and Indian School Road.

The onsite circulation allows for the volume of traffic to be accommodated as well as access for emergency services vehicles with knox devices for gate operations. Security gates located at the entrances will require clientele to input their personal code to enter and exit the facility. These gates leave plenty of stacking room to ensure that there is no traffic back up onto Osborn. Currently, office hours are planned to be 8am to 6pm with access hours being the same.

## **Design**

The building has been designed to screen all loading operations from the rights-of-way and surrounding residences. This includes the screening of security lighting needed in the areas of circulation as the building will mass will restrict spill over to the to the residences to the North. Low emittance lighting will be used for security purposes and accent lighting will be utilized at the office during off hours and will not spill over onto adjacent properties.

The faux units facing Indian School Road will have low wattage accent lighting that will be placed on a timer and set to turn off around 9 or 10pm.

The design team has utilized both horizontal and vertical building articulation as well as varying materials to add to the character of the structure. The use of high-end architectural materials will ensure the project is not only delivered looking good, but that it remains so throughout the life of the facility. The materials selected can withstand the elements while being environmentally conscious.

## **Low Impact Development**

The site is proposing drought tolerant landscaping that will drastically reduce the need for irrigation that results in urban runoff.

## **Findings Subject pursuant to Article 12, 28-8, b and 28-55, d:**

### *Section 28-8, b*

- (1) That the proposed use (a) is consistent with the land-use designation set forth in the general plan, (b) will further the city's general guidelines and objectives for development of the area, as set forth in the general plan and (c) will be consistent with the desired character for the surrounding area.*

The project is consistent with the General Plan of the area which is "Local Commercial". Local Commercial is a land use category that is used primarily for providing daily needs of goods and services to the residents residing within the surrounding area. The types of uses allowed in this category specifically for local residents may include: grocery stores, gas stations, neighborhood/retail services, and office and medical uses serving consumers residing in adjacent residential areas, which promotes a walkable community. The proposed use is consistent with the land use designation set forth in the General Plan and will further the objectives for development with a needed service in

the area of an underserved market. The architecture will ensure that the character of the surrounding area is met.

- (2) That the use will be (a) compatible with other adjacent and nearby land uses and (b) will not be detrimental to persons residing or working in the area, adjacent property, the neighborhood or the public welfare in general.*

The use will be compatible with adjacent land uses and will not be detrimental to persons either living or working in the surrounding area. Due to its low traffic and quiet nature, it will serve as a buffer to the neighboring residential to the North and the traffic of the commercial center to the South.

- (3) That the site is adequate in size and shape to accommodate the proposed use, allow safe on-site circulation, and meet all required development standards including, but not limited to, setbacks, parking, screening, and landscaping.*

The proposed new development will meet or exceed all applicable City of Avondale development standards including setbacks, landscape area, parking, and screening. Additionally, access to the site and on-site circulation has been reviewed by the City Traffic Engineer and found to be of sound design. Special attention has been paid to onsite circulation to in order to preserve the flow of traffic on surrounding infrastructure as well as onsite.

- (4) That the site has appropriate access to public streets with adequate capacity to carry the type and quantity of traffic generated by the proposed use.*

The site has appropriate primary access from Osborn and allows the low-traffic for the use to access the site safely. The onsite gates provide adequate stacking and staging so as not to impact the ROW.

- (5) That adequate conditions have been incorporated into the approval to ensure that any potential adverse effects will be mitigated.*

All conditions have been accounted for in the design of this facility. Our firm has designed thousands of facilities nationwide and are aware of the pitfalls to avoid and the required items to ensure a safe, successful development.

#### **Section 28-55, d**

- 1) Doors of the storage areas shall not front or face onto any public street or residential use.*

No storage doors have been proposed on the exterior of the building. All units will be internally loaded.

- (2) Only indoor storage shall be permitted and there shall be no sale or rental of goods, materials or other tangible or intangible property from the facility or any part thereof and there shall be no activities conducted on the premises whether related to the stored items or otherwise. The sale of insurance by the operator on goods stored therein or the*

*sale therein or the sale by the operator of items used in connection with the storage of goods at the site shall not be prohibited.*

There will be no sale or rental of any goods or materials from the rented units. The office will have a small retail section for the purchase of locks and packing supplies. The operator will also offer insurance to its tenants.

*(3) No hazardous or flammable materials, as defined in the Avondale Building Code, shall be stored in such facility.*

This facility will prohibit the storage of hazardous or flammable materials.

*(4) Any structure may be exempt from side and rear yard setbacks, provided, that in all cases where the conditional use abuts any residential district on its side or rear lot lines, there shall be a side yard of not less than twenty-five (25) feet and a rear yard of not less than twenty five (25) feet.*

The project will comply with setback standards.

*(5) A wall with a minimum height of six (6) feet and a landscaping area a minimum of twenty (20) feet wide, all as approved by the zoning administrator, shall be constructed on the side and/or rear property lines.*

The building currently wraps the North and West property lines. The Eastern property line does not propose a site wall at this time. The Southern property line will propose a 6' wall in compliance with this section.

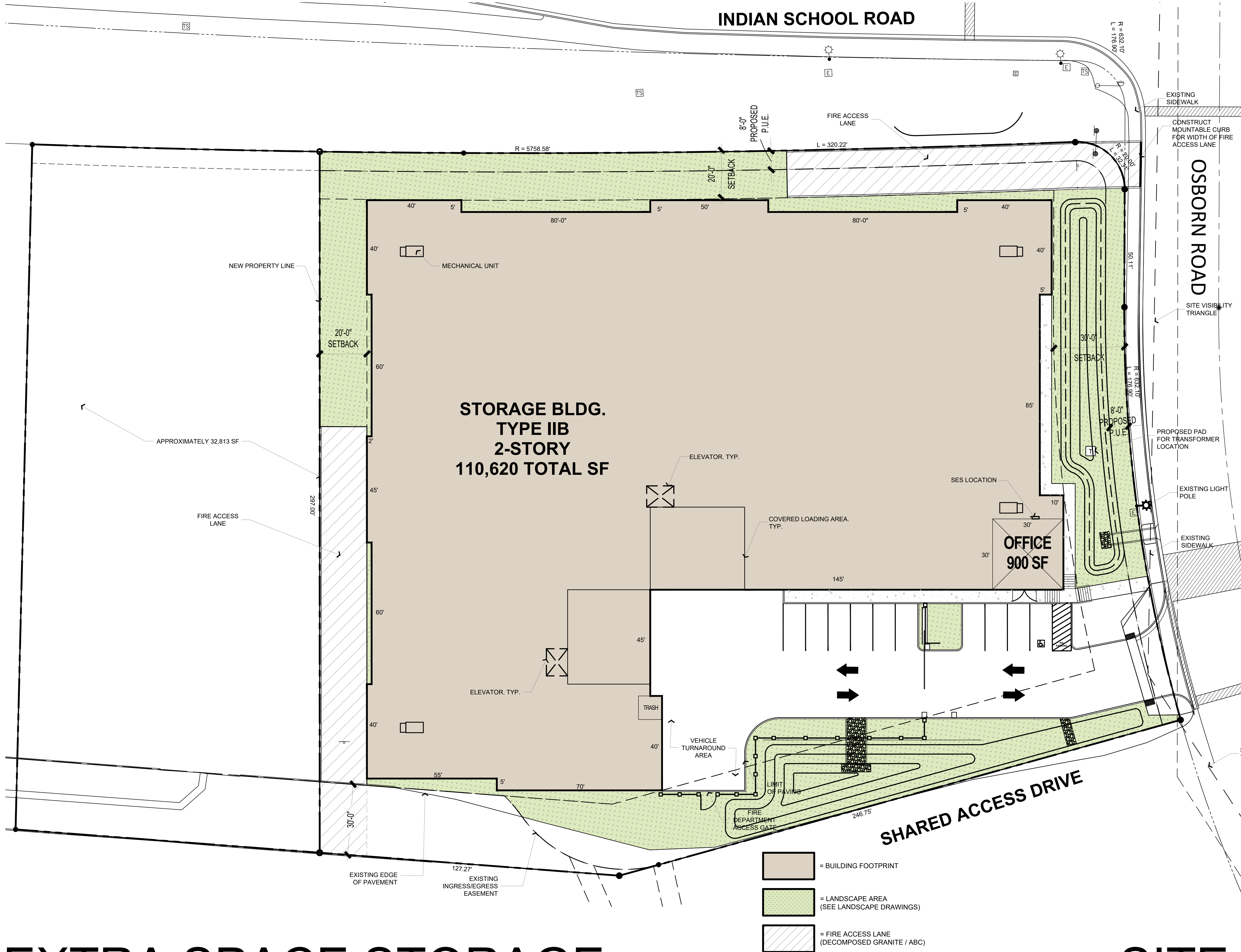
If you should have any additional questions or comments, please do not hesitate to ask. Thank you for your time and consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read 'David Meinecke', with a long, sweeping horizontal line extending to the right.

David Meinecke  
Vice President





| SITE DATA                                    |                                                                                                |                 |         |
|----------------------------------------------|------------------------------------------------------------------------------------------------|-----------------|---------|
| GROSS LOT AREA                               | 135,973                                                                                        | SQ. FT.         |         |
|                                              | 3.12                                                                                           | ACRES           |         |
| NET LOT AREA                                 | 99,192                                                                                         | SQ. FT.         |         |
|                                              | 2.28                                                                                           | ACRES           |         |
| LOT COVERAGE                                 | 56,710                                                                                         | SQ. FT. (57%)   |         |
| FLOOR AREA                                   | 1.12                                                                                           | 110,620 SQ. FT. |         |
| PARKING SPACES PROVIDED                      |                                                                                                |                 |         |
| STANDARDS                                    | 9                                                                                              |                 |         |
| ACCESSIBLE                                   | 1                                                                                              |                 |         |
| TOTAL                                        | 10                                                                                             |                 |         |
| BASIS OF DESIGN                              |                                                                                                |                 |         |
| ZONE                                         | REQUIRED                                                                                       | PROVIDED        |         |
|                                              | PLANNED AREA DEVELOPMENT (PAD) - PALM VALLEY                                                   |                 |         |
| LANDSCAPE                                    | 19,838 (20%)                                                                                   | 29278 (29.5%)   |         |
| PARKING                                      |                                                                                                |                 |         |
| OFFICE                                       | 1 PER 250 SF = 4                                                                               | 4 SPACES        |         |
| SELF STORAGE                                 | 1 SPACE/500 SF FOR THE FIRST 10,000 SF PLUS 1 SPACE/5,000 SF FOR THE REMAINING FLOOR AREA = 40 | 6 SPACES        |         |
| BUILDING AREA TABULATIONS ( Square Feet )    |                                                                                                |                 |         |
|                                              | SELF STORAGE                                                                                   | OFFICE          | TOTAL   |
| BUILDING A                                   |                                                                                                |                 |         |
| 1ST FLOOR                                    | 53,010                                                                                         | 900             | 53,910  |
| 2ND FLOOR                                    | 56,710                                                                                         |                 | 56,710  |
|                                              |                                                                                                |                 |         |
| TOTAL AREA:                                  | 109,720                                                                                        |                 | 110,620 |
| ESTIMATED NET RENTABLE @ 75%: 82,275 SQ. FT. |                                                                                                |                 |         |

BUILDING CONSTRUCTION TYPE: IIB  
OCCUPANCY CLASSIFICATION: S-1. TOP STORAGE IS NOT GREATER THAN 8'  
BUILDINGS ARE EQUIPPED WITH AUTOMATIC FIRE SPRINKLER SYSTEM IN ACCORDANCE WITH NFPA 13.

NOTE: PARKING STUDY HAS BEEN SUBMITTED.

EXTRA SPACE STORAGE  
AVONDALE, AZ

SITE PLAN

THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2020 JORDAN ARCHITECTS, INC.

JOB NUMBER: 20-1103  
SCALE: 1"=20'-0"  
DATE: 12/08/2023

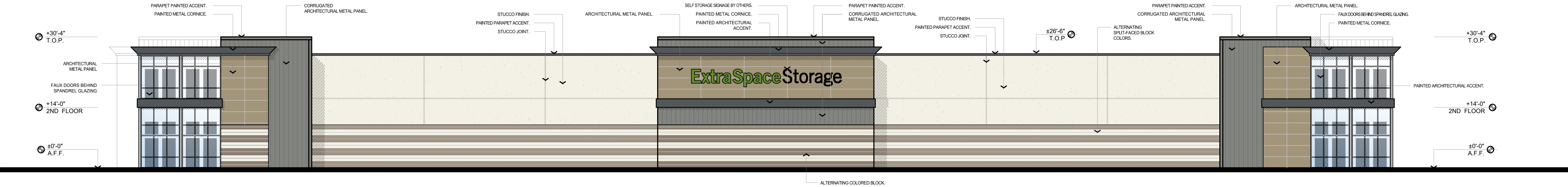


**JORDAN**  
ARCHITECTS  
131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE, CA 92672  
949.388.8090

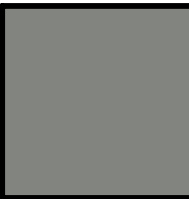
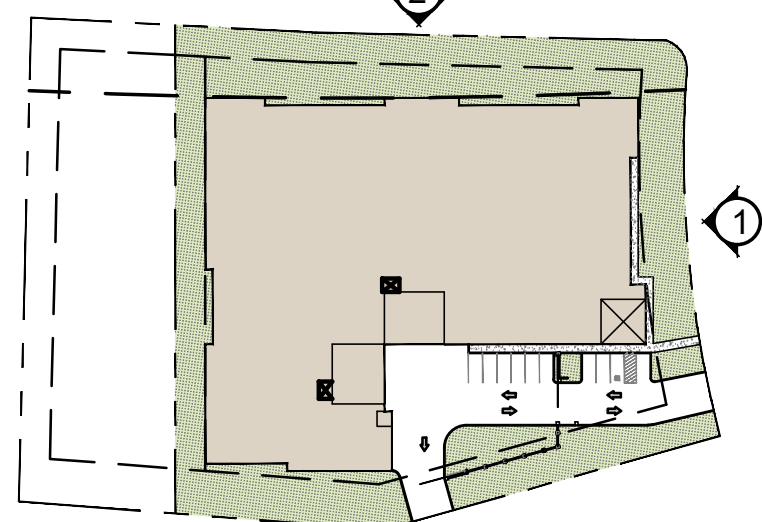
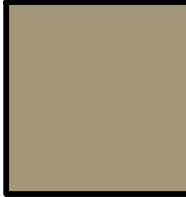
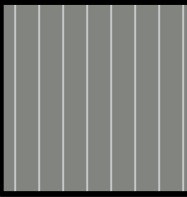
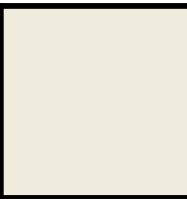
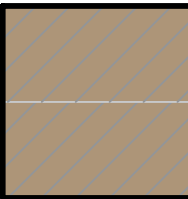




EAST ELEVATION 1  
3/32"=1'-0"



NORTH ELEVATION 2  
3/32"=1'-0"

| MATERIAL/COLOR LEGEND                                                                 |                                                                                                      |                                                                                       |                                                                                                                             | KEYPLAN                                                                               |
|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  | ACCENT BAND<br>MANUFACTURER: SHERMAN WILLIAMS<br>COLOR: SLATE GRAY<br>(OR APPROVED EQUAL)            |  | CORNICE / ACCENT<br>MANUFACTURER: SHERMAN WILLIAMS<br>COLOR: WEB GRAY<br>SW 7075<br>(OR APPROVED EQUAL)                     |  |
|  | ARCHITECTURAL METAL PANEL<br>MANUFACTURER: MBCI<br>COLOR: BROWNSTONE<br>(OR APPROVED EQUAL)          |  | CORRUGATED<br>ARCHITECTURAL METAL PANEL<br>MANUFACTURER: MBCI<br>COLOR: SLATE GRAY<br>(OR APPROVED EQUAL)                   |                                                                                       |
|  | STUCCO<br>MANUFACTURER: SHERWIN WILLIAMS<br>COLOR: CLASSIC LIGHT BUFF/SW 0050<br>(OR APPROVED EQUAL) |  | C.M.U. BLOCK<br>FINISH: SPLIT-FACE<br>MANUFACTURER: ORCO BLOCK<br>CONGRUENT COLOR SCHEDULE:<br>NUFAD<br>(OR APPROVED EQUAL) |                                                                                       |

NOTE - ALL ROOF DRAIN DOWNSPOUTS WILL BE INTERNALIZED AS REQUIRED.

# EXTRA SPACE STORAGE

## AVONDALE, AZ

# PRELIMINARY ELEVATIONS

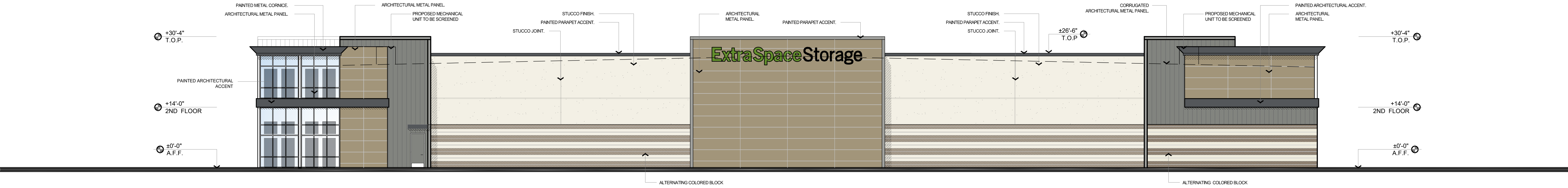
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2023 JORDAN ARCHITECTS, INC.

JOB NUMBER: 20-1103  
SCALE: 3/32"=1'-0"  
DATE: 11/28/2023

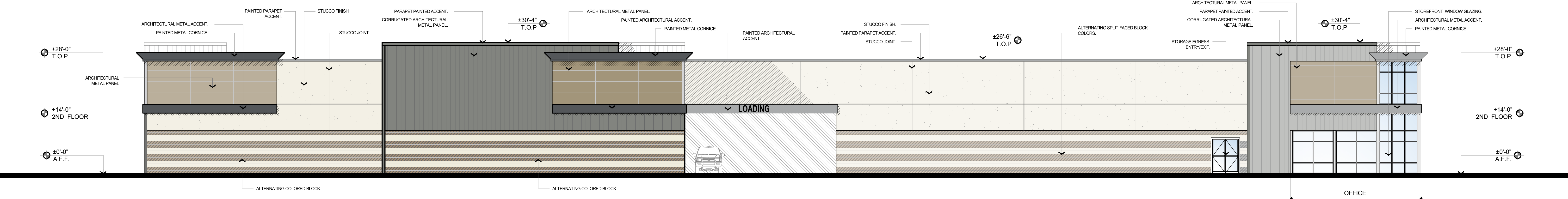
*ja*  
**JORDAN**  
ARCHITECTS  
131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE, CA 92672  
949.388.8090

**SHEET A5**

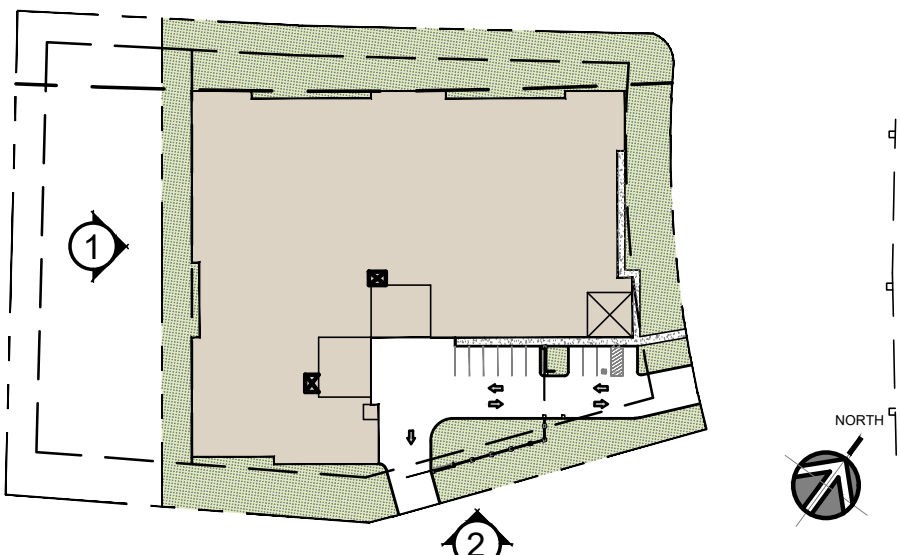
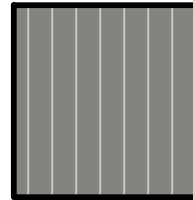
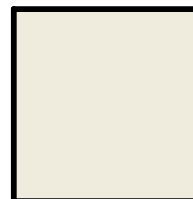
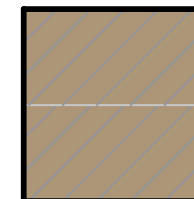
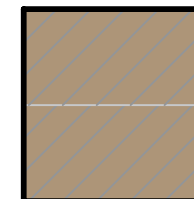




WEST ELEVATION 1  
3/32"=1'-0"



SOUTH ELEVATION 2  
3/32"=1'-0"

| MATERIAL/COLOR LEGEND                                                                 |                                                                                                                             |                                                                                       |                                                                                                                             | KEYPLAN                                                                               |
|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
|  | ACCENT BAND<br>MANUFACTURER: SHERMAN WILLIAMS<br>COLOR: SLATE GRAY<br>SW 4026<br>(OR APPROVED EQUAL)                        |  | CORNICE / ACCENT<br>MANUFACTURER: SHERMAN WILLIAMS<br>COLOR: WEB GRAY<br>SW 7075<br>(OR APPROVED EQUAL)                     |  |
|  | ARCHITECTURAL METAL PANEL<br>MANUFACTURER: MBCI<br>COLOR: BROWNSTONE<br>(OR APPROVED EQUAL)                                 |  | CORRUGATED ARCHITECTURAL METAL PANEL<br>MANUFACTURER: MBCI<br>COLOR: SLATE GRAY<br>(OR APPROVED EQUAL)                      |                                                                                       |
|  | STUCCO<br>MANUFACTURER: SHERWIN WILLIAMS<br>COLOR: CLASSIC LIGHT BUFF/SW 0050<br>(OR APPROVED EQUAL)                        |  | C.M.U. BLOCK<br>FINISH: SPLIT-FACE<br>MANUFACTURER: ORCO BLOCK<br>CONGRUENT COLOR SCHEDULE:<br>NUFAD<br>(OR APPROVED EQUAL) |                                                                                       |
|  | C.M.U. BLOCK<br>FINISH: SPLIT-FACE<br>MANUFACTURER: ORCO BLOCK<br>CONGRUENT COLOR SCHEDULE:<br>NUFAD<br>(OR APPROVED EQUAL) |  | C.M.U. BLOCK<br>FINISH: SPLIT-FACE<br>MANUFACTURER: ORCO BLOCK<br>CONGRUENT COLOR SCHEDULE:<br>NUFAD<br>(OR APPROVED EQUAL) |                                                                                       |

NOTE - ALL ROOF DRAIN DOWNSPOUTS WILL BE INTERNALIZED AS REQUIRED.

EXTRA SPACE STORAGE  
AVONDALE, AZ

PRELIMINARY ELEVATIONS

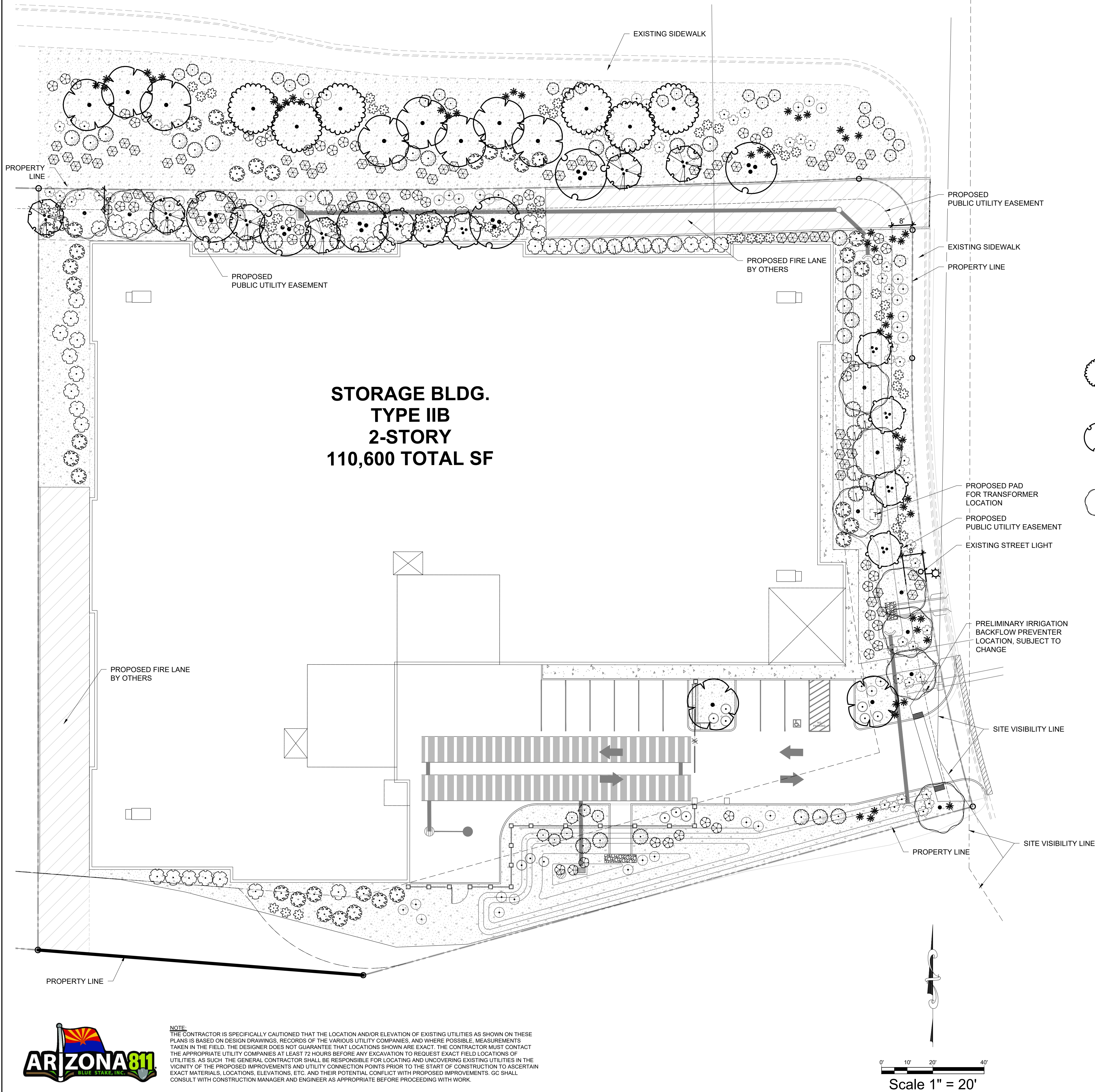
THIS DRAWING AND ITS CONTENTS ARE INSTRUMENTS OF SERVICE AND ARE THE COPYRIGHTED PROPERTY OF JORDAN ARCHITECTS, INC. THE USE IS EXPRESSLY INTENDED FOR THE PROJECT NOTED ABOVE AND MAY NOT BE REUSED OR REPRODUCED IN WHOLE OR IN PART WITHOUT THE WRITTEN PERMISSION OF JORDAN ARCHITECTS, INC. "COPYRIGHT" YEAR OF FIRST PUBLICATION 2023 JORDAN ARCHITECTS, INC.

JOB NUMBER: 20-1103  
SCALE: 3/32"=1'-0"  
DATE: 11/28/2023

*ja*  
**JORDAN ARCHITECTS**  
131 CALLE IGLESIA, SUITE 100  
SAN CLEMENTE, CA 92672  
949.388.8090

**SHEET A6**





NOTE:  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON DESIGN DRAWINGS, RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE DESIGNER DOES NOT GUARANTEE THAT LOCATIONS SHOWN ARE EXACT. THE CONTRACTOR MUST CONTACT THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. AS SUCH, THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND UNCOVERING EXISTING UTILITIES IN THE VICINITY OF THE PROPOSED IMPROVEMENTS AND UTILITY CONNECTION POINTS PRIOR TO THE START OF CONSTRUCTION TO ASCERTAIN EXACT MATERIALS, LOCATIONS, ELEVATIONS, ETC. AND THEIR POTENTIAL CONFLICT WITH PROPOSED IMPROVEMENTS. GC SHALL CONSULT WITH CONSTRUCTION MANAGER AND ENGINEER AS APPROPRIATE BEFORE PROCEEDING WITH WORK.



CITY OF AVONDALE PLANTING DATA SHEET

| REQUIRED LANDSCAPE IMPROVEMENTS BY ZONING DISTRICT              |                                                                              | REQUIRED |         | PROVIDED |         |
|-----------------------------------------------------------------|------------------------------------------------------------------------------|----------|---------|----------|---------|
| A                                                               | Single Family Residential (AG, RR-43, RR-18, R1-35, R1-15, R1-8, R1-6, R1-5) | N/A      | Trees   | N/A      | Trees   |
| B                                                               | Multiple Family Residential (R-2, R-3, R-4, MH)                              | N/A      | Trees   | N/A      | Trees   |
| C                                                               | City Center                                                                  | N/A      | Trees   | N/A      | Trees   |
| REQUIRED LANDSCAPE AREAS                                        |                                                                              |          |         |          |         |
| D                                                               | CP within Employment                                                         | N/A      | sq. ft. | N/A      | sq. ft. |
| E                                                               | A1 within Employment                                                         | N/A      | sq. ft. | N/A      | sq. ft. |
| F                                                               | All Development within Multiple Family                                       | N/A      | sq. ft. | N/A      | sq. ft. |
| G                                                               | All Development within All Other Zoning Districts not listed above           | 19,838.4 | sq. ft. | 29,278.8 | sq. ft. |
| H(1)                                                            | Landscape Setback / Trees                                                    | 28       | Trees   | 28       | Trees   |
| H(2)                                                            | Landscape Setback / Shrubs                                                   | 273      | Shrubs  | 282      | Shrubs  |
| H(3)                                                            | Landscape Setback / Groundcover                                              | 6,927.7  | sq. ft. | 6,952.7  | sq. ft. |
| I                                                               | Land Use Buffers                                                             | N/A      | Trees   | N/A      | Trees   |
| J                                                               | Parking Lots / Trees                                                         | 2        | Trees   | 2        | Trees   |
| K                                                               | Building Frontage                                                            | 1,150.0  | sq. ft. | 3,098.3  | sq. ft. |
| L                                                               | Cactus / Succulents                                                          | N/A      | %       | N/A      | %       |
| M(1)                                                            | Right of way Landscaping / Trees                                             | 14       | Trees   | 14       | Trees   |
| M(2)                                                            | Right of way Landscaping / Shrubs                                            | 135      | Shrubs  | 135      | Shrubs  |
| N                                                               | Special Planting Requirements ( PAD, Zoning, etc.)                           | N/A      |         |          |         |
| TOTALS                                                          |                                                                              |          |         |          |         |
| Total Trees (Lines A-N)                                         |                                                                              | 44       | Trees   | 44       | Trees   |
| Total Shrubs (Lines A-N)                                        |                                                                              | 408      | Shrubs  | 417      | Shrubs  |
| Total Groundcover (Lines A-N)                                   |                                                                              | 6,927.7  | sq. ft. | 6,952.7  | sq. ft. |
| Total Groundcover, inorganic (3/4" screened decomposed granite) |                                                                              | 35,106.0 | sq. ft. | 35,106.0 | sq. ft. |
| Total Right-of-Way Landscape Area                               |                                                                              | N/A      | sq. ft. | 14,745.0 | sq. ft. |
| Total Parking Lot Landscaping Area                              |                                                                              | 834.0    | sq. ft. | 1,264.0  | sq. ft. |
| Total Useable Open Space (PAD only)                             |                                                                              | N/A      | sq. ft. | N/A      | sq. ft. |
| Total Useable Open Space (PAD only)                             |                                                                              | N/A      | %       | N/A      | %       |

PLANT SCHEDULE

| TREES   | CODE | QTY | BOTANICAL / COMMON NAME                                                                 | SIZE    | WUCOLS    | CAL                  |
|---------|------|-----|-----------------------------------------------------------------------------------------|---------|-----------|----------------------|
|         | AS   | 10  | ACACIA SALICINA<br>WILLOW ACACIA                                                        | 24" BOX | 1.5" CAL. | 8' HT MIN            |
|         | PC   | 6   | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE                              | 24" BOX | 1.5" CAL. | 6' HT MIN            |
|         | PL   | 7   | PISTACIA LENTISCUS<br>MASTIC TREE<br>MULTI-TRUNK, 3-5 STEMS                             | 24" BOX | 1.5" CAL. | 6' HT MIN            |
|         | PX   | 6   | PARKINSONIA X 'SONORAN EMERALD'<br>SONORAN EMERALD PALO VERDE<br>MULTI-TRUNK, 3-5 STEMS | 24" BOX | 1.5" CAL. | 6' HT MIN            |
|         | SS   | 6   | SOPHORA SECUNDIFLORA<br>TEXAS MOUNTAIN LAUREL                                           | 24" BOX | 1.5" CAL. | 5' HT MIN            |
|         | UP   | 9   | ULMUS PARVIFOLIA<br>LACEBARK ELM                                                        | 24" BOX | 1.5" CAL. | 8' HT MIN            |
| SHRUBS  | CODE | QTY | BOTANICAL / COMMON NAME                                                                 | SIZE    | WUCOLS    | MATURE SIZE (W'X'H') |
|         | CA   | 31  | CAESALPINIA PULCHERRIMA<br>RED BIRD OF PARADISE                                         | 5 GAL   |           | 3'x3'                |
|         | DG   | 37  | DALEA GREGGII<br>TRAILING INDIGO BUSH                                                   | 1 GAL   |           | 6"x6"                |
|         | EE   | 52  | EREMOPHILA HYGROPHANA 'BLUE BELLS'<br>BLUE BELLS EMU BUSH                               | 5 GAL   |           | 1'x1'                |
|         | EG   | 82  | EREMOPHILA GLABRA 'MINGENEW GOLD'<br>OUTBACK SUNRISE EMU BUSH                           | 1 GAL   |           | 6"x6"                |
|         | EM   | 76  | EREMOPHILA MACULATA<br>SPOTTED EMU BUSH                                                 | 5 GAL   |           | 2'x2'                |
|         | LH   | 61  | LANTANA X 'NEW GOLD'<br>NEW GOLD LANTANA                                                | 1 GAL   |           | 1'x1'                |
|         | LL   | 43  | LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'<br>LYNN'S LEGACY LANGMAN'S SAGE                 | 5 GAL   |           | 2'x2'                |
|         | SN   | 38  | SENNA NEMOPHILA<br>SENNA                                                                | 5 GAL   |           | 3'x3'                |
|         | SV   | 12  | SIMMONDSIA CHINENSIS 'VISTA'<br>JOJOBA                                                  | 5 GAL   |           | 2'x2'                |
|         | TS   | 18  | TECOMA STANS<br>YELLOW BELLS                                                            | 5 GAL   |           | 3'x3'                |
| ACCENTS | CODE | QTY | BOTANICAL / COMMON NAME                                                                 | SIZE    | WUCOLS    |                      |
|         | HF   | 51  | HESPERALOE FUNIFERA<br>MEXICAN FALSE YUCCA                                              | 5 GAL   |           | 1'x3'                |
|         | HP   | 53  | HESPERALOE PARVIFLORA<br>RED YUCCA                                                      | 5 GAL   |           | 2'x2'                |

PLANT SCHEDULE

| GROUND COVERS | CODE | BOTANICAL / COMMON NAME                                                                                     | CONT  |
|---------------|------|-------------------------------------------------------------------------------------------------------------|-------|
|               | DX   | DECOMPOSED GRANITE<br>3/4" MINUS, 2" DEEP<br>COLOR: TBD; SAMPLE<br>TO BE SUBMITTED TO<br>OWNER FOR APPROVAL | MULCH |



Owner

Project Name  
**Extra Space Storage**  
13455 West Osborn Road  
Litchfield Park, AZ

PRELIMINARY  
LANDSCAPE  
PLAN

| Date | Comment |
|------|---------|
|      |         |
|      |         |
|      |         |
|      |         |

|                |           |
|----------------|-----------|
| Project Number | #20-1103  |
| Date           | 12/8/2023 |
| Drawn By       | BR        |
| Checked By     | BR/RM     |

LP-1



PLANTING SPECIFICATIONS

GENERAL

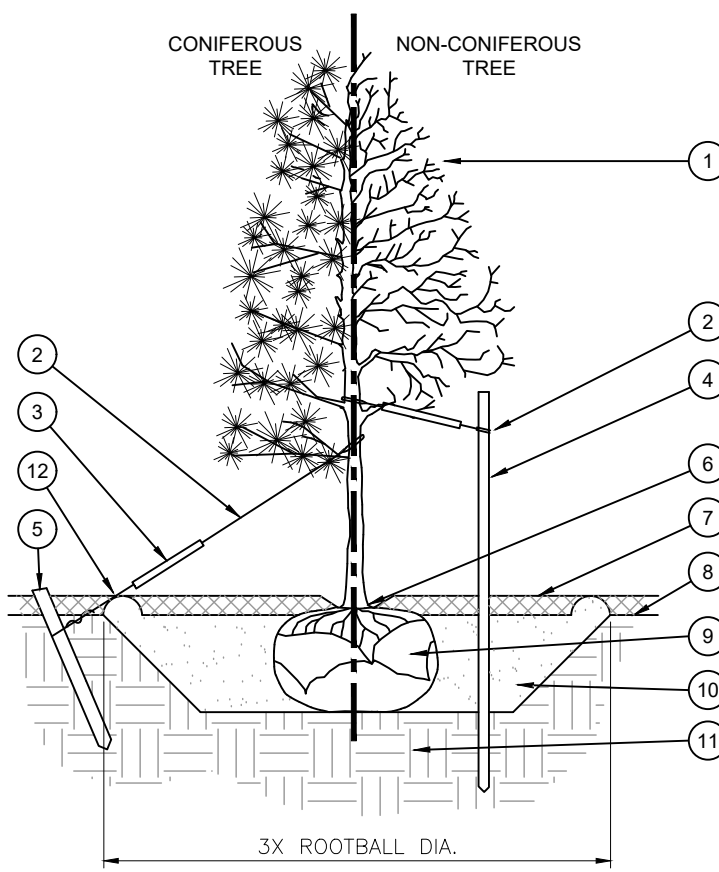
- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
  2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
  3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID CONTRACTOR'S LICENSE ISSUED BY THE APPROPRIATE LOCAL JURISDICTION.
- B. SCOPE OF WORK
- WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION AND COMPLETION OF ALL WORK SHOWN AND DESCRIBED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
  3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

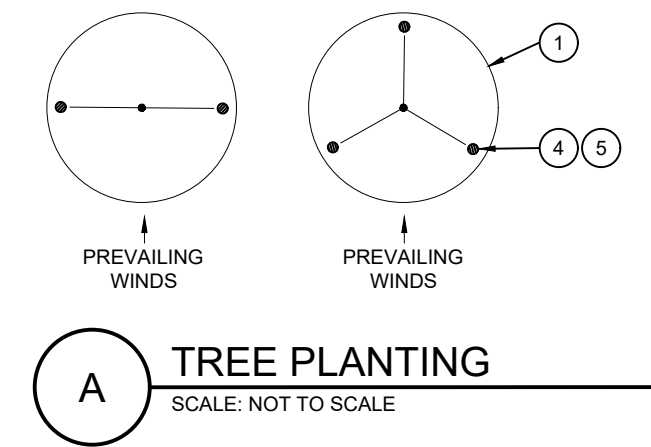
- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BATED-AND-BURL APPROVED PLANTS
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2004. PROVIDE WELL-SHAPED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
  2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (GIRDLING, SHARPED ROOTS, ETC.)
  3. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE PLANT, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
  4. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
  5. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
  6. MULTI-TRUNK TREES SHALL BE MEASURED FROM THE TOP OF THE ROOT FLARE TO THE TOP OF THE TRUNK.
  7. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD WITH THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED.
- E. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- F. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, PH RANGE OF 5.5 TO 6.5, MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT, 100 PERCENT PASSING THROUGH 3/4 INCH SIEVE, SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS, NOT EXCEEDING 0.5 PERCENT NEXT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- G. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- H. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- I. WEED FABRIC: 5 OUNCE, WOVEN, NEEDLE-PUNCHED FABRIC, SUCH AS DEWITT PROS LANDSCAPE FABRIC (OR APPROVED EQUIVALENT).
- J. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS.
  2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
  3. STRAP CHAIRING GUYING: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- K. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

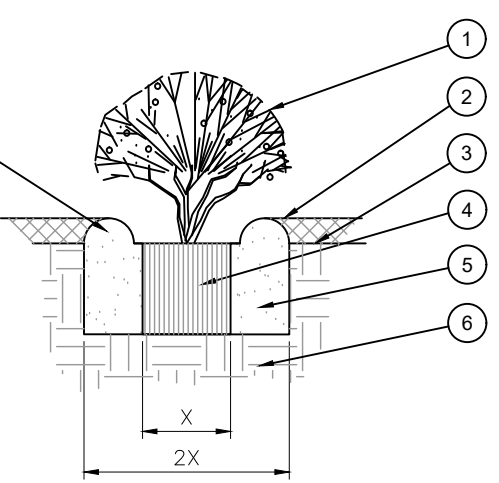
- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
  2. SOIL TESTING:
    - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY (SEE THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (EC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT. EACH SAMPLE SUBMITTED SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL.
    - b. CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
    - c. THE SOIL REPORT PROVIDED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): GENERAL SOIL PREPARATION AND BACKFILL MIXES, PRE-PLANT FERTILIZER APPLICATIONS, AND ANY OTHER SOIL-RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
  3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
  4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
    - a. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
      - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
      - ii. 12-12-12 FERTILIZER - 10 LBS. PER CU. YD.
      - iii. AGRICULTURAL GYPSUM - 250 LBS. PER 1,000 S.F.
      - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
    - b. CONTRACTOR SHALL REMOVE ALL GRASS IN SHRUB AREAS SHALL BE 2" BELOW FINISH GRADE BEFORE INSTALLING SOIL AMENDMENTS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
    - c. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.
- B. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
  2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
  3. TRENCING NEAR EXISTING TREES:
    - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER AT BREAST HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
    - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
    - c. AFTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER, WHEN TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
    - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP HANDS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
- C. TREE PLANTING
1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
  2. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
  3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
  4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL.
  6. THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
    - a. 1-1/2" TREES: TWO STAKES PER TREE
    - b. 2-1/2"-4" TREES: THREE STAKES PER TREE
    - c. TREES OVER 4" CALIPER: GUY AS NEEDED
    - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE.
  7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS).
- D. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANTS ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
  2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
  3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
- E. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
  2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- F. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
  2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
  3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- G. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
  2. SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF GRASS AT NO ADDITIONAL COST TO THE OWNER.
  3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
    - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
    - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
    - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1-1/2 INCHES BEFORE FIRST MOWING.
  4. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDS OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- H. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
  2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- I. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



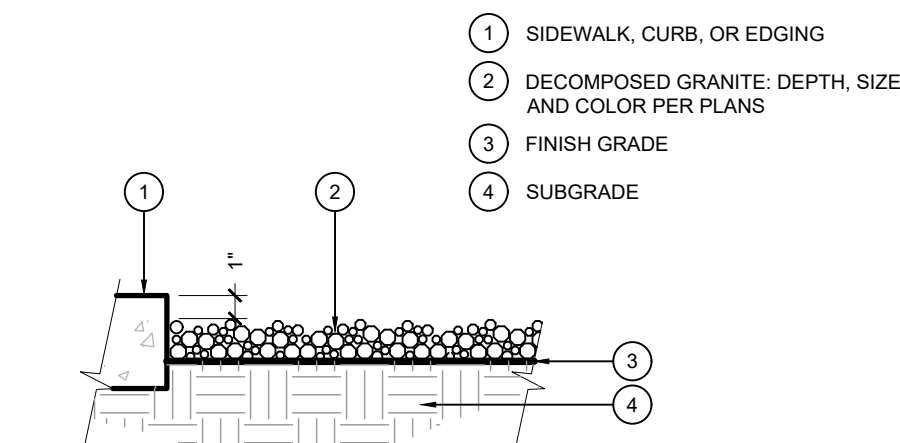
STAKING EXAMPLES (PLAN VIEW)



- NOTES:
1. SCARIFY SIDES OF PLANTING PIT PRIOR TO SETTING TREE.
  2. REMOVE EXCESS SOIL APPLIED ON TOP OF THE ROOTBALL THAT COVERS THE ROOT FLARE. THE PLANTING HOLE DEPTH SHALL BE SUCH THAT THE ROOTBALL RESTS ON UNDISTURBED SOIL, AND THE ROOT FLARE IS 3-5" ABOVE FINISH GRADE.
  3. FOR BAB TREES, CUT OFF BOTTOM 1/3 OF WIRE BASKET BEFORE PLACING TREE IN HOLE. CUT OFF AND REMOVE REMAINDER OF BASKET AFTER TREE IS SET IN HOLE. REMOVE ALL NYLON TIES, TWINE, ROPE, AND OTHER PACKING MATERIAL. REMOVE AS MUCH BURLAP FROM AROUND ROOTBALL, AS IS PRACTICAL.
  4. REMOVE ALL NURSERY STAKES AFTER PLANTING.
  5. FOR TREES OVER 3\"/>



B SHRUB AND PERENNIAL PLANTING SCALE: NTS



NOTE

1. COMPACT SUBGRADE TO 50% AND APPLY A PREEMERGENT HERBICIDE TO THE SOIL BEFORE PLACING GRANITE AT REQUIRED DEPTH. RAKE SMOOTH, WET TO ENTIRE DEPTH, ROLL WITH A 150 LB ROLLER, THEN LIGHTLY SCARIFY SURFACE WITH A LEAF RAKE. KEEP TOP OF GRANITE 1\"/>

C DECOMPOSED GRANITE SCALE: NTS

MAINTENANCE SPECIFICATIONS

3.1 MAINTENANCE:

- A. Maintenance shall conform to the following standards:
1. All planted areas shall be kept free of debris and weeded at intervals of not more than seven (7) days. Weeding, mowing, rolling, edging, trimming, fertilization, spraying and pest control, as may be required, shall be included in the maintenance period.
  2. The Contractor shall be responsible for maintaining adequate protection of the entire project area. Damaged areas caused by erosion, fire damage, graffiti, pests or other damage shall be repaired at the Contractor's expense.
  3. All sidewalks, paved areas and other areas adjacent to the planting areas shall be cleaned of all debris, soil, or other materials at intervals of not more than seven (7) days.
- 3.2 TREE AND SHRUB CARE:
- A. Watering:
1. In newly planted landscapes, maintain a large enough water basin around young trees and plants so that enough water can be applied to establish moisture through the major root zone. When hand-watering, use a water wand to break the water force.
  2. Maintain 2-3\"/>

- B. Fertilization:
1. DO NOT FERTILIZE TREES OR SHRUBS UNLESS SPECIFICALLY RECOMMENDED BY A SOIL TESTING LABORATORY. When possible symptoms of nutrient deficiencies appear, submit a minimum of one quart of site soil and some leaves from the affected plants to an approved soil testing facility. Contact the testing facility for the amount of leaf material needed for foliar analyses.
  2. When fertilizing trees and shrubs, avoid applying fertilizer to the root ball and base of main stem; rather, spread evenly under plant to the drip line.

C. Pruning:

1. Trees - general guidelines:
  - a. The Contractor shall not prune ANY trees without a specific purpose and need, and only with the Owner's written approval.
  - b. Pruning shall only be proposed for the following reasons:
    - i. To ensure good placement and spacing of permanent scaffold branches, which should be no more than 1/2 of the diameter of the trunk (structural pruning)
    - ii. To eliminate dead wood
    - iii. To eliminate diseased or damaged growth (health pruning)
    - iv. To eliminate narrow V-shaped branch forks (structural pruning)
    - v. To reduce potential for windthrow and wind damage by thinning out crowns (thinning)
    - vi. To maintain growth within space limitations (crown reduction)
  - c. Prune all trees to maintain their natural form, and according to ANSI A300 standards.
  - d. Evergreen trees shall be pruned to prevent wind and storm damage only when necessary. Deciduous trees shall be pruned during near the end of their dormant season. Damaged or diseased trees, or those that constitute health or safety problems, shall be pruned at any time of the year as required to correct the adverse condition.
  - e. Remove no more than 15% (slow growing species) to 25% (fast growing species) of any tree's live foliage in any one growing season.
  - f. Dead and diseased material may be removed at any time.
  - g. Topping, stubbing, lion-tailing, huckracking, and any other improper pruning practices will not be tolerated. Trees so treated shall be removed and replaced with trees of the same species and similar size at the expense of the Contractor. The Contractor shall guarantee replacement trees for a period of one year.
  - h. For further tree pruning information, the Contractor may contact the International Society of Arboriculture at (217) 355-9411.
2. Newly-planted trees (within first five years after planting)
  - a. Evaluate newly-planted trees approximately every year for pruning needs. Trees that do not have a specific pruning need shall not be pruned at any time.
  - b. Under no circumstances shall stripping of lower branches (raising up) of trees less than 15' in height be permitted.
  - c. Do not remove any branches over 1/4\"/>

D. Staking and Guying:

1. Remove stakes and guys as soon as the tree can support itself, usually within the first year after planting. Trees in high-wind areas may be left on as long as appropriate, but should be removed as soon as the tree can support itself in windy conditions.
  2. Stakes and guys are to be inspected to prevent girdling of trunks or branches and to prevent rubbing that causes bark abrasions. Trees found damaged shall be replaced at the Contractor's expense.
  3. Contractor shall remove all remaining nursery stakes immediately.
- E. Weed Control:
1. Keep watering basins and areas between plants free of weeds. Use recommended legally approved pre-emergent herbicides and removal by hand methods. Avoid frequent soil cultivation that destroys shall roots. Use mulches to help prevent weed germination. Avoid post-emergent herbicides in groundcover areas where overspray may kill young rooted cuttings.
  2. Use of chemical spraying may be necessary to rid turf areas of noxious weeds.
  3. Do not use pre-emergent herbicides near ornamental grasses.

- F. Disease and Pest Control:
1. The Contractor shall make every effort to control all diseases and pests during the Maintenance Phase. All disease and pest control materials and methods shall be at the direction of a licensed pest control operator.
  2. The Owner shall be made aware of all methods and materials to be used for disease and pest control.
  3. The Contractor shall implement the control measures exercising extreme caution in using pesticides and taking all necessary steps to ensure the safety of the public.

3.3 GROUNDCOVER CARE:

- A. Weed Control: Control weeds, preferably with pre-emergent herbicides, but also with post-emergent systemic herbicides. Do not hoe weeds. Take care not to overspray post-emergent herbicides onto groundcover plants.
- B. Remove trash in groundcover areas weekly.
- C. Edge groundcover to keep in bounds of planting.
- D. Replace dead and dying plants at the Contractor's expense.

3.4 SEEDED AREAS

- A. General: The maintenance period shall begin immediately after each area is seeded and continue until final acceptance of entire project. During this time, be responsible for watering, mowing, spraying, weeding and all related work as necessary to ensure that seeded areas are established and continue in a vigorous, weed-free growing condition. Provide all supervisors, labor, material, and equipment to maintain seeded areas.
- B. Materials: Conform to specifications or directions as acceptable to Owner.
- C. Watering:
  1. For irrigated areas, water irrigated areas at regular schedule as approved by Owner until a stand of plants has been established. Water in repeated short time periods. After seeded areas are established, water at a regular schedule as approved by Owner. Native and dryland plants are not required to be watered unless otherwise specified. Water shall be free of substances harmful to plant growth. Contractor shall be responsible for furnishing water from underground sprinkler system, quick couplers or other source.
  2. For non-irrigated seed areas, no additional watering is required.
- D. Fertilization: None required.
- E. Weed Control: As required only after establishment, using selective herbicides or mechanical string trimmers or mowers approved by Owner. This activity may be required after and as a condition of final acceptance.
- F. Insect and Disease Control: As required, apply insecticide and fungicide approved by Owner.

3.5 IRRIGATION SYSTEM

- A. The Contractor shall check all systems for proper operation a minimum of once a month. Lateral lines shall be flushed out after removing the last sprinkler head or two at each end of the lateral as deemed necessary. All spray heads shall be adjusted as necessary for 100% coverage, or as indicated on any associated plans.
- B. Set and program automatic controllers for seasonal water requirements. The Contractor shall adjust the watering schedule as needed based on topography, soil type, plant species and health, season, and weather. The Contractor shall provide to the Owner a key to controllers and instructions on how to turn off the system in case of emergency.
- C. Repair all damages to the irrigation system as needed. Repairs shall be made within one watering cycle. All replaced equipment shall match existing equipment, or approved equal.
- D. Drip irrigation system shall be cleaned and flushed once each season by open the flush valve (or Y-strainer valve) located at each control valve, and removing and cleaning the filter within the Y-strainer.
- E. For cold winter areas, winterize the system between November 1 and November 30, unless an earlier time is required due to extreme weather conditions.
  1. Stop water to the irrigation system by closing the gate or ball valve before the backflow device.
  2. Use compressed air to eliminate all water inside the irrigation system, starting at the blow-out valve as shown on the plans. Open all control valves and flush valves before starting air flow. Allow air to run as long as necessary to clear out all standing water from inside the backflow device, valves, lateral lines, and all other irrigation equipment.
  3. When all water has been evacuated, close all valves.
  4. The Contractor shall be responsible for the startup of the automatic irrigation system in spring. Unless modified by extreme weather conditions, the system shall be activated not before April 1 and not later than April 30.
  5. To activate system, pressurize and then run each zone a minimum of 15 minutes. Each zone shall be observed for leaks, pressure defects, adequate coverage, and other conditions that may impact the effective operation of the system. Leaks or defects shall be corrected immediately.

CARE OF SPECIFIC PLANTS:

- A. Grasses
1. Muhlenbergia rigida: cut down old flower stalks in winter once stalks have become rusty.
- B. Shrubs and Perennials
1. Hesperaloe parviflora: remove old bloom stalks as needed.

IRRIGATION DESCRIPTION

IRRIGATION TO BE INSTALLED IN ALL PLANTING AREAS AND TO ALL PLANT MATERIAL IN ACCORDANCE WITH THE DRIP EMITTER SCHEDULE DIRECTLY BELOW. ALL IRRIGATION TO BE DESIGNED AND INSTALLED IN A MANNER WHICH AIMS TO CONSERVE WATER. IRRIGATION SYSTEM SHALL INCLUDE A BACKFLOW PREVENTION DEVICES, SCREEN WITH A ROUND-TOPPED WIRE MESH ENCLOSURE. IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH ALL LOCAL AND STATE LAWS AND ORDINANCES.

DRIP EMITTER SCHEDULE

PROVIDE THE FOLLOWING DRIP EMITTERS FOR EACH PLANT:

|                                   |                            |
|-----------------------------------|----------------------------|
| PLANTS, #1 CONTAINER AND SMALLER: | 1. 1 GPH EMITTER PER PLANT |
| PLANTS, #5 CONTAINER:             | 1. 1 GPH EMITTER PER PLANT |
| TREES, 1\"/>                      | 1. 12 GPH EMITTER PER TREE |

GENERAL LANDSCAPE NOTES

1. ALL SINGLE-TRUNK TREE REQUIRED ON SITE SHALL BE TWO (2) INCH CALIPER AVERAGE SIZE. TREE CALIPERS FOR SINGLE-TRUNK TREES SHALL BE MEASURED AT TWELVE (12) INCHES ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. CALIPER OF MULTI-TRUNK TREES SHALL BE DETERMINED BY TAKING THE AVERAGE CALIPER OF ALL ITS TRUNKS. MULTI-TRUNK TREES SHALL HAVE NO MORE THAN THREE (3) TRUNKS.
  2. TREE CALIPER AND HEIGHT SHALL GOVERN OVER ANY OTHER PLANTING SIZE INFORMATION PROVIDED ON THE DRAWINGS. TREES SPECIFIED BY CONTAINER SIZE ONLY SHALL NOT BE ACCEPTED.
  3. THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL MAINTAIN ALL LANDSCAPING WITH THE RIGHT-OF-WAY. ALL LANDSCAPING SHALL BE MAINTAINED AS APPROVED ON THE LANDSCAPE MAINTENANCE SCHEDULE.
  4. A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCRATCH UPON THIS CLEAR SPACE WHEN MATURE.
  5. PLANTINGS WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
  6. THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.
- NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AVONDALE SUPPLEMENT TO MAG SPECIFICATIONS & STANDARD DETAILS CURRENTLY ON FILE AND AVAILABLE AT THE CITY OF AVONDALE ENGINEERING DEPARTMENT.

**EVERGREEN**  
DESIGN GROUP

(800) 680-6630  
2375 E. Camelback Rd., Suite 600  
Phoenix, AZ 85016  
www.EvergreenDesignGroup.com



Owner

Project Name

PRELIMINARY  
LANDSCAPE  
SPECIFICATIONS  
AND DETAILS

| Date | Comment |
|------|---------|
|      |         |
|      |         |
|      |         |
|      |         |
|      |         |

|                |           |
|----------------|-----------|
| Project Number | #20-1103  |
| Date           | 12/8/2023 |
| Drawn By       | BR        |
| Checked By     | BR/RM     |

LP-2



# Exhibit H

December 20, 2023

City of Avondale | Planning Division  
ATTN: Michelle Simerdla  
11465 West Civic Center Drive  
Avondale, AZ 85323

Subject: Neighborhood Meeting Notes  
December 19, 2023 @ 5:00pm via Zoom

Attendees:

Paul Hedges (Owner/Developer)  
Dawson Hedges (Owner/Developer)  
David Meinecke (Architect)  
Michelle Simerdla (City of Avondale)  
Catherine Lorbeer (City of Avondale)  
Veronica Malone (City Councilwoman)  
Caller 1 (public)  
Caller 2 (public)  
Teresa (public)

Dear Ms. Simerdla,

The following is a cursory review of the neighborhood meeting conducted on Tuesday, December 19<sup>th</sup>, 2023 at 5pm.

The meeting commenced with a brief Powerpoint presentation conducted by David Meinecke of Jordan Architects. The slide show included photosimulations that implimented the design changes worked through with staff and the neighborhood during the previous neighborhood meeting.

Also included in the presentation was an estimate of traffic generation from the proposed project, a breakdown of the onsite security, site function, and operations. The presentation concluded with a question and answer phase.

During the question and answer phase, two callers (refused to provide names) posed a few questions to the presenter and owner/developer. Below is a synopsis of some of the concerns raised along with the owner's response:

1. *Trash dumping in surrounding communities and pest control*
  - The project offers onsite trash disposal along with onsite receptacles for clientele that are emptied daily.
2. *Landscape and water demand concerns*
  - The site is designed per city standards and wrapped with drought tolerant landscaping. The building and parking area occupy the majority of the site area and the detention basin, which requires little-to-no water, is located within the landscaped area.
3. *Traffic, neighboring bus stop and the request for 3<sup>rd</sup> party traffic input*
  - The owner/developer presented *estimates* of onsite traffic that would have minimal impact on the surrounding infrastructure. These estimates were based on the Institute of Traffic Engineers (ITE) manual
    - a. *Access off of Osborn Road is a bad idea*

- The developer tried to propose access off of West Indian School Road but was told that it was prohibited
- 4. *We would like to see a use that's more conducive to the community and that provides services to the community (i.e. professional offices)*
  - Using the same ITE manual, estimates were provided for the use of office which would exacerbate the current infrastructure and result in exponentially more onsite traffic.
  - In addition, providing the one allowed driveway cut would funnel all of this traffic on Osborn and create a bottle neck of traffic and may result in dangerous ingress and egress.

These are the main talking points from the meeting. Following these points, Staff was asked a number of questions in regards to an additional neighborhood meeting and the approval process to which Staff provided answers.

If you should have any questions or comments regarding the information contained herein, please do not hesitate to contact us.

Sincerely,

The Project Team

February 1, 2024

City of Avondale | Planning Division  
ATTN: Michelle Simerdla  
11465 West Civic Center Drive  
Avondale, AZ 85323

Subject: Neighborhood Meeting Notes  
January 31 2024 @ 6:00pm in City meeting room

Attendees:

Paul Hedges (Owner/Developer)  
Dawson Hedges (Owner/Developer)  
David Meinecke (Architect)  
Michelle Simerdla (City of Avondale)  
Catherine Lorbeer (City of Avondale)  
Attendee 1 (public)  
Attendee 2 (public)  
Attendee 3 (public)  
Attendee 4 (public)  
Attendee 5 (public)

Dear Ms. Simerdla,

The following is a cursory review of the neighborhood meeting conducted on Wednesday, January 31, 2024 at 6pm.

Prior to the meeting beginning, Attendee 1 [Tom Lundquist (?)] approached Paul to discuss access to his offices that are to the south of the subject site. Attendee 1 indicated that he was in support of the project and also stated that he has an issue with people dumping trash in their dumpsters.

The meeting then commenced with a brief Powerpoint presentation conducted by David Meinecke of Jordan Architects. The slide show included photosimulations that implimented the design changes worked through with staff and the neighborhood during the previous neighborhood meeting that took place prior to previous approvals.

Also included in the presentation was a graph that displayed traffic counts from Paul's Gilbert facility that is similar in size, a breakdown of the onsite security, site function, and operations. The presentation concluded with a question and answer phase.

During the question and answer phase, two attendees (that refused to sign in) posed a few questions to the presenter and owner/developer. Below is a synopsis of some of the main concerns raised by Attendee's 2 and 3 along with the owner's response:

1. *Trash dumping in surrounding communities and pest control*
  - The project offers onsite trash disposal along with onsite receptacles for clientele that are emptied daily. This was answered during the meeting.
2. *Traffic, neighboring bus stop and the request for a 3<sup>rd</sup> party traffic report*
  - The owner/developer presented *estimates* of onsite traffic from a similarly sized facility that illustrated minimal impact on the surrounding infrastructure.



3. *We would like to see a use that's more conducive to the community and that provides services to the community (i.e. professional offices)*
  - Using the ITE manual, the presentation provided estimates for office and retail uses which illustrated such uses exacerbate the current infrastructure and result in exponentially more onsite traffic.
  - In addition, providing the one allowed driveway cut would funnel all of this traffic on Osborn and create a bottle neck of traffic and may result in dangerous ingress and egress.
4. *Attendee 3 felt that the design did not reflect the surroundings of the community.*
  - During the previous approval process the Project Team worked at length with the City and incorporated some of the comments from the neighborhood meeting
  - The project incorporates warm desert tones that fit well within the fabric of the community as well as glass elements that aid in blending the project with the surrounding office and retail uses.

Attendee 2 read a lengthily statement that highlighted the above listed concerns. Some of the research conducted that yielded negative statements from Attendee 2 were from competing self storage facilities that have a vested interest in seeing the project not succeed. The project team did not respond to the read statement as the main concerns have been addressed previously.

These are the main talking points from the meeting. If you should have any questions or comments regarding the information contained herein, please do not hesitate to contact us.

Sincerely,

The Project Team

---

**From:** City of Avondale <[webmaster@avondale.org](mailto:webmaster@avondale.org)>  
**Sent:** Tuesday, December 19, 2023 9:04 PM  
**To:** Engineering <[Engineering@avondaleaz.gov](mailto:Engineering@avondaleaz.gov)>  
**Subject:** Zoom meeting with guardian storage

Message submitted from the <City of Avondale> website.

**Site Visitor Name:** Jay lageschulte  
**Site Visitor Email:** [Jlageschulte@aol.com](mailto:Jlageschulte@aol.com)

Guardian storage sent out a letter with a zoom meeting address for their proposed storage facility at Osborn road and Indian school rd. Tried several times and could no get signed in. Each time it came back invalid. I wonder how many other residents could not get signed in. Concerns me about application PL-23-0303. Meeting was to be on dec. 19th at 6 pm. They gave us no phone number in the mailing to contact them. We are not in favor of a 2 story building on that property. We would have expressed more of our concerns, such as traffic flow had we been able to sign into the meeting. Thank you Jay and Eva lageschulte

---

**From:** [Gail Sanchez](#)  
**To:** [Michelle Simerdla](#)  
**Subject:** What comments do you have on the Conditional Use Permit for Extra Space Storage? | Developer Projects | Avondale Connect  
**Date:** Sunday, January 28, 2024 9:21:48 AM

---

We do not need another storage facility.

There are 3 extremely close that come to mind.

The Post Office I work for would deliver the mail to the business there. Has the Post Office even been notified? My Postmaster was not aware that this was even considered. What about a swap of land with Litchfield Park City Hall? What about Trader Joe's, a Cheesecake Factory, Outback, Longhorn a Miracle Mole Deli or something that would service our area better. Something that would look better even a mom and pop sandwich place. I live in Bel Fleur and have been in this area over 20 years and have worked for that post office and am very familiar with that mail route. It's a lot of medical and only one food place I believe. There's nothing to walk to for lunch or coffee without driving. The neighborhood restaurants in the middle of Litchfield by the Wigwam are very profitable and it's packed daily with residents eating outside that we need more of. We at the Post Office will service whatever is approved and hopefully this area will remain unique and still feel like a small town community.

Sincerely

Gail Sanchez

Litchfield Park

602 402 8470

[https://urldefense.com/v3/https://avondaleconnect.org/developer-initiated-projects/news\\_feed/conditional-use-permit-for-extra-space-2\\_!!LPHuuNWgF-3BSw!yXb9q-4yGws4knIaNYTYZqceq\\_JAFc\\_KFI5-Q6OrN4Zwu9orQDf0uB\\_tNYgnDFMfuOwIzjU9S-S5dVdyFGC7yU3pmaXJ\\$](https://urldefense.com/v3/https://avondaleconnect.org/developer-initiated-projects/news_feed/conditional-use-permit-for-extra-space-2_!!LPHuuNWgF-3BSw!yXb9q-4yGws4knIaNYTYZqceq_JAFc_KFI5-Q6OrN4Zwu9orQDf0uB_tNYgnDFMfuOwIzjU9S-S5dVdyFGC7yU3pmaXJ$)

Sent from my iPhone



2 comments

Recently active | Posted first

Jms, 17 days ago

Alert moderator

We don't need another storage facility. We have more than enough now. I'm sure there are better options that can be explored

Do you agree? 👍 1 🗨️ 0



TMAZ, 2 months ago

Alert moderator

Seems fine. I've been a boxholder customer of that USPS for 12 years. If they don't see a problem with it, I certainly don't.

Do you agree? 👍 0 🗨️ 1

[Terms and Conditions](#)[Privacy Policy](#)[Moderation Policy](#)[Accessibility](#)[Technical Support](#)[Cookie Policy](#)[Site Map](#)[Avondale General Plan](#)[Avondale Strategic Plan](#)[AvondaleAZ.gov Website](#)

---

**ITEM NUMBER:** 4.b.

---

**SUBJECT:** Sun Depot – Major General Plan Amendment – Application PL-23-0053**MEETING DATE:** 2/21/2024

---

**TO:** Planning Commission**FROM:** Joshua Orton, AICP, Senior Planner**THROUGH:** Jodie Novak, Director of Development Services**PURPOSE:**

Planning Commission will hold the second of two public hearings and consider a request by Paul Burman, Invenergy, on behalf of property owner Sun Depot Energy Storage LLC, to amend the General Plan 2030 Land Use Map for approximately 15.92 gross acres of land located approximately 330 feet west of the southwest corner of Palm Lane and Avondale Boulevard. The proposed major General Plan Amendment (GPA), if approved, will amend the General Plan 2030 Land Use Map designation from Mixed Use to Public/Civic. The Commission will take appropriate action and forward a recommendation to the City Council.

**BACKGROUND:**

The subject property (Exhibits A and B) is located approximately 330 feet west of the southwest corner of Palm Lane and Avondale Boulevard. The property was annexed into the City's corporate limits on March 23, 2006. The current zoning of the site is Agricultural (AG).

The rectangular site includes approximately 15.92 gross acres of vacant, undeveloped privately-owned property currently being used for farming and the adjacent half-width of Palm Lane right-of-way, approximately 0.56 acres in area.

The property is designated by the General Plan 2030 Land Use Map (Exhibit C) as Mixed Use, which is a land use designation for a mixture of residential and commercial. This category encourages innovatively designed developments, which create a core living environment, reflective of a village concept where residents can live, work, and recreate within the same development or close by. Basic criteria for development include a reasonable scale to the surrounding neighborhood, proportionate ratios for each use, and encouragement of alternative modes of transportation (such as bicycling or walking) and a well-conceived plan with access to and integration of transit facilities.

The existing uses and zoning of surrounding properties include:

**NORTH OF PALM LANE:** From west to east: Canyon Breeze Elementary School zoned Agricultural (AG) and single-family residences zoned Palm Gardens PAD.

**EAST:** Larger lot single-family residences in the jurisdiction of Maricopa County.

**SOUTH:** From west to east: McDowell Villas, a future townhome community zoned PAD and Avondale Commons, a mixed-use development currently under construction zoned PAD.

**WEST:** Two electrical substations in the jurisdiction of Maricopa County owned by Arizona Public Service (APS) and Salt River Project (SRP).

**SUMMARY OF REQUEST:**

The applicant requests to amend the General Plan 2030 Land Use map from Mixed Use to Public/Civic to accommodate a private battery energy storage facility use (Exhibit D). While the battery energy storage facility use will be privately owned, the Public/Civic designation most closely fits this type of use, which intends to sell

stored energy to the APS and SRP electric power grids. The Public/Civic land use category provides for a variety of civic, public, and quasi-public facilities for the health, safety, and welfare of the residents. Types of uses found in this category include City government facilities, police and fire stations, community centers, libraries, water, and wastewater treatment facilities, well sites, substations, and other public facilities.

Attached to this report is the applicant's GPA Narrative (Exhibit D) request and a letter from the applicant (Exhibit G) that further describes their request and justifications for applying to change the land use designation from Mixed Use to Public/Civic.

This proposed major GPA is the first step in the development process for this site. There is a concurrent request to rezone the property from Agricultural (AG) to Planned Area Development (PAD). Both the Major GPA and Rezone will be heard at the City Council on February 26, 2024. This will fulfill the State statute requirement for a major amendment to the general plan to be heard within twelve months of when the proposal is made (within 12 months of March 6, 2023). The Planning Commission must take action on the proposed major GPA, changing the property's land use designation to Public/Civic, before the proposed rezoning may be considered by the Commission.

### Process

The General Plan 2030 outlines criteria for what constitutes minor and major GPAs. The proposed request is a major amendment because the site is within a Specific Area Plan, the Freeway Corridor Specific Plan, and a change in land use categories is requested. The major GPA review process differs from the more common minor GPAs, as follows:

- 60-Day Review: For major GPAs, State statute requires cities to identify a 60-day period in which notice is provided to potentially impacted adjoining jurisdictions and public agencies and comments are solicited from those jurisdictions and agencies.
- Planning Commission Hearing Process: To encourage greater citizen participation, major GPAs require two Planning Commission public hearings, one of which must be held at an off-site location. The first hearing is for public comment, and the second hearing is when the Commission will take action on the request and forward a recommendation to the City Council.
- Approval by City Council: Any major amendment to the General Plan shall require an affirmative vote of at least two-thirds of the members of the City Council.

### **PUBLIC PARTICIPATION:**

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held on January 4, 2024, at Avondale City Hall. In addition to City Staff and the applicant's team, ten (10) persons attended the meeting (Exhibit E). While participants showed interest in learning more about how the technology would operate, concerns were expressed about traffic, safety, toxins, data on battery fires compared to other types of fires, the width of Palm Lane, and the impact on property values. The neighborhood meeting summary provided by the applicant notes the discussion was primarily related to the following topics:

- Safety, monitoring, and response to a fire event
- Impact of traffic from the nearby high school on nearby properties and traffic generated from the project
- Improvements to Palm Lane
- Security of the site
- Impacts on residents
- Benefits to Avondale
- Design, layout, and specific details about batteries

To date, thirteen (13) comments pertaining to the proposal have been posted on the City's Avondale Connect digital forum that are opposed to the project due to proximity to homes and a school, the visual impact, fire risk, and increased traffic in the area (Exhibit F). Community members also shared comments on the City's social media posting about the neighborhood meeting conveying concerns and/or not in support of the proposed use.

As part of the 60-day review period, staff received a response letter from Luke Air Force Base (AFB), which determined the project would not have a negative impact on flying operations at Luke AFB. Comments were also received from Arizona Game and Fish, which provided preliminary comments related to wildlife resources

and recreation. (Exhibit F.) All required notifications were completed for the neighborhood meeting and Planning Commission meetings in accordance with Zoning Ordinance requirements.

#### **PLANNING COMMISSION:**

On February 7, 2024, the Planning Commission conducted the first of two public hearings on the major General Plan amendment. The Commission asked several questions regarding the number of long term jobs created, similar facilities in the city, traffic impacts, potential sound pollution, roadway improvements to Palm Lane, fire safety, water consumption, and whether a contract was in place with the public utilities to provide battery-stored power. The Commission opened the meeting for public comment. Two individuals spoke in opposition to the proposal, citing concerns about fire safety, toxic gas emissions during a fire, incompatibility with existing hospital and schools, and the negative impact to property values. One individual spoke in support stating the company partners with veterans, will add to the community, safety is constantly monitored, and will keep electricity rates from jumping up during peak hours,

#### **ANALYSIS:**

The Planning Commission must determine that the proposed amendment meets four (4) findings prior to recommending approval. Staff's analysis of each of the required findings is presented below.

##### **1. The development pattern contained on the Land Use Plan inadequately provides the appropriate optional sites for the use or change proposed in the amendment.**

The existing sites within the City that are designated as Public/Civic are developed. The request involves a private battery energy storage facility use, not a public facility use. The City's adopted General Plan, as ratified by the voters in August 2022 and updated in December 2023, and the Avondale Zoning Ordinance do not envision or make allowances for the proposed use. The subject property is not an appropriate location for the private battery energy storage facility use as detailed in the findings below, despite its proximity to an electrical substation. An alternative location near industrial areas may be more suitable.

##### **2. The amendment constitutes an overall improvement in the 2030 Plan and is not solely for the good or benefit of a particular landowner or owners.**

Staff finds that the adopted designation of Mixed Use in the General Plan remains the desired land use for the site rather than the proposed designation of Public/Civic. While the project will contribute to the creation of jobs during project construction, the GPA Narrative states during the operations that 2-3 skilled labor jobs will be supported. More permanent jobs would be generated in accordance with the Mixed Use land use category from retail businesses, restaurants, medical offices, and other commercial activities. The private battery energy storage facility use is incompatible with existing uses and development in the vicinity.

Along with existing residential uses, properties nearby of particular note include Canyon Breeze Elementary School, West Point High School, and the Phoenix Children's Hospital. Canyon Breeze is a kindergarten through eighth grade elementary school that enrolls approximately 620 students and is located approximately 700 feet north from the proposed site. West Point High School currently enrolls approximately three thousand students and is located approximately a quarter of a mile from the site.

To the west of the proposed battery energy storage site, Phoenix Children's Southwest Campus has invested an additional \$40 million and added 164 high-wage employees. The campus currently houses a 35,000 SF freestanding emergency department and a 71,250 SF three-story multi-specialty clinic. The emergency department treats over 40,000 children annually. This 24/7 care facility has 40 treatment rooms, including six fast-track beds with ultrasound, CT, Fluoroscopy, and digital radiology. Future growth anticipates a third phase that includes additional services and an expanded medical office building with a parking structure.

Staff finds that the proposed land use change is therefore not compatible in terms of land use, aesthetics, and environmental and safety concerns such as a potential fire event. Staff also finds the project does not represent an overall improvement to the General Plan 2030, considering that anticipated mixed use land uses would provide more jobs and housing, and could also engage in sustainable development practices.

The proposed amendment appears to be predominately for the benefit of a property owner and private business.



**3. The amendment will not adversely impact the community as a whole and/or a portion of the community by: (1) significantly altering acceptable land use patterns; (2) requiring large and more expensive public infrastructure improvements including, but not limited to roads, water, wastewater, and public safety facilities than would otherwise be needed without the proposed change, or (3) adversely impacting the existing land use.**

- Although there are two electrical substations to the west of the project, the proposal does significantly alter the land use pattern as the site is intended for a mix of residential and commercial uses, which is also the same land use adjacent to the property.
- The developer will be responsible for all required off-site improvements.
- The project will most likely not generate significant daily traffic according to the applicant's GPA narrative.
- The parcel is located within the City's Utility Service Area. The project is required to meet the City's water demand policies and fire flow capacities, and provide a water and sewer design report to confirm the availability and capacity of existing water and sewer infrastructure. If system upsizing, extension, or looping is needed to meet fire flow requirements, the project shall design, permit, and construct the required water system improvements required to meet the fire flow demands in accordance with the City's standards.
- The applicant's narrative indicates that the largest potential impact of the project would be a fire event and asserts that these fires are rare and unexpected, and they intend to develop an emergency response plan and site monitoring system.
- According to the City's Fire & Medical Department, the standard operating method used to put out a battery facility fire is to take a defensive approach and let it burn, and there are fire incident considerations, including but not limited to, available water supply, toxic runoff, toxic fumes, and potential evacuations (Exhibit H).
- Staff, which includes the Fire Prevention Division, does not support the proposal due to the project's fire risk and proximity to residential areas, schools, and the nearby Phoenix Children's Hospital on the northwest corner of McDowell Road and Avondale Boulevard.
- No new public safety facilities will be required.
- While the project asserts that the amendment would not adversely impact existing land uses, the proposed static masts and battery cabinets will not be able to be fully screened by the proposed eight (8) foot wall and because of the environmental and safety concerns from a potential fire event mentioned previously in this report. The proposed amendment would significantly alter the existing commercial and residential land use pattern to accommodate the private battery energy storage facility use, given that the adopted General Plan envisions mixed use development for this site.
- Avondale Commons and McDowell Villas represent projects under construction and approved uses to the south, immediately adjacent to the proposed site. Avondale Commons is an approved mixed use development consisting of 324 multifamily units and approximately 10 acres of commercial development. McDowell Villas is a 164 unit townhome development, which is made up of 99 two bedroom and 65 three bedroom townhomes. By comparison to the proposed major General Plan amendment, a development in compliance with the adopted General Plan would be of a residential or mixed use nature, which would result in more compatible land use relationships with the surrounding area.
- Luke Air Force Base (AFB) provided a letter to the applicant that the site will not negatively impact the flying operations at Luke AFB and recommended a strong notification program on part of the applicant to inform future users about Luke AFB operations (Exhibit F).

Staff find the proposal will adversely impact a portion of the community by significantly altering desired land use patterns and adversely impacting the existing land uses.

**4. The amendment is consistent with the overall intent of the General Plan 2030 and other adopted plans, codes, and ordinances.**

The General Plan indicates that consideration will be given to surrounding uses prior to locating public and quasi-public facilities within the City. While the proposal is for a private battery energy storage facility use, not a public facility use, Staff has taken into consideration the visual impacts of the project, uses in the surrounding area, the potential fire risk, the desired business attraction along the Healthcare Quarter, and public input and recommends that the site remain designated as Mixed Use, which will further land use, economic and housing goals for the City including:

- Land Use Element Goal 1: Establish an Avondale identity based on a healthy lifestyle that promotes land uses which foster an economically sustainable and socially dynamic community.
- Land Use Element Goal 8: Support mixed-use land use patterns that increase active transportation and

pedestrian-oriented development within specific and appropriate areas of the City.

- Economic Vitality Goal 2: Create employment centers to attract businesses that match the City's economic targets.
- Housing Element Goal 2: Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.

Additionally, a private battery energy storage facility is not a use in the adopted Zoning Ordinance nor does the City have development standards specifically for private battery energy storage facility. For that reason, the applicant has requested in the associated rezoning application for PAD zoning that underlying A-1 (General Industrial) zoning district requirements be applied with certain deviations from the Zoning Ordinance.

Lastly, the project is not consistent with the goals in the Freeway Corridor Specific Plan as described below:

- Objective 2: Establish design requirements based on and specific to the General Plan designation of a developable property to ensure Freeway Corridor subareas achieve their intended purposes:
- General Plan Land Use Element Goal 8, Policy A: Encourage mixed use areas to be vertically integrated developments comprised of residential, retail, dining, office, and entertainment/ recreational uses in order to promote pedestrian activity.

The proposed battery energy storage facility use does not encourage a mix of uses, is not an integrated development, and does not promote pedestrian activity.

#### **DISCUSSION:**

Staff finds this request does not meet the four (4) findings and recommends denial of the proposed major General Plan amendment.

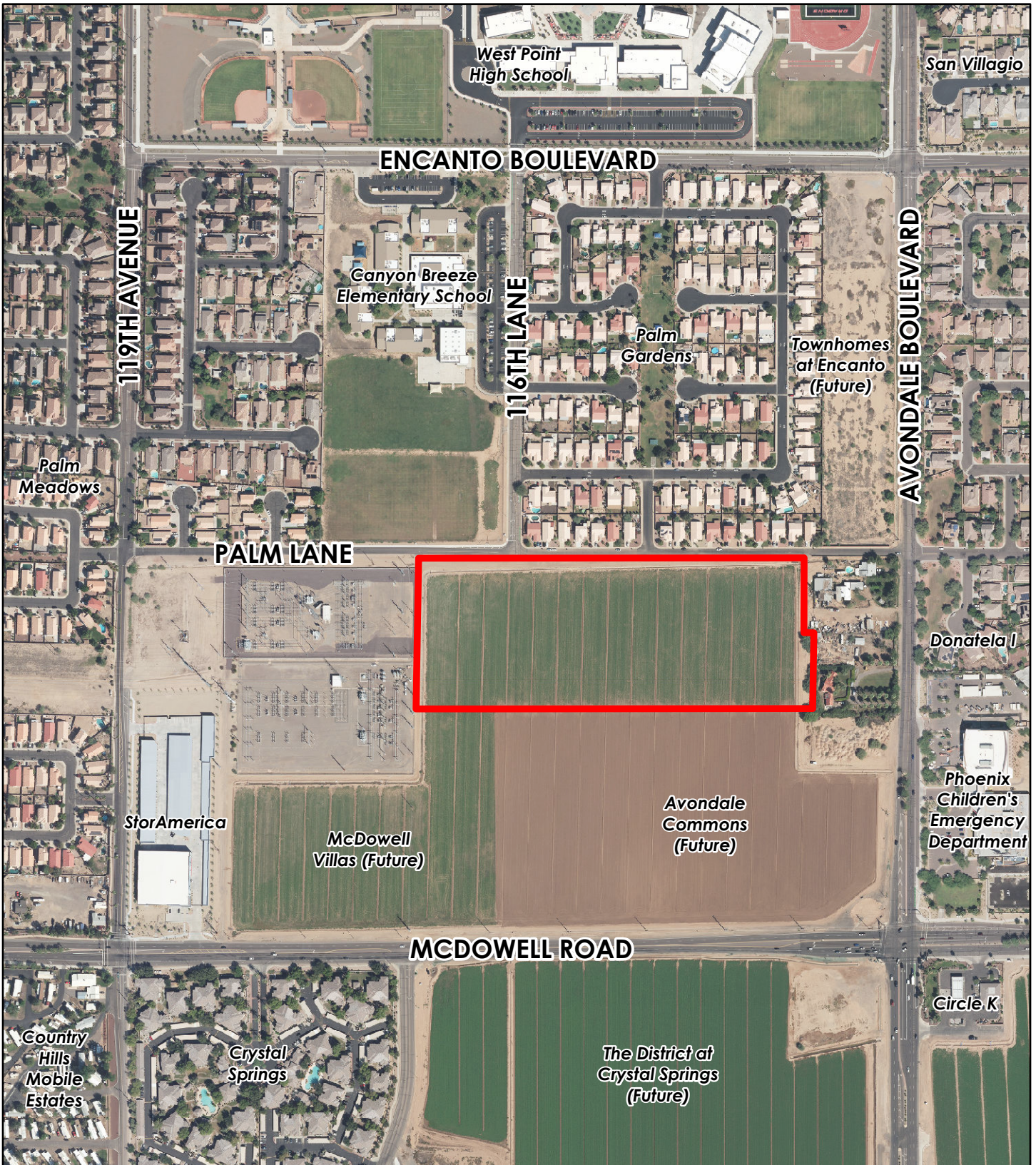
#### **BUDGET IMPACT:**

The proposed major General Plan amendment would eliminate planned mixed use development for residential and commercial uses, which may affect the City's anticipated tax revenue from this designated mixed use property.

#### **RECOMMENDATION:**

The Planning Commission will conduct a public hearing and recommend **DENIAL** of Application PL-23-0053, a request to amend the General Plan 2030 Land Use Map designation from Mixed Use to Public/Civic.





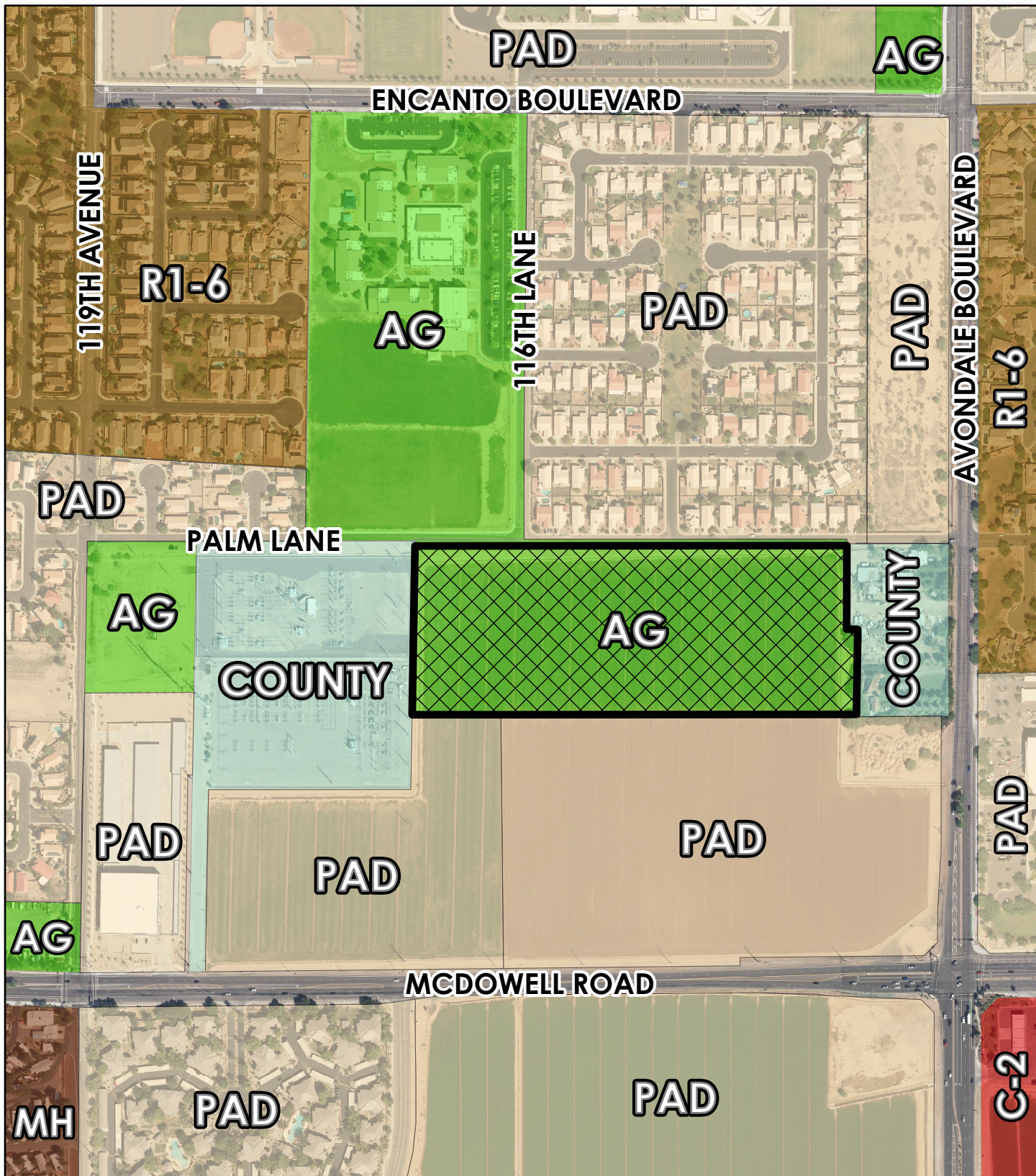
Aerial Map



 Subject Property







### Zoning Vicinity



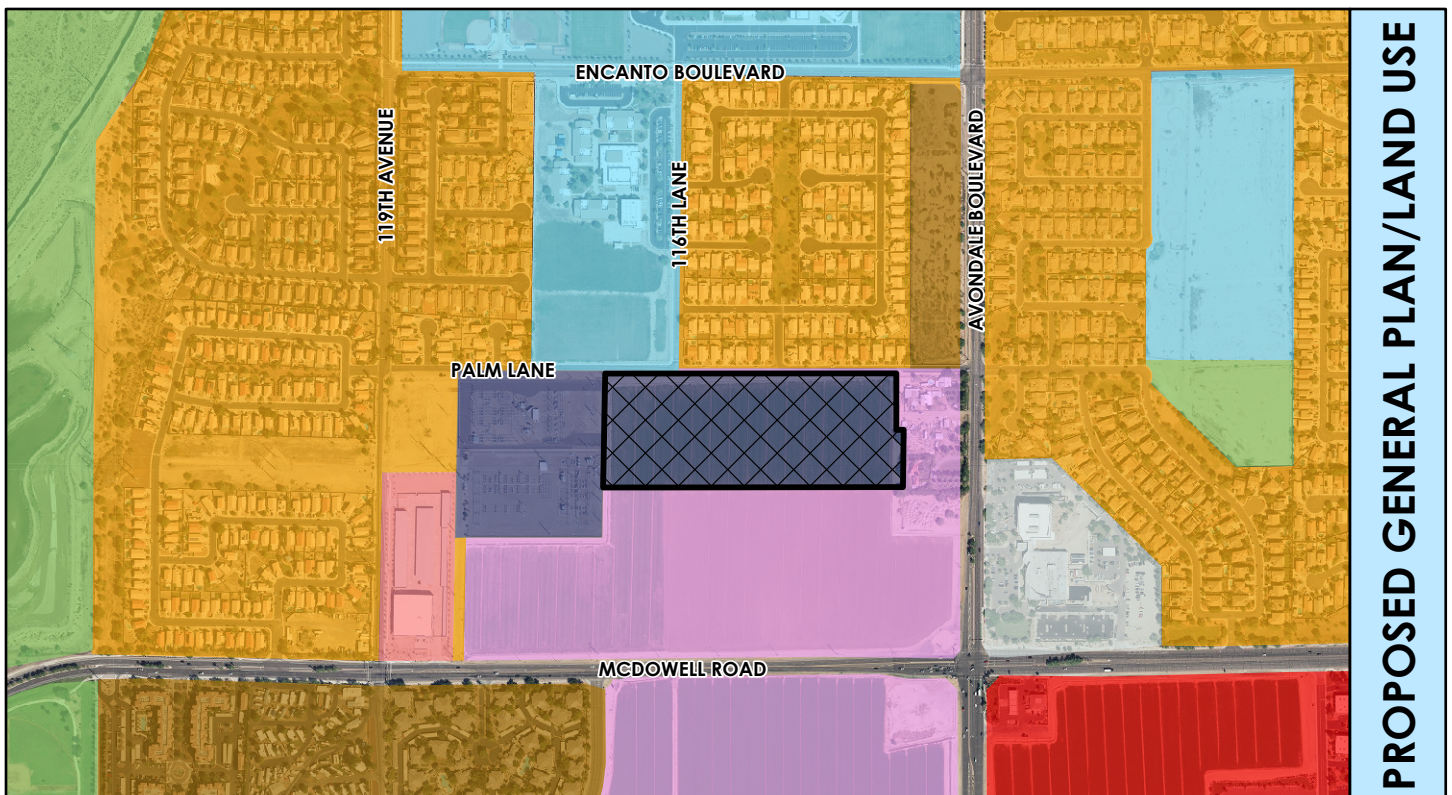
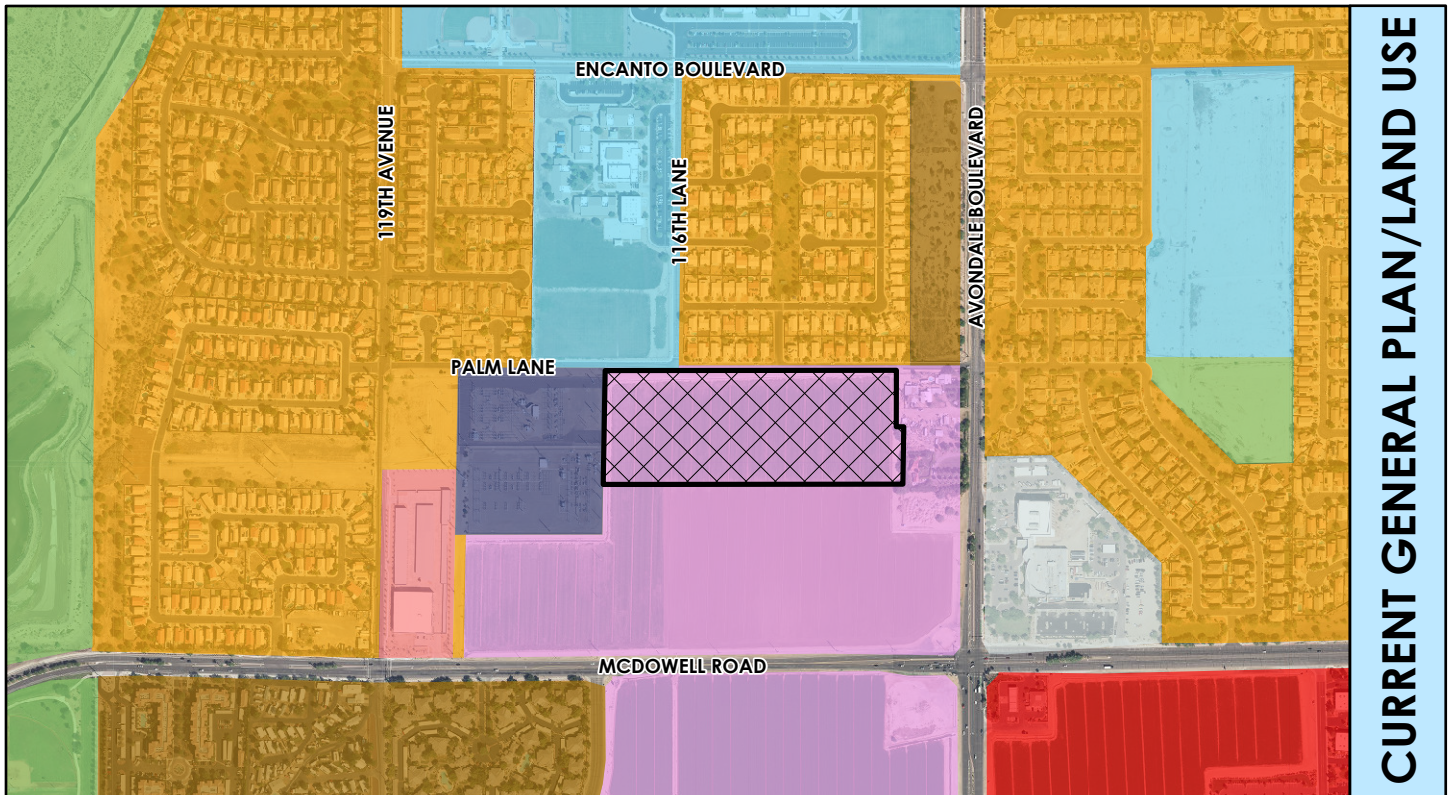
Avondale



Subject Property







## Proposed General Plan/Land Use



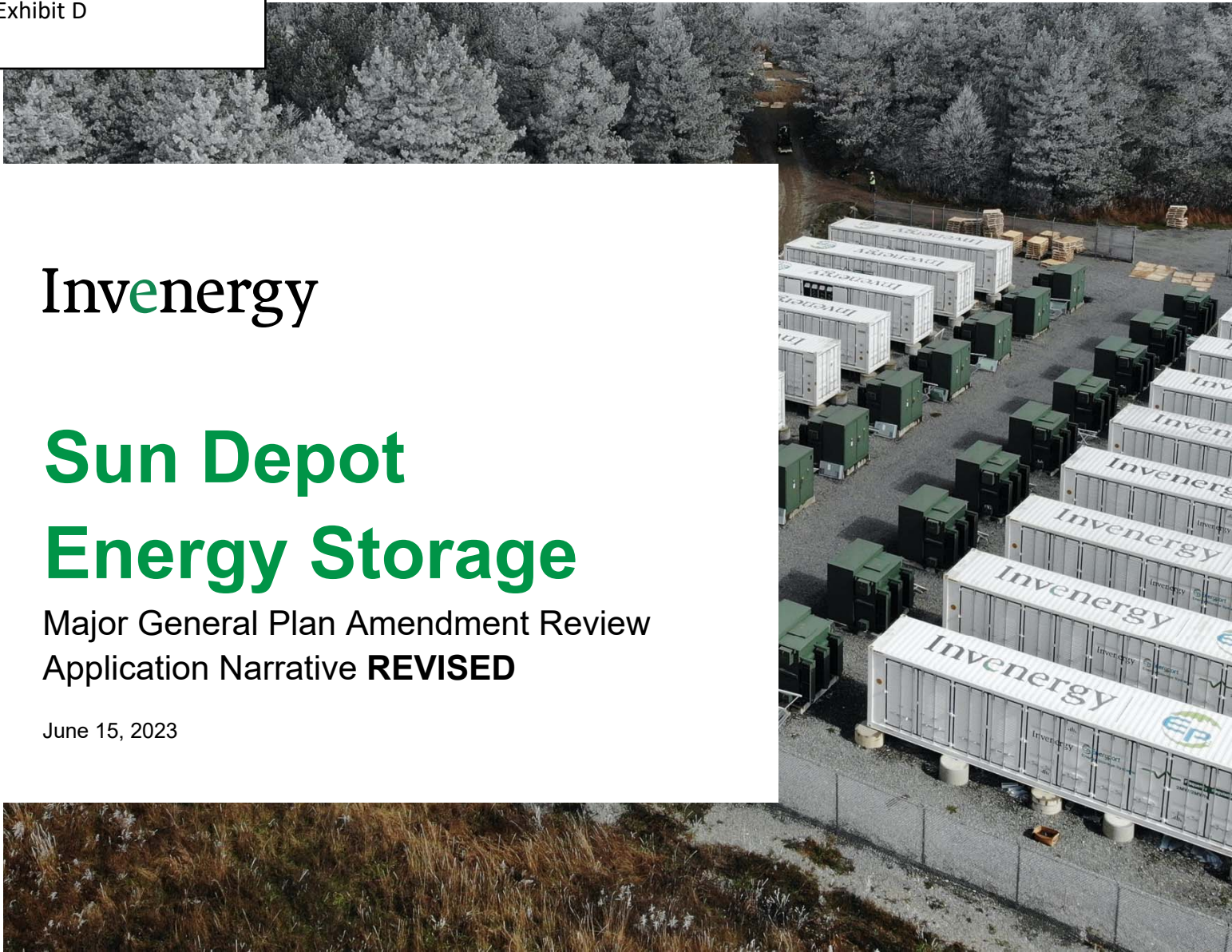
- |                            |                      |
|----------------------------|----------------------|
| Medium Density Residential | Mixed Use            |
| High Density Residential   | Office/Professional  |
| Local Commercial           | Open Space and Parks |
| Freeway Commercial         | Public/Civic         |
|                            | Education            |



Subject Property







Invenergy

# Sun Depot Energy Storage

Major General Plan Amendment Review  
Application Narrative **REVISED**

June 15, 2023

Prepared By:

**Invenergy**

Paul Burman  
Senior Manager, Renewable Development  
(971) 346-4985  
pburman@invenergy.com

Laura Miner  
Vice President

Property Owner:

**Sun Depot Energy Storage LLC**

1 S Wacker Dr, Suite 1800  
Chicago, IL 60606

## Table of Contents

|            |                                                                                                                                                                                       |           |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|
| <b>1.0</b> | <b>PROJECT NARRATIVE</b>                                                                                                                                                              | <b>3</b>  |
| 1.1        | PROJECT LEGAL DESCRIPTION                                                                                                                                                             | 3         |
| 1.2        | PROJECT LOCATION                                                                                                                                                                      | 3         |
| 1.3        | PROJECT OVERVIEW                                                                                                                                                                      | 3         |
| 1.4        | AVAILABILITY OF CURRENT AND FUTURE WATER SUPPLIES                                                                                                                                     | 3         |
| 1.5        | IMPACT ON CITY'S TRANSPORTATION SYSTEM                                                                                                                                                | 4         |
| 1.6        | IMPACT ON NATURAL ENVIRONMENT                                                                                                                                                         | 4         |
| 1.7        | PROPOSED CONTRIBUTION TO GP2030                                                                                                                                                       | 4         |
| 1.8        | IMPACT ON CITY SERVICES                                                                                                                                                               | 5         |
| 1.9        | 2012 LAND USE PLAN INADEQUATELY PROVIDES FOR CHANGE PROPOSED IN AMENDMENT AND THE PROPOSED AMENDMENT CONSTITUTES AN OVERALL IMPROVEMENT TO THE PLAN THAT WOULD BENEFIT THE COMMUNITY. | 5         |
| 1.10       | PROJECT WILL NOT ADVERSELY IMPACT COMMUNITY                                                                                                                                           | 6         |
| 1.11       | PROJECT CONSISTENCY WITH INTENT OF THE 2012 PLANS AND OTHER ADOPTED PLANS, CODES AND ORDINANCES                                                                                       | 6         |
| 1.12       | PROJECT WILL HELP ACHIEVE INITIATIVES AND GOALS CONTAINED WITHIN THE AVONDALE STRATEGIC FIVE-YEAR PLAN                                                                                | 8         |
| 1.13       | THE PROPOSED PUBLIC/CIVIC GENERAL PLAN LAND USE CATEGORY IS APPROPRIATE FOR THE PROPOSED LAND USE                                                                                     | 8         |
| <b>2.0</b> | <b>ABOUT INVENERGY</b>                                                                                                                                                                | <b>10</b> |
| 2.1        | COMPANY OVERVIEW                                                                                                                                                                      | 10        |
| 2.2        | INVENERGY'S BATTERY ENERGY STORAGE EXPERIENCE                                                                                                                                         | 11        |
|            | <i>Storage Track Record &amp; Technology Innovation</i>                                                                                                                               | 11        |
| 2.3        | SUSTAINABLE SOLUTIONS PLATFORM                                                                                                                                                        | 12        |
| 2.4        | SOLUTIONS TAILORED TO CUSTOMER NEEDS                                                                                                                                                  | 13        |

## 1.0 Project Narrative

### 1.1 PROJECT LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF AVONDALE, COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 2, AVONDALE MARKETPLACE, according to Book 1043 of Maps, page 11, records of Maricopa County, Arizona

APN: 501-74-890

### 1.2 PROJECT LOCATION

The Sun Depot Energy Storage LLC (hereinafter referred to as “Sun Depot”) seeks a Major General Plan Amendment from Mixed Use to Public/Civic to develop a battery energy storage facility (“Amendment”). The project is located on a 15.47-acre parcel on the south side of West Palm Lane between North Avondale Rd and N. 119th Avenue and within Section 36, Township 2 North Range 1 West of the Gila and Salt River Meridian (the “Property”). The Property is currently zoned AG – Agricultural Zoning District under the City of Avondale (“City”) Zoning Ordinance (\*Code).

### 1.3 PROJECT OVERVIEW

Sun Depot requests a General Plan Amendment so that a battery energy storage facility (the “Project”) can be constructed on the Property. The Project would store up to 200 MW / 800 MWh of energy capacity received from the electrical grid and would serve peak energy demand requirements for Arizona residents. The Project would connect to the White Tanks 69 kV Substation, which is situated on the adjacent lot immediately to the west of the proposed Project. The adjacent utility substation is co-owned by the Arizona Public Service Company (“APS”) and the Salt River Project (“SRP”). Sun Depot intends to use commercially appropriate battery technology for this Project—likely to be lithium-ion based—optimized for battery efficiency and safety. The Project will be remotely operated and monitored at all hours via regionally based staff as well as staff at the national control center located at Sun Depot headquarters.

When construction is complete, the Project is anticipated to include up to 348 non-occupied battery cabinets, 58 power converter systems, 17 auxiliary transformers, two small buildings containing the controls for operation, and two substations with transmission lines connecting into the adjacent White Tanks 69 kV Substation’s APS and SRP bays. Battery energy storage technology is rapidly evolving, and the specific project design will evolve over time in response to technological advances and market factors.

In addition to this requested Major General Plan Amendment, a rezoning application will be necessary to permit this project for the proposed use.

### 1.4 AVAILABILITY OF CURRENT AND FUTURE WATER SUPPLIES

The project is likely to have a positive impact on the City’s future water supplies. The project site is currently zoned agricultural and is actively farmed – most recently for alfalfa and cotton. These water intensive applications are served by groundwater wells and irrigation structures on site or in the immediate vicinity. Upon operation of the battery energy storage facility, ongoing project water usage will be minimal.

Upon site operation, Sun Depot Energy Storage LLC will pledge grandfathered groundwater credits to the City.



During construction, water will be used for dust suppression. Peak water usage during site grading work may exceed 30,000 gallons per day during site grading (1 month). Daily water use during construction is likely to be less than 10,000 gallons per day when no grading activities are occurring.

The site will not be manned during operations, and regular water use will primarily be limited to landscape irrigation water and domestic use.

The project parcel is located within the City's Utility Service Area. The proposed project water usage will be evaluated in comparison to the water usage projected by City's General Plan 2030 Land Use map, not agriculture.

## **1.5 IMPACT ON CITY'S TRANSPORTATION SYSTEM**

The project is not expected to materially impact the City's transportation system, either during construction or during operations. A traffic impact statement will be completed prior to construction.

Traffic during construction will be limited in time and duration, but will include frequent deliveries (limited to daylight hours) of equipment and materials by truck during the 12-18 month construction period.

During operation, the Project will function without on-site staff. Accordingly, routine traffic to and from the Property will be minimal, generating approximately 5-25 trips per week, as necessary. There will be no designated off-street parking provided for this project. The site will be in continuous operation 24-hours a day, 7-days a week and manned remotely from off-site monitoring and control centers.

The Project will feature two access points with paved driveways, 30 feet in width, proposed on the north side of the Property and connecting to existing W. Palm Lane for normal operations – spaced approximately 1,000-feet apart. Access to the Property will be controlled by sliding gates located at the perimeter wall.

## **1.6 IMPACT ON NATURAL ENVIRONMENT**

The development of this Property for battery energy storage will have a minimal impact on the City's natural environment. The Property's current use for agriculture means the area has been previously disturbed, and serves limited habitat purposes.

As envisioned, the site will not impact hillsides, riparian areas or floodways (none located on site). Additionally, all stormwater and runoff will be contained on site, ensuring that runoff from storm events will not impact local waterways.

The Property is located adjacent to existing industrial infrastructure – the APS & SRP White Tank 69kV substation. The development plans for the site will incorporate vegetation (native shrubs and trees) around the perimeter of the site for screening, and potential habitat purposes.

## **1.7 PROPOSED CONTRIBUTION TO GP2030**

The Sun Depot Project helps the City meet development objectives in a way that is consistent with the desired character for the surrounding area. The Property is located adjacent to an existing electrical substation currently designated as public/civic use under the Avondale General Plan 2030 (the "General Plan" or "GP2030").

The proposed Project will further the City's Sustainable Development objectives as laid out in the General Plan. The Project promotes the expansion of renewable energy (Goal 2) by providing facilities to store clean power generated from

solar resources. The Project will also partially mitigate the visual impact to surrounding properties of the existing White Tanks 69 kV substation (Goal 5) by providing masonry wall screening and landscaping around most of the project footprint. The Project's wall design and landscaping plan will help the Project integrate into the desired character of the community.

The area's two primary electric utilities, APS and SRP, have both short-term and long-term goals to increase renewable energy generation within their systems, which will ultimately result in cleaner and more affordable electricity for the City and the entire state of Arizona. The proposed Project is integral to the further development of renewable energy facilities in Arizona.

Additionally, jobs will be created by the Project during Project construction and operations that are in excess of the number of jobs supported with the current land use (annual field crop agriculture – cotton and alfalfa) and will help Avondale increase the city job to population ratio and job per square foot ratio. This is consistent with the Land Use Element Goal 3, Policy A to "[d]evelop the I-10 corridor into the City's premier business and employment area by encouraging uses that provide a high ratio of well-paying jobs to square footage." (General Plan p. 41). During construction, 45-60 skilled labor jobs will be supported over a 12-18 month period. During the operations phase, 2-3 skilled labor jobs will be supported.

## **1.8 IMPACT ON CITY SERVICES**

The Project impact on city services is expected to be minimal after construction is completed. The Property will require minimal water and sewage services and is not expected to require police service.

The largest potential impact of a battery energy storage facility would be a potential fire event. While these events are rare and not expected, they will require a coordinated emergency response. Sun Depot will work closely with the Avondale Fire Department to develop an emergency response plan that ensures the health and safety of the surrounding community and first responders. The Project will be designed in line with or in excess of all relevant IFC and NFPA fire codes for Avondale.

The project is required to meet the fire flow capacities indicated by the City and will provide water system modeling of existing infrastructure to confirm the capacity of the existing water infrastructure. If system upsizing, extension, or looping is required to meet fire flow requirements, the project shall design, permit, and construct the required water system improvements required to meet the fire flow demands in accordance with the City's standards. The project will provide a water and sewer design report to confirm availability and capacity of existing water and sewer infrastructure for the project.

The Project will provide two remote access points that enter the site from at least two different directions.

It is envisioned that the Project will provide approximately \$12 million of tax revenue to Avondale over the Project lifetime.

## **1.9 2012 LAND USE PLAN INADEQUATELY PROVIDES FOR CHANGE PROPOSED IN AMENDMENT AND THE PROPOSED AMENDMENT CONSTITUTES AN OVERALL IMPROVEMENT TO THE PLAN THAT WOULD BENEFIT THE COMMUNITY**

While the Avondale GP2030 did envision and anticipate the growth of renewable energy throughout the region, the rapid rise of renewable energy sources, specifically solar power, and the need for battery energy storage systems like the proposed Project could not have been anticipated. The increased use of renewable energy has been fueled by planned retirements of coal facilities in the region, and the significant reduction in price to install solar facilities. Solar is cost competitive with conventional generation facilities and has been rapidly deployed statewide to meet surging energy demand.

The GP2030 seeks to promote the expansion of renewable energy and solar to meet sustainable development goals, but did not envision the important role that battery energy storage technologies would play in ensuring grid reliability in the new energy environment. Utility scale battery technology helps to reduce reliance on polluting energy sources to meet peak demand needs, while also helping to absorb excess energy when solar is providing surplus power to the grid. In short, battery technology is now helping to improve grid stability, enhance grid reliability, and reduce costs to end consumers.

Battery technology is best deployed in load centers (e.g. close to the end users) in locations that are adjacent to existing energy infrastructure like a substation. As such, the proposed Property is ideal for the development of a battery energy storage facility like the Project because it is next to the existing White Tanks 69 kV Substation. The GP2030 is silent on battery technology, in general, and did not adequately plan for this necessary public utility infrastructure adjacent to the City's existing substations. This amendment application requests that the City amend the General Plan Designation for the Property from Mixed Use to Public/Civic. A Public/Civic Land Use Designation is consistent with the General Plan Designation for the adjacent property to the west of the Project Property.

Accordingly, an amendment to the GP2030 to allow for a battery energy storage facility at this location would constitute an improvement to the Plan and would benefit the community at large with a more reliable energy grid. As temperatures increase and demand for cooling intensifies, battery technologies will help utilities avoid grid failures or blackouts – helping to keep the lights and air conditioning on when the community needs it most.

## 1.10 PROJECT WILL NOT ADVERSELY IMPACT COMMUNITY

The proposed amendment will not adversely impact the community or a portion of the community.

*The proposed amendment will not significantly alter the acceptable land use patterns.* In fact, the proposed amendment will ensure the Property's General Plan Designation is consistent with the General Plan Designation of the adjacent substation property. The proposed Project would replace an agricultural field that has limited daily usage (typically farmed for alfalfa or cotton). Use of the Property for the battery energy storage facility Project for the adjacent White Tanks substation will not significantly alter the acceptable land use pattern.

*The proposed amendment will not require larger or more expensive public infrastructure improvements (such as roads, water, wastewater, and public safety facilities).* When operational, the Project will probably not require daily traffic (the site will likely be remotely monitored) and, therefore, will not impact local road usage or traffic. The Project water and wastewater usage will be minimal during operations (likely similar to single family household usage), and will not require special accommodation from the city utilities to meet site requirements. The Project will work closely with the Avondale Fire Marshal to develop an emergency response plan that prepares first responders in the event of a fire emergency – no resources in addition to the services already provided by Avondale will be required to respond to an emergency event on site.

*The proposed amendment will not adversely impact existing land uses.* The Project will not adversely impact existing land uses. The Project is located adjacent to a substation and high voltage electrical infrastructure and will compliment that existing land use. The Project will feature a privacy wall to minimize any visual disturbance to adjacent residential facilities.

## 1.11 PROJECT CONSISTENCY WITH INTENT OF THE 2012 PLANS AND OTHER ADOPTED PLANS, CODES AND ORDINANCES

The proposed battery Project is the type of project that GP2030 seeks to incentivize. Development of battery energy storage facilities like this Project are critical to further the GP2030 stated goal of sustainable development and is, frankly, necessary to implement GP2030's state-mandated Energy Element.



Sustainable development is both a goal and a priority in GP2030. GP2030 is organized around eight essential themes intended to guide development in Avondale. “Sustainable Development” is one such theme of the General Plan. General Plan at page 7-8. In fact, “‘Sustainability’ is the cornerstone of [GP2030] that is supported by the participants in the planning process...” and it is therefore “vital that good practices of sustainable development be put into effect...” General Plan at 76. “The themes of [the] General Plan independently and collectively support the concept of smart growth and sustainability.” General Plan at 9. Consequently, the guiding principle of sustainable development should be read throughout the document and its interpretations.

“Sustainable development is responsible managed growth that balances present demands with future demands in terms of energy,” among other things. General Plan at 76. Indeed, “Energy” is the first element of the GP2030 Sustainable Development Theme and mandates a focus on “expanding the use of renewable sources.” General Plan at 7. “Through the Energy Element, Avondale is committed to being a leader in energy efficiency, reducing energy demand, and furthering the use of alternative and renewable energy sources.” General Plan at 76. Specifically:

“Through the Energy Element, Avondale is committed to being a leader in energy efficiency, reducing energy demands and furthering the use of alternative and renewable energy sources. Avondale is committed to focusing on ways to reduce energy consumption and move toward alternative clean energy sources....” General Plan at 76.

This emphasis on energy in GP2030 is required in the State of Arizona pursuant to A.R.S. 9-461.05(E)(10) and is in line with federal policy, which centers around our need for reduce dependency on foreign oil and fossil fuels. In particular, “(b)ecause of Avondale’s abundance of sunshine, solar power is an attractive and viable renewable energy source. Avondale will promote energy efficiency by evaluating programs that ... further the use of alternative renewable energy.” General Plan at 77.

Relevant to the Project, the first two goals of the Energy Element are:

**Goal 1:** Integrate energy efficiency measures and renewable energy sources into all aspects of Avondale planning;

**Goal 2:** Promote expansion of renewable energy, including the policies of studying areas that may be suitable for locating commercial renewable energy facilities, modifying local codes and regulations to encourage private, residential scale renewable energy, and plan for distributive generation facilities, such as solar.

General Plan at 82.

The Project will increase energy efficiency and maximize the use of clean renewable energy that provides power without the use of fossil fuels. As described by the U.S. Department of Energy:

“energy storage is a critical step on the path to getting more renewable power on the system, supporting a growing fleet of electric vehicles, making the grid more reliable and securing the clean energy future. Accelerating the development and testing of new energy storage technologies that are more cost-effective, safe and durable is crucial ... to providing clean, affordable, and resilient energy to everyone, everywhere, anytime.”

“Grid Storage Launchpad” by Office of Electricity, Department of Energy (<https://www.energy.gov/oe/grid-storage-launchpad>).

“Battery storage is one of several technology options that can enhance power system flexibility and enable high levels of renewable energy integration.” “Grid-Scale Battery Storage” by USAID and NREL, published September, 2019 (<https://www.nrel.gov/docs/fy19osti/74426.pdf>).

In addition to enabling high levels of renewable energy integration, battery storage increases the reliability of an aging electrical grid and can reduce the cost of electricity. “Energy Storage 101: how energy storage works” by Utility Dive, published July 18, 2022 (<https://www.utilitydive.com/spons/energy-storage-101-how-energy-storage-works/627194/>). In particular, “battery energy storage systems interconnected to the transmission system [i.e. interconnected to a substation] can provide a broad range of ancillary and transmission-related services.” “Grid-Scale Battery Storage” by USAID and NREL, published September, 2019 (<https://www.nrel.gov/docs/fy19osti/74426.pdf>). Energy storage in these locations provides additional local and system capacity at the most critical times and allows electrical prices to be stabilized by charging an energy storage system when electricity is cheapest and discharging when it is most expensive.

Because of GP2030 repeated emphasis on renewable energy and energy efficiency as a priority, the Project clearly conforms to the stated goals and priorities of the Sustainable Development theme and the overall the Plan. Energy efficient policies are required under Arizona law and the General Plan instructs us to hold sustainability as the “cornerstone” of the plan for development in Avondale. The Project clearly advances the goals of GP2030. For more information, please refer to the April 13, 2023 letter from Project counsel Lea Phillips, Ballard Spahr LLP.

## **1.12 PROJECT WILL HELP ACHIEVE INITIATIVES AND GOALS CONTAINED WITHIN THE AVONDALE STRATEGIC FIVE-YEAR PLAN**

The proposed battery energy project will help Avondale achieve a number of initiatives and goals contained within the Avondale Strategic Five-Year Plan. The project will be of specific importance to the following goals:

*Creative and Sustainable Community Development Strategies.* Battery energy storage will provide cross cutting support across strategic elements by stabilizing the electrical grid – a foundational component to all business, residential, and recreational activities within the city. Additionally, the project will help (4) *Increase sustainability initiatives such as renewable clean energy or sustainable design and construction* and (5) *Maintain and expand quality infrastructure and improve connectivity to city amenities*. Battery energy storage projects both help to advance sustainability goals and improve the quality of existing energy infrastructure to the direct benefit of the community.

*Community-Oriented Lifelong Learning Opportunities.* Early adopters of emerging technologies are provided with unique opportunities to (2) *Strengthen education-based partnerships* with local educational institutions such as Estrella Mountain Community College (EMCC), Rio Salado College, and Universal Technical Institute (UTI). Renewable energy and battery technology is in high demand throughout the southwest, and locally available battery facilities run by a world leader in this technology provide unique partnership opportunities.

## **1.13 THE PROPOSED PUBLIC/CIVIC GENERAL PLAN LAND USE CATEGORY IS APPROPRIATE FOR THE PROPOSED LAND USE.**

As reflected in the February 8, 2023 letter from Ms. Jodie Novak, Director, Development Services Department, City of Avondale to Mr. Paul Burman, Invenergy, the Public/Civic land use category is appropriate for the proposed Project.

The Public/Civic land use category provides for a variety of civic, public, and quasi-public facilities for the health, safety, and welfare of the residents. Types of uses in this category include City government facilities, police and fire stations, community centers, libraries, water and wastewater treatment facilities, well sites, substations and other public facilities.

General Plan at 49.

The proposed Project is a public facility. While “public facility” is not defined in the General Plan, the General Plan does note that “[p]ublic facilities include parks, schools, electric substations, wells, City owned and operated water and wastewater treatment plants, police and fire stations, equipment and vehicle maintenance yards and refueling facilities, administrative buildings, landfills, transfer stations, and other public uses.” General Plan at p. 43. As we have described, the Project will interconnect to the adjacent substation to provide grid stability for the general public. The real property underlying the adjacent substation is also designated with the Public/Civic land use category. Therefore, we understand the Public/Civic land use category to be the most appropriate land use category for the proposed Project.



## 2.0 About Invenergy

### 2.1 Company Overview

Invenergy's name is synonymous with innovation in an industry undergoing transformation. As the world's largest privately held developer and operator of renewable power, Invenergy works with leading utilities, global brands and public sector partners to take energy infrastructure projects from drawing board to reality. Invenergy's 2,000 employees are united by a vision to be innovators building a sustainable world. Headquartered in Chicago, Illinois, the Company has successfully developed over 31 gigawatts of power projects across the Americas, Europe and Asia.

#### Totals

190 projects  
31,010 MW



#### Wind

115 projects  
18,086 MW



#### Solar

51 projects  
6,474 MW



#### Natural Gas

13 projects  
5,964 MW



#### Storage

18 projects  
1,611 MWh

#### North America



#### Latin America



#### Poland



#### Scotland



#### Japan



#### Projects in operation, in construction & contracted

|                                                      |                                                 |
|------------------------------------------------------|-------------------------------------------------|
| <span style="color: green;">■</span> Headquarters    | <span style="color: green;">●</span> Wind       |
| <span style="color: grey;">■</span> Corporate Office | <span style="color: yellow;">●</span> Solar     |
|                                                      | <span style="color: cyan;">●</span> Natural Gas |
|                                                      | <span style="color: blue;">●</span> Storage     |

## 2.2 Invenergy's Battery Energy Storage Experience



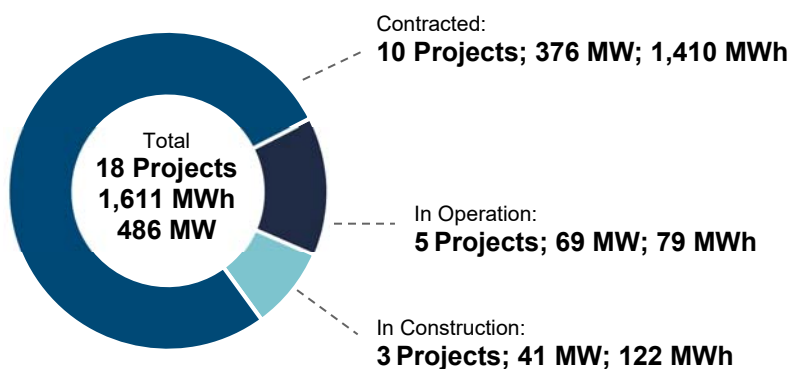
The picture above is an example of a previous battery energy storage project constructed by Invenergy. The white cabinets with the word “Invenergy” contain the batteries and power converter systems while the green auxiliary transformers sit adjacent to them.

### Storage Track Record & Technology Innovation

As one of the earliest pioneers in advanced energy storage, Invenergy is today the world's leading privately held owner and operator of grid-scale batteries. Invenergy completed its first advanced battery storage project in 2012 and since then has amassed over 150,000 hours of battery system runtime experience. In 2019, Invenergy received the Energy Storage Association's Brad Roberts Award recognizing extraordinary accomplishments in the storage market and comprehensive industry commitment and participation.

Large-scale battery systems instantaneously absorb and inject energy to minimize infrastructure costs and help with grid management. Battery storage systems can have multiple applications and, depending on duration, tap different value streams as illustrated below.

### Invenergy Storage Portfolio



| Short Duration                   | Medium Duration                      | Long Duration                         |
|----------------------------------|--------------------------------------|---------------------------------------|
| Frequency Regulation/Response    | All Short Duration services, plus... | All Medium Duration services, plus... |
| Voltage Control/Reactive Support | Spinning Reserve                     | Energy Shifting                       |
| Renewable Firming                | Peak Shaving                         | Backup Power                          |

Whatever applications are called for based on a customers' unique needs; Invenergy's energy storage solutions can unlock additional value. Invenergy works with a variety of battery manufacturers and selects battery technologies and vendors that provide the best storage system based upon system reliability, performance, flexibility, and cost. Invenergy is agnostic to battery suppliers and will select a top tier battery supplier to provide a cost-effective and reliable energy storage system.

Invenergy uses lithium-ion battery technology, which is tested and proven and has been deployed world-wide. Invenergy has expertise across the major lithium-ion chemistries, including Nickel Cobalt Manganese (NMC), Nickel Cobalt Aluminum (NCA) and Lithium Iron Phosphate (LFP).

## 2.3 Sustainable Solutions Platform

Invenergy's diversified business serves broad market needs while taking on the world's biggest sustainability challenges.



### Invenergy

Through its core business, Invenergy develops, owns and operates large-scale sustainable energy generation and storage facilities in the Americas, Europe, and Asia.



### Invenergy Services

Invenergy Services provides operations and asset management for Invenergy-developed and third party-owned energy assets. With 13,799 MW of assets under management, Invenergy Services' owner's mindset drives its award-winning approach.



### Invenergy Transmission

Invenergy has developed over 4,100 miles of transmission and distribution infrastructure to bring clean energy to market. Invenergy Transmission is currently advancing several HVDC transmission line developments throughout the Americas.



### Invenergy Clean Water

Invenergy is tackling the next sustainability challenge with an emerging water infrastructure and desalination business.



As a founding partner of Energize Ventures, Invenergy is investing in digital solutions that drive affordability, reliability and security for energy and industry.

## 2.4 Solutions Tailored to Customer Needs

Invenenergy's unique combination of full-service solutions, end-to-end execution ability, and relationship-driven approach has won it a reputation for meeting customer's needs with high-value projects delivered on time and on budget. Traditionally, Invenenergy's approach has been to develop, build, own and operate projects; but the Company provides a full range of services and flexible structures to serve utilities, corporate buyers, asset owners, and financial institutions.

### Full Range of Services and Flexible Structures

- |                                                   |                                    |                                                                      |
|---------------------------------------------------|------------------------------------|----------------------------------------------------------------------|
| • Development-transfers                           | • Joint Development Agreements     | • Short- and Long-Term Operations & Maintenance and Asset Management |
| • Build-transfers                                 | • Power Purchase Agreements (PPAs) |                                                                      |
| • Engineering, Procurement and Construction (EPC) |                                    |                                                                      |

Invenenergy also has deep technical expertise at every step of the project lifecycle. This is rooted in an engineering culture that recognizes the critical importance of project aspects like system design, transmission, and interconnection, which others are often comfortable outsourcing. End-to-end, fully integrated capabilities allow Invenenergy to serve as the single entity responsible for project development, construction, financing and operations, with seamless execution from one phase to the next.

### End-to-End, Fully Integrated Capabilities

- |                       |                   |                            |
|-----------------------|-------------------|----------------------------|
| • Project Development | • Transmission    | • Project Construction     |
| • Permitting          | • Interconnection | • Asset Management         |
| • Engineering         | • Finance         | • Operations & Maintenance |

Invenenergy's involvement in projects from early development through operations ultimately benefits customers through higher project efficiency and quality. Invenenergy's operations group constantly reports on how the latest equipment and system configurations perform under real-life conditions in the field, which immediately shapes procurement and design considerations by Invenenergy's development, engineering and construction groups working on pipeline projects. This keeps Invenenergy at the forefront of project design and construction practices and methods.

In addition to the services and capabilities it offers, Invenenergy embraces a relationship-driven approach to business, based on the belief that a project can only be considered successful if all parties are engaged and satisfied. Customers, EPC contractors, and financial institutions who have choices about the power sector companies they work with consider Invenenergy a preferred partner. That is why Invenenergy has successfully completed over \$35 billion in transactions over the past two decades and over fifty percent of its projects represent repeat business.



January 8, 2024

# Sun Depot Energy Storage

Located south of W. Palm Lane between  
N. Avondale Boulevard and N. 119th  
Avenue in Avondale, Arizona

## Neighborhood Meeting Report

Case #s: PL-23-0053, PL-23-0177

Prepared for:

Sun Depot Energy Storage LLC

**Invenergy**

One South Wacker Drive Suite 1800  
Chicago, IL 60606

Prepared by:



4550 N 12th Street  
Phoenix, AZ 85014

CVL Project #: 1-01-0387401

## Contents

|                                                |   |
|------------------------------------------------|---|
| 1. Introduction . . . . .                      | 1 |
| 2. Neighborhood Notification Summary . . . . . | 1 |
| 3. Neighborhood Meeting Summary . . . . .      | 2 |
| 4. Attendee Questions and Comments. . . . .    | 2 |
| 5. Conclusion. . . . .                         | 6 |

## Attachments

- Neighborhood Meeting Sign-in Sheet
- Neighborhood Meeting Comment Cards

This Neighborhood Meeting Report has been prepared and submitted to the City of Avondale (“City”) in support of the concurrent rezoning and major general plan amendment applications in progress for Sun Depot Energy Storage, a battery energy storage facility located on the south side of West Palm Lane between North Avondale Road and North 119th Avenue. This plan summarizes the steps completed by the applicant to involve the public in pursuit of the requested applications prior to the scheduled public hearings pursuant to Section 28-12 of the Avondale Zoning Ordinance, “Neighborhood Meeting.”

## **1. Introduction**

The neighborhood meeting for Sun Depot Energy Storage was held at 6:00 pm on Thursday, January 4, 2024, in the Sonoran Conference Room of Avondale City Hall located at 11465 West Civic Center Drive, Avondale, AZ 85323. As stated in the notice for this meeting, the above-mentioned applications are to amend the current zoning on the subject property from AG “Agricultural” to PAD “Planned Area Development” zoning (Case # PL-23-0177) and for a major amendment to the Avondale General Plan 2030 land use designation from Mixed Use to Public/Civic (Case # PL-23-0053).

The project is intended to function as an extension of the existing public utility facility, providing enhanced grid reliability and allowing the integration of readily available renewable energy into the local electrical system. The project would store up to 200 MW / 800 MWh of energy capacity received from the electrical grid and would serve peak energy demand requirements for Arizona residents. The proposed project is integral to the further development of renewable energy facilities in Arizona.

## **2. Neighborhood Meeting Notification**

The neighborhood meeting notification efforts listed below were completed by the applicant pursuant to Section 28-13 of the Avondale Zoning Ordinance, “Public Notification.”

- A legal advertisement was published in the Wednesday, December 20, 2023, edition of the Southwest Valley Arizona Republic newspaper identifying the date, time, and purpose of the meeting.
- The property was posted on Tuesday, December 19th, 2023, with one (1) public hearing notice sign identifying the date, time, and purpose of the meeting.
- A notice identifying the date, time, and purpose of the meeting was mailed on Monday, December 18th, 2023, by the applicant to all property owners within 1,000 feet. Planning Division staff was provided with the digital file of the

Property Ownership List containing the APN, property owner names, and mailing addresses (each in a separate column) and a parcel map showing the subject property and all parcels within 1,000 feet of the project boundaries.

### **3. Neighborhood Meeting Summary**

The Sonoran Conference Room was set-up in an open house style with several large poster boards placed around the room featuring project information. A table with a sign-in sheet and stack of informational handouts were arranged by the door. Comment cards and pens were available for attendees to submit written comments. Seating was available in the room with a large screen at the opposite end to display a presentation.

Several attendees arrived early, and minor discussion was held prior to the start of the meeting at 6:00 pm. Attendees were greeted by a member of the development team at the door and several members of the development team were stationed at the poster boards around the room readily available to answer questions from the public.

From the initial open house portion of the meeting the attendees were seated in a theater style arrangement. A Power Point presentation detailing the project was given and contained open dialogue and opportunities for discussion between the representative and attendees throughout. A lengthy discussion was held after the presentation and all questions and comments from the attendees were heard, recorded, and addressed to the best of the development team's ability. The attendees who wished to provide written comments submitted their comment cards to the development team. The meeting was adjourned around 7:30 pm.

The neighborhood meeting comment cards and sign-in sheet are attached to this report for reference.

### **4. Attendee Questions and Comments**

#### **Fire/Emergency Response**

**How is the site monitored by Invenergy?**

*The site will be monitored 24/7 from the Invenergy HQ control room in Chicago with regular maintenance and emergency response staff located in the Phoenix area. The site is also equipped with alarms that alert the Invenergy HQ control room in the event of an irregularity.*



### **What are the safety protocols?**

*Only qualified staff will be allowed on site. An Emergency Response Plan will be developed with the local fire officials, and site-specific training will be provided before the site becomes operational. Invenergy will collaborate as appropriate with local fire officials after the site becomes operational. Safety protocols also include conformance with National Fire Protection Association and International Fire Code Battery Energy Storage System standards for battery safety, UL 9540A fire testing for all battery vendors, remote monitoring of the battery storage systems, automatic controls and alarms.*

### **How will Invenergy work with the local fire officials on an emergency response plan?**

*Invenergy will work directly with the Avondale Fire Marshal on the Emergency Response Plan and will provide training to fire department staff and first responders on the emergency response protocols.*

### **Will Invenergy provide the fire department with funding for additional equipment necessary to respond to a fire event?**

*When operational, the project site will provide significant tax revenue that the City can allocate to the fire department. No additional funding or promises of funding are envisioned prior to receiving building permits to prevent any perceptions of bias in the fire marshal's decision around the approval of our design.*

### **Where will our staff in Arizona be located and who will be responsible for responding to an emergency event from the Invenergy side?**

*Staff will be located in Maricopa County. Likely in the Phoenix area.*

### **What does a fire event look like?**

*Invenergy ensures that all battery equipment conforms with National Fire Protection Association and International Fire Code Battery Energy Storage System standards for battery safety. Invenergy requires UL 9540A fire testing for all battery vendors, which demonstrates that fire will not spread from one battery module to another. Testing also confirms that, in the unlikely event that an entire battery unit catches fire, smoke will likely expel upwards and will dissipate quickly. During operations, there are multiple layers of fire safety (e.g., automatic controls, alarms, product testing, emergency response protocols and training) to ensure the severity of a fire event is minimal. The fire department will be trained and able to respond to a battery fire with standard issue equipment. The fire department would have information to aid in making sure adjacent battery units remain cool (e.g., with the use of water if needed) to defensively prevent a fire from spreading while the incident unit undergoes a controlled burn.*

### **What is the risk to the immediate community in a fire event?**

*The project will be designed in accordance with NFPA 855, which advises that battery enclosures are located further than 100 feet from any property boundary. In addition to this setback, a Community Risk Assessment will be conducted by a third-party Fire Protection Engineer to ensure there is no risk the neighboring community in a worst-case-scenario failure event.*

### **Comment from a resident that the risk of fire at this type of site may be lower than other types of developments.**

*Invenergy does not have data to compare the community fire risk of a battery development versus the risk of fire from other potential land uses.*

### **Access/Palm Lane**

**Numerous comments regarding the negative impact that the High School (3,000 students) has had on local traffic/access.**

***(Appears to be a primary neighborhood concern, unrelated to our development)***

*No comment on the school traffic. The Invenergy development will have no discernable impact on traffic during operations.*

### **Will Invenergy upgrade Palm Lane to improve neighborhood access?**

*Yes. Half-road improvements are proposed as part of this development.*

**If Invenergy upgrades Palm Lane in front of our parcel, will that create pinch points where the road is unimproved/underimproved adjacent to our property?**

*Invenergy has no legal rights or ability to improve the road outside of the project area.*

**Concerns about whether our development will increase neighborhood traffic.**

*During operations, there will be an average of 2-3 personnel on site per day. This will not have a discernable impact on area traffic.*

**Questions about whether our development will increase access to parking for residents.**

*Additional street parking on the public right of way outside of the Invenergy development will be determined by the City.*

## **Adjacent Property Owners**

**How will the development affect the value of the adjacently located homes?**

*There is not yet enough data to quantify the impact of a battery storage development on adjacent property values. However, per City requirements, the development will have both landscaping and wall design specifications to ensure it fits with the community aesthetic. It is not known whether the presence of additional landscaping and a masonry wall will have a positive impact on property values.*

**Will the development have any visual impact on residents? Can they see the batteries?**

*The development will include a masonry wall and landscaping that includes trees and shrubs to shield the visual impacts of the project at grade.*

## **Site Security**

**How will the project be gated? What kinds of materials do you need to ensure security?**

*Gate design is not defined at this time. The gates will need to allow for visual inspection of the site (chain link or rod iron bars). All gates will be secure to reduce the risk of intrusion.*

## **Benefits to Avondale**

**If the project is on the APS system, will the project benefit SRP customers?**

*APS and SRP share energy resources, when needed, to ensure grid reliability.*

**How much revenue is provided to Avondale from project operations? How much revenue is provided to Maricopa County?**

*The project is estimated to provide \$13.6M in revenue to Avondale and Maricopa County, payable through property taxes.*

## **General Comments**

**Number of questions related to specific details of batteries, design, layout, and emergency response for information. Requested that we finalize equipment procurement, site plan, and emergency response plan prior to rezoning.**

*These details are not known at this time due to the nature of where we are in the entitlements process – requesting the rezone to PAD and the Major General Plan Amendment. These details are subject to review when the project requests building permits from the City to construct the project. The project will be built using the best available technology and all components will meet or exceed current fire safety and building codes.*

## 5. Conclusion

Sun Depot Energy Storage will transform the existing agricultural site into a facility that will provide enhanced grid reliability and allow the integration of readily available renewable energy into the local electrical system. The facility provides a good land use solution for the site that will not further the community's concerns regarding traffic, access, density, and parking in the area. Instead, the project will improve the current conditions with half street infrastructure improvements along Palm Lane, including landscaping to enhance the existing streetscape. Attractive perimeter walls and strategic site buffering contribute to screening efforts to maintain compatibility with the surrounding neighborhood.

The applicant will continue to update City planning staff on neighborhood coordination as the subject cases move forward to public hearing process. Updates will continue to be handled by e-mail, telephone, and in-person communications as needed.



# Sun Depot Energy Center

[illegible]

LARRY MARTINO 623 936-5740 Zipcodehm151@yahoo.com  
LINDA KESSLER 623-5336622 11617 N ALHAMBRA RD  
JULIA ANNETTE 480 215 7717 juliaannette@yahoo.com  
Debbie + Jeff Gipp 623-936-3308 Avondale  
Linda Kussen jkussen@aol.com 11627 W Holly  
Sally Hineinan 602-363-1639 Sally@hineman.us 1634 N  
Wilma Brown 602-399-1860 11932 W Cypress  
Elaine Morenc elaine.morenc@yahoo.com Avondale AZ 85392

# Invenenergy

Was the open house informative and helpful?

☒ Yes

☐ No

Learn More  
About the  
Project:



Were we able to answer your questions?

☒ Yes

☐ No

mostly

How can we improve the open house experience?

Agree that Az data sheet appears to have inaccuracies & should be corrected.

Interested in data on fire risk compared with other business projects & residences. Plus more info on types of toxins that might be released in a fire event

What comments or questions do you have for us?

Generally speaking, I would support the project at this point due to: its a logical location adjacent to substation, will support the grid & ~~renewable~~ renewable energy should be quiet & traffic free

Do you want to be added to the Project mailing list?

☒ Yes

☐ No

Contact information: Sally Hineman  
sally@hineman.us

623 363-1639

1634 N. Avondale Blvd  
Avondale 85392

Was the open house informative and helpful?

☒ Yes

☐ No

Were we able to answer your questions?

☐ Yes

☒ No

Learn More  
About the  
Project:



How can we improve the open house experience?

Having more specific info at  
frigate

What comments or questions do you have for us?

Safety is my greatest concern.

Do you want to be added to the Project mailing list?

☒ Yes

☐ No

Contact information:

Shaka Kassem  
602 674 5701

Was the open house informative and helpful?

Yes

No

Were we able to answer your questions?

Yes

No

How can we improve the open house experience?

Learn More  
About the  
Project:



What comments or questions do you have for us?

Do you want to be added to the Project mailing list?

Yes

No

Contact information:

*K. Conner*

*Trafflet  
Safety*



Was the open house informative and helpful?

Yes

No

Were we able to answer your questions?

Yes

No

How can we improve the open house experience?

Learn More  
About the  
Project:



What comments or questions do you have for us?

FIRE SAFETY, DOES F.D HAVE THE EQUIPMENT  
to put out FIRE. HAZARD MATERIAL!

Do you want to be added to the Project mailing list?

Yes

No

Contact information:

LARRY MARTINO  
11620 W. ALVARDO RD  
AVONDALE AZ 85392

602-679-5701 ~ jmiol.com ST. AVONDALE  
AZ 85392

Sally Hineinan 602-363-1639 Sally@hineman.us 1634 N.  
Avondale Blvd Avondale  
85392

Wilma BROWN 602-399-1860 ladycop 2764@msn.com

Elaine Morenc 602-399-1860 elaine.morenc@yahoo.com 11932 W Cypress  
Avondale AZ 85392

Was the open house informative and helpful?

☒ Yes

☐ No

Were we able to answer your questions?

☐ Yes

☒ No

Learn More  
About the  
Project:



How can we improve the open house experience?

Clear information - Information not updated.

What comments or questions do you have for us?

Palm Valley Rd needs to be enlarged.  
Fire Dept supply - money for equipment

Do you want to be added to the Project mailing list?

☒ Yes

☐ No

Contact information:

LINDA RESSLER lressler2@cox.net

**From:** [Arrianna Ramirez](#)  
**To:** [Michelle Simerdla](#)  
**Subject:** Sun Depot - Major General Plan Amendment - Application PL-23-0053 - 60-Day Review  
**Date:** Tuesday, January 23, 2024 11:44:14 AM

---

**From:** RAHN, JENNIFER L CIV USAF AETC 56 FW/CVE <[jennifer.rahm@us.af.mil](mailto:jennifer.rahm@us.af.mil)>  
**Sent:** Tuesday, December 12, 2023 2:35 PM  
**To:** Arrianna Ramirez <[aramirez@avondaleaz.gov](mailto:aramirez@avondaleaz.gov)>  
**Subject:** RE: Sun Depot - Major General Plan Amendment - Application PL-23-0053 - 60-Day Review

**This Message Is From an External Sender**

This message came from outside your organization.

Good afternoon Ms. Ramirez,

Thank you for the opportunity to provide comments on the Major General Plan Amendment for the proposed Sun Depot Energy Storage. This request proposes the change in zoning from Mixed-Use to Public-Civic for an approximately 15.47-acre parcel located west of Avondale Blvd and along Palm Lane in Avondale, AZ. The purpose of the rezone would be to develop a battery energy storage facility. The site would have a static mast up to 65 feet in height and a maximum height of 60 feet for a 69kV gen-tie line. The site is adjacent to an existing switch yard. The site is approximately 4.82 miles outside the Luke AFB 1988 JLUS 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is inside the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

As described in the narrative, this project will not negatively impact the flying operations at Luke AFB. The site is located inside the "territory in the vicinity of a military airport," and may be subjected to approximately 170 over flights per day. We recommend a strong notification program on the part of the applicant to inform future users about Luke AFB operations.

Respectfully,

*Jenn Rahn*

Senior Planner, Community Initiatives Team  
56th Fighter Wing  
Luke AFB AZ 85309  
Office: 623-856-9981  
DSN: 896-9981

---

**From:** Arrianna Ramirez <[aramirez@avondaleaz.gov](mailto:aramirez@avondaleaz.gov)>  
**Sent:** Thursday, November 30, 2023 4:06 PM  
**Subject:** [Non-DoD Source] Sun Depot - Major General Plan Amendment - Application PL-23-0053 -

## 60-Day Review

Hello,

This letter serves as notification of the 60-day review period for a General Plan Amendment pursuant to Section 9-461.06.D of the Arizona Revised Statutes. An application for a Major General Plan Amendment has been submitted to the City of Avondale for review. PL-23-0053 Sun Depot is a proposed 15.6 gross-acre private battery storage project located approximately 281 feet west of the southwest corner of Avondale Boulevard and Palm Lane, (See attached Major General Plan Amendment Narrative).

The present Avondale General Plan 2030 Land Use Map designation for the subject site is Mixed Use, which is a land use category for a mixture of residential and commercial. This category encourages innovatively designed developments, which create a core living environment, reflective of a village concept where residents can live, work, and recreate within the same development or close by.

The proposal will amend the General Plan 2030 Land Use Map for the 15.6 gross-acre subject property to Public/Civic, which is a land use category that provides for a variety of civic, public, and quasi-public facilities for the health, safety, and welfare of the residents. Types of uses found in this category include City government facilities, police and fire stations, community centers, libraries, water, and wastewater treatment facilities, well sites, substations, and other public facilities.

The official 60-day review period will occur from **November 30, 2023 to January 29, 2024**.

The City of Avondale invites you to review and provide written comments on the request by January 29, 2024. Please send your comments to: City of Avondale Development Services Department, Planning Division; 11465 W. Civic Center Drive; Avondale, AZ 85323; Attn: Michelle Simerdla, or by email to [msimerdla@avondaleaz.gov](mailto:msimerdla@avondaleaz.gov). Please contact me if you have any questions or would like additional information. I can be reached by phone at (623) 333-4022 or the email listed above.

Thank you in advance for your participation and valued feedback.

**Arrianna Ramirez**

Administrative Assistant

City of Avondale

Development Services

11465 W. Civic Center Dr.

Avondale, AZ 85323

Phone (623) 333-4220

**The City of Avondale is open Monday - Thursday, 7 AM - 6 PM.**



## Avondale Connect

13 comments

Recently active | Posted first

Linda, 6 days ago

Alert moderator

This project is : Unsafe To close to Residential homes Impacts Palm Lane which is too busy already Has no evacuation plan for the community if there is fire that may cause other hazards. Does not increase employment for Avondale communities after built. To Close to schools and Childrens Hospital Decrease in property value.

Do you agree? 👍 0 🗨️ 0



Larry Martino, 13 days ago

Alert moderator

I have lived in Avondale for 26 years. This city has exploded with population and building. The freeway can't handle the traffic now, just wait in couple of years. Now you want put Battery storage in our neighborhood. Lithium-ion batteries (Hazard Materials). These batteries are unpredictable! It will be unmanned, open air and God forbid if there is a fire. Toxic fumes! Why not build it in industrial park area. TO CLOSE TO US!

Do you agree? 👍 1 🗨️ 0



Debbie, about 1 month ago

Alert moderator

I agree 100% with comments by Kerry. We too have lived here 25 years and the apartment building is literally in our back yard. We have no choice but to tolerate that, and now a battery storage facility?? Would YOU want to live by that?? No! Please vote this down.

Do you agree? 👍 2 🗨️ 0



Kerry, about 1 month ago

Alert moderator

We've lived in this neighborhood for 25 years and have come to accept the changes that are happening all around us. It's very sad, but we've accepted it. This, we CAN NOT accept!

Avondale has chosen to let a children's hospital, grade school, and apartment building build in this area, and now Avondale is going to allow a BATTERY STORAGE FACILITY to build directly in this vicinity???? Doesn't anyone in Avondale care about safety? What about contamination or fires? What about the safety of those of us who have lived in this neighborhood for years. Do we not matter anymore? This will not help the value of our homes and many will try to get out before that happens. This is one of the worst decisions we have seen Avondale make and I hope the decision is reversed. I hope everyone stands up and voices their concerns. This affects all of us living by this proposed facility and will affect all of our lives.

Do you agree? 👍 2 🗨️ 0



emor, about 1 month ago

Alert moderator

I have major concern with this project. Our small area has already been affected by a large volume of traffic due to new high school, apartments going up, new river run home development, new townhouses, and medical buildings. Residents on palm lane and nearby have to deal with all the traffic from both schools for drop off and pick up as well as people living in this area leaving and coming from work. 119th avenue has become a major street. Adding an additional business will only increase our neighborhood streets with people going to work at this site. In addition I am concerned with the safety of this project with the number of homes and schools nearby. Avondale please listen to community and move to a commercial area.

Do you agree? 👍 2 🗨️ 0



MrsJ, about 2 months ago

Alert moderator

Our small community has been hit hard enough with the high school. We are feeling the negative impact of that daily! We have had an uptick in the crime and destruction and now we have the townhomes going in just east of palm gardens. Please stop and take more consideration for our neighborhood. If this was your neighborhood, would you want it? This is not what we want or need in our community. The risks seem to outweigh the benefits. Please do the right thing and put this in a non residential area.

Do you agree? 👍 3 🗨️ 0



HMS, about 2 months ago

[Alert moderator](#)

When searching 'Sun Depot Energy Storage' on Google, the following 2 links seem to have a little bit of information about the project. However, hardly enough for us residents to make an informed decision. Is such information only shared at meetings?

<https://sundepotstorage.invenenergy.com/> [https://arizona.invenenergy.com/assets/img/Inv-in-Arizona/INV\\_ProjectFactSheet\\_Dev\\_SunDepotStorage\\_v2.pdf](https://arizona.invenenergy.com/assets/img/Inv-in-Arizona/INV_ProjectFactSheet_Dev_SunDepotStorage_v2.pdf)

Do you agree? 👍 2 🗨️ 0



Jmb, about 2 months ago

[Alert moderator](#)

No, no , no!!! I live in the neighborhood just north of this plot of land for 10 years. I don't want this plant anywhere near us nor should it be anywhere near any residential neighborhood, schools, or hospital (Phoenix Children's Hospital). In addition, we've already lost our view of the mountains to the south due to buildings). How much more are you going to hurt our neighborhoods? Please don't build this plant here. It will be a hazard and an eye sore.

Do you agree? 👍 5 🗨️ 0



brianjsw, about 2 months ago

[Alert moderator](#)

This is the type of thing where when it catches fire and you see it on the news you just shake your head and wonder which people thought it was a good idea to let somebody build something like this across the street from a bunch of homes. Don't be those people, please. Reject this zoning request.

Do you agree? 👍 5 🗨️ 0



Walter D Gonzales, about 2 months ago

[Alert moderator](#)

No No No. Heck to the No. Seems dangerous to have this next to a neighborhood and power station. Please No

Do you agree? 👍 5 🗨️ 0



[Terms and Conditions](#)

[Privacy Policy](#)

[Moderation Policy](#)

[Accessibility](#)

[Technical Support](#)

[Cookie Policy](#)

[Site Map](#)

[Avondale General Plan](#)

[Avondale Strategic Plan](#)

[AvondaleAZ.gov Website](#)







January 25, 2024

Ms. Michelle Simerdla  
City of Avondale Development Services Department  
11465 West Civic Center Drive  
Avondale, AZ 85323

Electronically submitted to: [msimerdla@avondaleaz.gov](mailto:msimerdla@avondaleaz.gov)

**RE: Sun Depot Major General Plan Amendment (PL-23-0053) 60-Day Review.**

Dear Ms. Simerdla:

The Arizona Game and Fish Department (Department) appreciates the opportunity to review the Sun Depot Major General Plan Amendment (PL-23-0053) 60-Day Review (Sun Depot) located in Avondale, Arizona. The Department understands the proposal includes a request for a General Plan Amendment to the Avondale General Plan 2030 for rezoning the 15.6-acre parcel from Mixed use to Public/Civic in order to construct a battery storage facility, electrical inverters, an internal switchyard, two substations, generation transmission tie-lines, access road, and an operations and maintenance yard. Sun Depot would be located within agricultural fields and would tie into the existing SRP White Tanks 69kV Substation.

Under Title 17 of the Arizona Revised Statutes, the Department, by and through the Arizona Game and Fish Commission, has jurisdictional authority and public trust responsibilities to conserve and protect the state fish and wildlife resources. In addition, the Department manages threatened and endangered species through authorities of Section 6 of the Endangered Species Act and the Department's Section 10(a)(1)(A) permit. It is the mission of the Department to conserve and protect Arizona's diverse fish and wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations. For your consideration, the Department provides the following comments based on the agency's statutory authorities, public trust responsibilities, and special expertise related to wildlife resources and recreation.

The Department recognizes the importance of planning efforts to develop energy storage facilities that contribute to regional and state economic growth needs for renewable energy. The Department recognizes that appropriate coordination, proper planning, and voluntary implementation of best management practices allow projects to be developed that avoid, minimize, or offset potential impacts to wildlife and recreational access during development, maintenance, and operation of the facilities. For your consideration, the Department provides the following general and preliminary comments based on the agency's statutory authorities, public

---

**azgfd.gov | 480.981.9400**

**MESA OFFICE: 7200 E. UNIVERSITY DRIVE, MESA AZ 85207**

**GOVERNOR:** KATIE HOBBS **COMMISSIONERS:** CHAIRMAN TODD G. GEILER, PRESCOTT | CLAY HERNANDEZ, TUCSON | MARSHA PETRIE SUE, SCOTTSDALE  
JEFF BUCHANAN, PATAGONIA | JAMES E. GOUGHNOUR, PAYSON **DIRECTOR:** TY E. GRAY **DEPUTY DIRECTOR:** TOM P. FINLEY

trust responsibilities, and special expertise related to wildlife resources and recreation. Please refer to the attached Online Environmental Review Tool report (HGIS-20979), generated by the consultant for this project, for further information.

- The western burrowing owl, a special status species that is regulated under the Migratory Bird Treaty Act (MBTA), has been documented within 1-mile of the project area. The Department recommends conducting occupancy surveys for this species following guidelines found in [Burrowing Owl Project Clearance Guidance for Landowners](#)<sup>1</sup>. Please note that the survey should be conducted by a surveyor who is certified by the Department or has similar training and qualifications. If an active burrowing owl burrow is detected, please contact the Department and the [U.S. Fish and Wildlife Service](#)<sup>2</sup> (USFWS) for direction, in accordance with the guidelines.
- Due to the project proximity to the Agua Fria River, an identified Riparian Movement Corridor, it is possible that migrating mammals and other wildlife may enter the project area from this location during and after construction. The Department's [Wildlife Compatible Fencing Guidelines](#)<sup>3</sup> provide information on how fencing impacts wildlife, ways to design fencing to prevent wildlife entanglement and impalement, and to ensure wildlife movement is not restricted. Department personnel are available as resources to help determine appropriate fencing design and layout that will achieve its objective while reducing impact on wildlife.
- Artificial lighting could impair the ability of nocturnal animals to navigate (e.g., owls, migratory birds, bats, and other nocturnal mammals) and may affect wildlife behavior and populations ([Davies et. al. 2013](#)<sup>4</sup>). The Department recommends using only the minimum amount of light needed for safety and encourages the use of motion sensing and narrow spectrum lighting wherever possible. It is also beneficial for all lighting to be shielded, canted, or cut to minimize the amount of upward shining light.
- To minimize the potential introduction or spread of exotic invasive species, including terrestrial plants, animals, insects, and pathogens, the Department encourages taking precautions to wash and/or decontaminate equipment before entering and leaving the site. See the [Arizona Department of Agriculture website](#)<sup>5</sup> for a list of prohibited and restricted noxious weeds and the [Arizona Native Plant Society](#)<sup>6</sup> for recommendations on how to control them. To view a list of documented invasive species or to report invasive species in or near the project area, visit [iMapInvasives](#)<sup>7</sup>, which is a national cloud-based application for tracking and managing invasive species.

Thank you for the opportunity to provide input on the Sun Depot Major General Plan Amendment. The Department looks forward to receiving additional information once it is

---

<sup>1</sup> [https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/nongame/eagles/BurrowingOwlClearanceProtocol\\_2009.pdf](https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/nongame/eagles/BurrowingOwlClearanceProtocol_2009.pdf)

<sup>2</sup> <https://www.fws.gov/office/arizona-ecological-services/contact-us>

<sup>3</sup> [https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/110125\\_AGFD\\_fencing\\_guidelines.pdf](https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/110125_AGFD_fencing_guidelines.pdf)

<sup>4</sup> <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3657119>

<sup>5</sup> <https://agriculture.az.gov/pestspest-control/agriculture-pests/noxious-weeds>

<sup>6</sup> <https://aznps.com/invas>

<sup>7</sup> <https://imap.natureserve.org/imap/services/page/map.html>

available. For further coordination, please contact Bobby Lamoureux at [rlamoureux@azgfd.gov](mailto:rlamoureux@azgfd.gov) or 480-262-9427.

Sincerely,

*Joshua W. Hurst*

Joshua Hurst  
Regional Supervisor

cc: Ginger Ritter – Project Evaluation Program Supervisor  
Kelly Wolff – Habitat, Evaluation, and Lands Program Manager, Region 6

Attachment: HGIS-20979

AZGFD #M23-12074522

# Arizona Environmental Online Review Tool Report



## ***Arizona Game and Fish Department Mission***

***To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations.***

### **Project Name:**

Sun Depot Major General Plan Amendment

### **Project Description:**

rezoning the 15.6-acre parcel from Mixed use to Public/Civic in order to construct a battery storage facility, electrical inverters, an internal switchyard, substation, water tank, generation transmission tie-line, access road, and an operations and maintenance yard.

### **Project Type:**

Energy Storage/Production/Transfer, Energy Transfer, Power line/electric line (new)

### **Contact Person:**

Robert Lamoureux

### **Organization:**

Arizona Game and Fish

### **On Behalf Of:**

AZGFD

### **Project ID:**

HGIS-20979

***Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.***



**Disclaimer:**

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

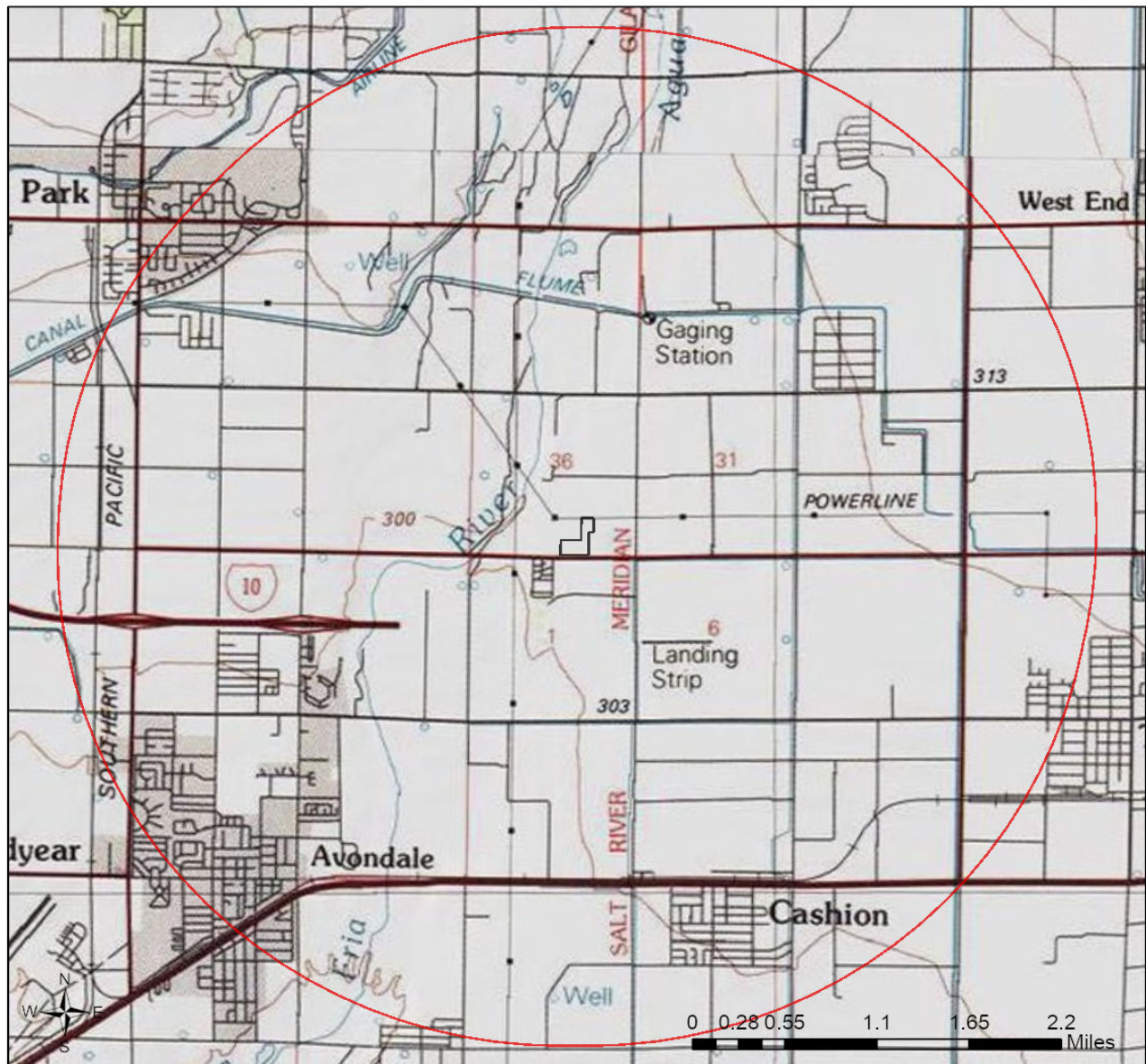
**Locations Accuracy Disclaimer:**

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

**Recommendations Disclaimer:**

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

## Sun Depot Major General Plan Amendment USA Topo Basemap With Locator Map



-  Buffered Project Boundary
-  Project Boundary

Project Size (acres): 15.38

Lat/Long (DD): 33.4655 / -112.3121

County(s): Maricopa

AGFD Region(s): Mesa

Township/Range(s): T2N, R1W

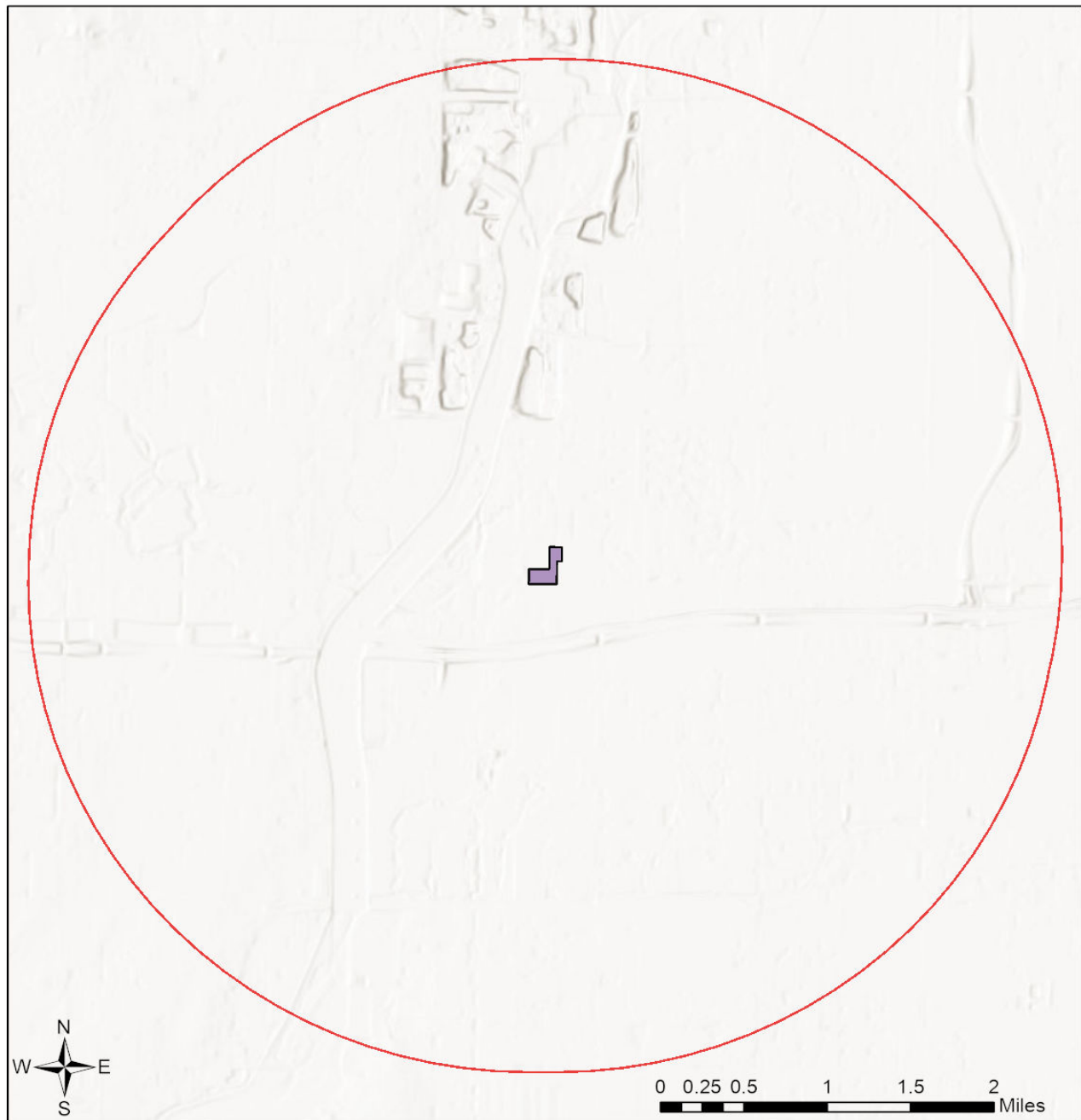
USGS Quad(s): TOLLESON

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



## Sun Depot Major General Plan Amendment

### Web Map As Submitted By User



-  Project Size (acres): 15.38
-  Lat/Long (DD): 33.4655 / -112.3121
-  Buffered Project Boundary
-  Project Boundary

Project Size (acres): 15.38

Lat/Long (DD): 33.4655 / -112.3121

County(s): Maricopa

AGFD Region(s): Mesa

Township/Range(s): T2N, R1W

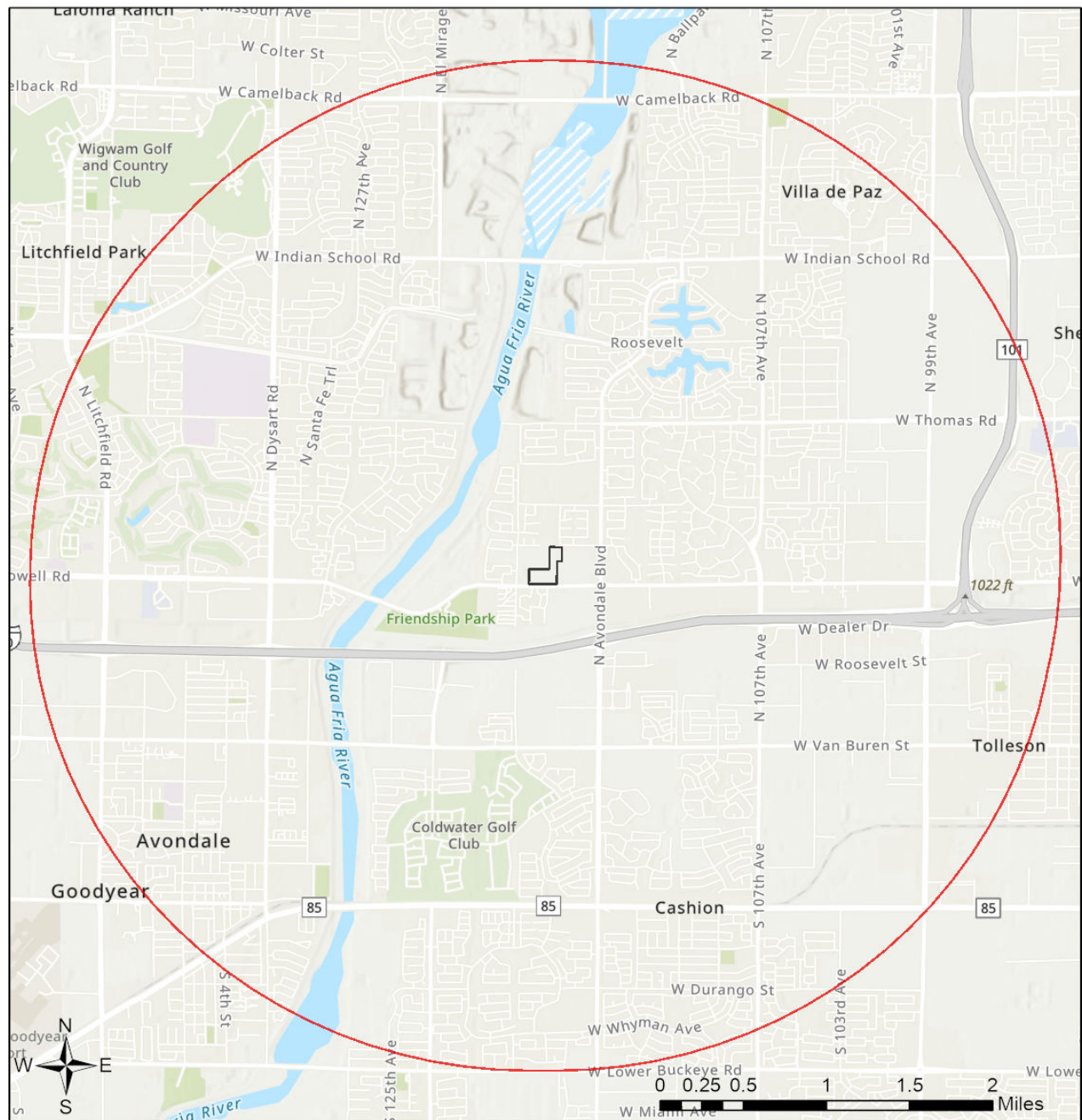
USGS Quad(s): TOLLESON

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community



## Sun Depot Major General Plan Amendment

### Important Areas



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

Project Size (acres): 15.38

Lat/Long (DD): 33.4655 / -112.3121

County(s): Maricopa

AGFD Region(s): Mesa

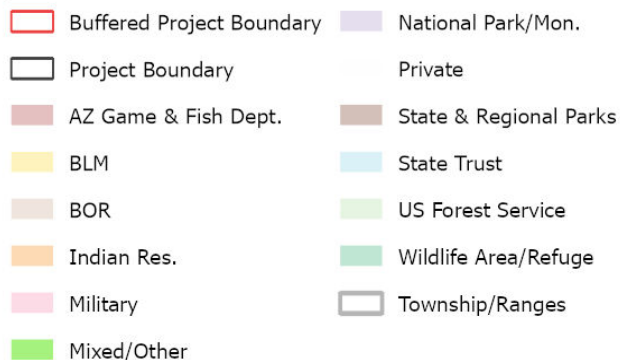
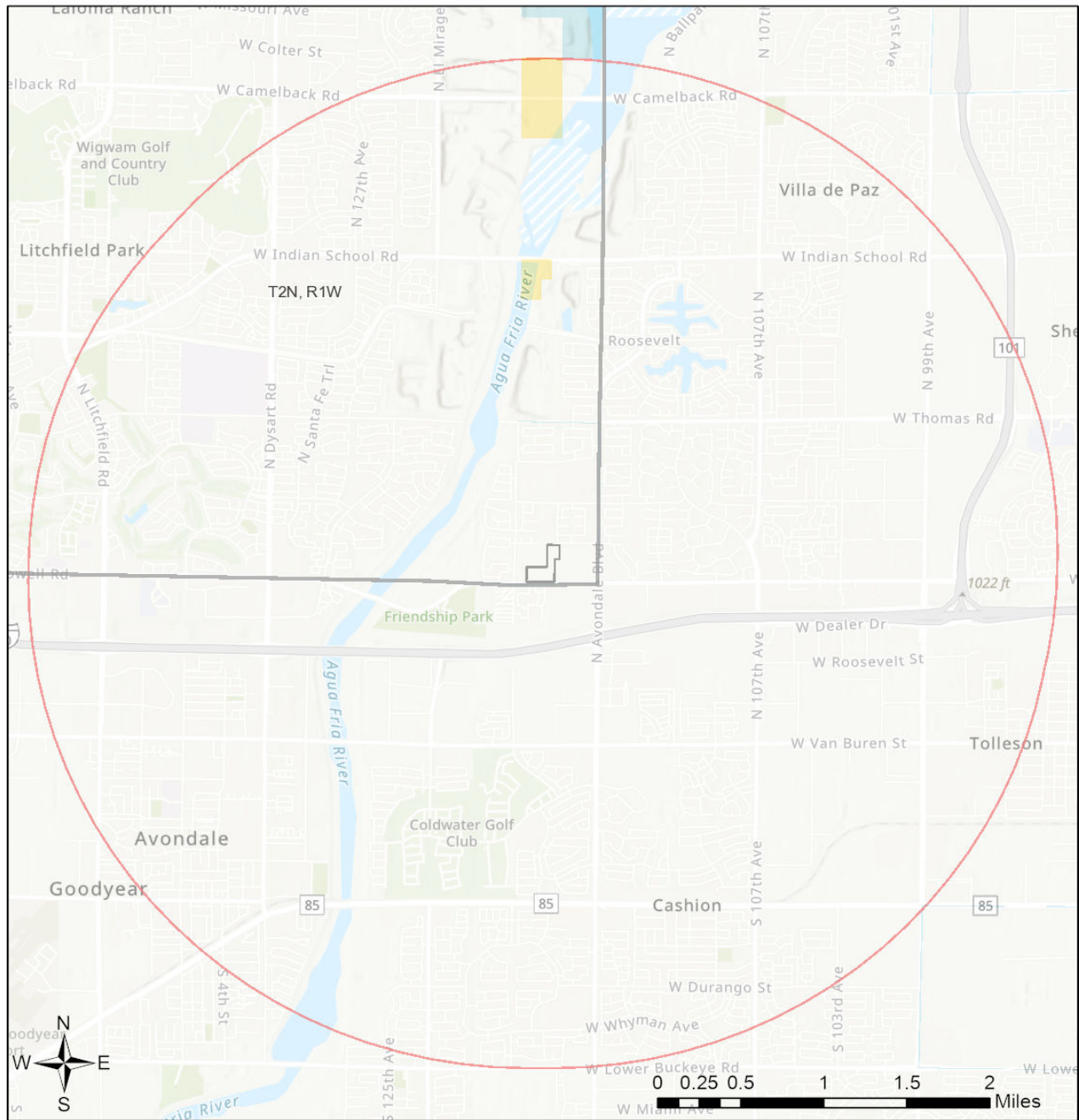
Township/Range(s): T2N, R1W

USGS Quad(s): TOLLESON

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community  
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community



## Sun Depot Major General Plan Amendment Township/Ranges and Land Ownership



Project Size (acres): 15.38

Lat/Long (DD): 33.4655 / -112.3121

County(s): Maricopa

AGFD Region(s): Mesa

Township/Range(s): T2N, R1W

USGS Quad(s): TOLLESON

Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community  
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

**Special Status Species Documented within 3 Miles of Project Vicinity**

| Scientific Name                 | Common Name                            | FWS     | USFS | BLM | NPL | SGCN |
|---------------------------------|----------------------------------------|---------|------|-----|-----|------|
| Athene cunicularia hypugaea     | Western Burrowing Owl                  | SC      | S    | S   |     | 2    |
| Auriparus flaviceps             | Verdin                                 |         |      |     |     | 2    |
| Danaus plexippus                | Monarch                                | C       |      | S   |     |      |
| Haliaeetus leucocephalus pop. 3 | Bald Eagle - Sonoran Desert Population | SC, BGA | S    | S   |     |      |

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

**Special Areas Documented that Intersect with Project Footprint as Drawn**

| Scientific Name         | Common Name                                            | FWS | USFS | BLM | NPL | SGCN |
|-------------------------|--------------------------------------------------------|-----|------|-----|-----|------|
| Agua Fria River (lower) | Maricopa County Wildlife Movement Area - Riparian/Wash |     |      |     |     |      |

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

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

| Scientific Name                    | Common Name                        | FWS | USFS | BLM | NPL | SGCN |
|------------------------------------|------------------------------------|-----|------|-----|-----|------|
| Anthus spragueii                   | Sprague's Pipit                    | SC  |      |     |     | 2    |
| Aquila chrysaetos                  | Golden Eagle                       |     |      | S   |     | 2    |
| Artemisiospiza nevadensis          | Sagebrush Sparrow                  |     |      |     |     |      |
| Asio otus                          | Long-eared Owl                     |     |      |     |     | 2    |
| Athene cunicularia hypugaea        | Western Burrowing Owl              | SC  | S    | S   |     | 2    |
| Auriparus flaviceps                | Verdin                             |     |      |     |     | 2    |
| Botaurus lentiginosus              | American Bittern                   |     |      |     |     | 2    |
| Buteo regalis                      | Ferruginous Hawk                   | SC  |      | S   |     | 2    |
| Buteo swainsoni                    | Swainson's Hawk                    |     |      |     |     | 2    |
| Calcarius ornatus                  | Chestnut-collared Longspur         |     |      |     |     | 2    |
| Calypte costae                     | Costa's Hummingbird                |     |      |     |     | 2    |
| Campylorhynchus brunneicapillus    | Cactus Wren                        |     |      |     |     | 2    |
| Catharus ustulatus                 | Swainson's Thrush                  |     |      |     |     | 2    |
| Chaetodipus baileyi                | Bailey's Pocket Mouse              |     |      |     |     | 2    |
| Chilomeniscus stramineus           | Variable Sandsnake                 |     |      |     |     | 2    |
| Coccyzus americanus                | Yellow-billed Cuckoo (Western DPS) |     |      |     |     |      |
| Colaptes chrysoides                | Gilded Flicker                     |     |      | S   |     | 2    |
| Columbina inca                     | Inca Dove                          |     |      |     |     | 2    |
| Corynorhinus townsendii pallescens | Pale Townsend's Big-eared Bat      | SC  | S    | S   |     | 1    |
| Crotalus tigris                    | Tiger Rattlesnake                  |     |      |     |     | 2    |
| Empidonax wrightii                 | Gray Flycatcher                    |     |      |     |     | 2    |

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

| Scientific Name             | Common Name                  | FWS | USFS | BLM | NPL | SGCN |
|-----------------------------|------------------------------|-----|------|-----|-----|------|
| Eumops perotis californicus | Greater Western Bonneted Bat |     |      |     |     |      |
| Falco mexicanus             | Prairie Falcon               |     |      |     |     | 2    |
| Falco peregrinus anatum     | American Peregrine Falcon    |     |      |     |     |      |
| Falco sparverius            | American Kestrel             |     |      |     |     | 2    |
| Gopherus morafkai           | Sonoran Desert Tortoise      | CCA | S    | S   |     | 1    |
| Haliaeetus leucocephalus    | Bald Eagle                   | SC  | S    | S   |     | 1    |
| Icterus bullockii           | Bullock's Oriole             |     |      |     |     | 2    |
| Incilius alvarius           | Sonoran Desert Toad          |     |      |     |     | 2    |
| Lanius ludovicianus         | Loggerhead Shrike            | SC  |      |     |     | 2    |
| Lasiurus blossevillii       | Western Red Bat              |     | S    |     |     | 2    |
| Lasiurus cinereus           | Hoary Bat                    |     |      |     |     | 2    |
| Lasiurus xanthinus          | Western Yellow Bat           |     | S    |     |     | 2    |
| Macrotus californicus       | California Leaf-nosed Bat    | SC  |      | S   |     | 2    |
| Megascops kennicottii       | Western Screech-owl          |     |      |     |     |      |
| Melanerpes uropygialis      | Gila Woodpecker              |     |      |     |     | 2    |
| Melospiza lincolni          | Lincoln's Sparrow            |     |      |     |     | 2    |
| Melospiza aberti            | Abert's Towhee               |     | S    |     |     | 2    |
| Micrathene whitneyi         | Elf Owl                      |     |      |     |     |      |
| Myotis velifer              | Cave Myotis                  | SC  |      | S   |     | 2    |
| Myotis yumanensis           | Yuma Myotis                  | SC  |      |     |     | 2    |
| Neotamias cinereicollis     | Gray-collared Chipmunk       |     |      |     |     |      |
| Nyctinomops femorosaccus    | Pocketed Free-tailed Bat     |     |      |     |     | 2    |
| Parabuteo unicinctus        | Harris's Hawk                |     |      |     |     | 2    |
| Passerculus sandwichensis   | Savannah Sparrow             |     |      |     |     | 2    |
| Poocetes gramineus          | Vesper Sparrow               |     |      |     |     | 2    |
| Spizella breweri            | Brewer's Sparrow             |     |      |     |     | 2    |
| Tadarida brasiliensis       | Brazilian Free-tailed Bat    |     |      |     |     |      |
| Toxostoma bendirei          | Bendire's Thrasher           |     |      |     |     | 2    |
| Toxostoma lecontei          | LeConte's Thrasher           |     |      | S   |     | 2    |

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

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

**Project Type: Energy Storage/Production/Transfer, Energy Transfer, Power line/electric line (new)**

**Project Type Recommendations:**

Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at <https://www.invasivespeciesinfo.gov/unitedstates/az.shtml> and the Arizona Native Plant Society <https://aznps.com/invas> for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at <https://imap.natureserve.org/imap/services/page/map.html>.

- To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select "See What's Here" for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

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

For any powerlines built, proper design and construction of the transmission line is necessary to prevent or minimize risk of electrocution of raptors, owls, vultures, and golden or bald eagles, which are protected under state and federal laws. Limit project activities during the breeding season for birds, generally March through late August, depending on species in the local area (raptors breed in early February through May). Conduct avian surveys to determine bird species that may be utilizing the area and develop a plan to avoid disturbance during the nesting season. For underground powerlines, trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herpetofauna (snakes, lizards, tortoise) from entering ditches. In addition, indirect affects to wildlife due to construction (timing of activity, clearing of rights-of-way, associated bridges and culverts, affects to wetlands, fences) should also be considered and mitigated.

Based on the project type entered, coordination with State Historic Preservation Office may be required (<https://azstateparks.com/>).

Based on the project type entered, coordination with U.S. Fish and Wildlife Service (Migratory Bird Treaty Act) may be required (<https://www.fws.gov/office/arizona-ecological-services>).

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

**Project Location and/or Species Recommendations:**

Analysis indicates that your project is located in the vicinity of an identified **wildlife habitat connectivity feature**. The **County-level Stakeholder Assessments** contain five categories of data (Barrier/Development, Wildlife Crossing Area, Wildlife Movement Area- Diffuse, Wildlife movement Area- Landscape, Wildlife Movement Area- Riparian/Washes) that provide a context of select anthropogenic barriers, and potential connectivity. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: <https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-identifying-corridors/>. Please contact the Project Evaluation Program ([pep@azgfd.gov](mailto:pep@azgfd.gov)) for specific project recommendations.



HDMS records indicate that one or more **Listed, Proposed, or Candidate** species or **Critical Habitat** (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at <https://www.fws.gov/office/arizona-ecological-services> or:

**Phoenix Main Office**

9828 North 31st Avenue #C3  
Phoenix, AZ 85051-2517  
Phone: 602-242-0210  
Fax: 602-242-2513

**Tucson Sub-Office**

201 N. Bonita Suite 141  
Tucson, AZ 85745  
Phone: 520-670-6144  
Fax: 520-670-6155

**Flagstaff Sub-Office**

SW Forest Science Complex  
2500 S. Pine Knoll Dr.  
Flagstaff, AZ 86001  
Phone: 928-556-2157  
Fax: 928-556-2121

HDMS records indicate that **Western Burrowing Owls** have been documented within the vicinity of your project area. Please review the western burrowing owl resource page at <https://www.azgfd.com/wildlife-conservation/conservation-and-endangered-species-programs/burrowing-owl-management/>.



# Ballard Spahr LLP

-----  
1 East Washington Street, Suite 2300  
Phoenix, AZ 85004-2555  
TEL 602.798.5400  
FAX 602.798.5595  
www.ballardspahr.com

Lea A. Phillips  
Tel: 602.798.5464  
Fax: 602.798.5595  
phillipsla@ballardspahr.com

April 13, 2023

*Via e-mail (jnovak@avondaleaz.gov)*

Development Review Committee, City of Avondale  
Development Services Department  
C/O Jodie Novak  
11465 W. Civic Center Drive  
Avondale, Arizona 85323-6804

Re: Sun Depot Energy Storage  
West of the southwest corner of Avondale Boulevard and Palm Lane, north of  
McDowell Road (APN No. 501-74-890) (the "Property") Major General Plan Map  
Amendment – Application PL-23-0053

Dear Ms. Novak, the Development Review Committee, and the Avondale Development  
Services Department:

As you know, Ballard Spahr LLP represents Sun Depot Energy Storage LLC ("Sun  
Depot") with respect to the development of a 200 MW battery energy storage system (the  
"Project") adjacent to the existing White Tanks 69 kV Substation.<sup>1</sup> Sun Depot is in receipt of  
the Development Review Committee's March 23, 2023 letter containing proposed revisions  
and informational comments for the Project and is preparing a revised General Plan  
amendment and PAD rezone application in response to those proposed revisions and  
comments. In the meantime, we would like to express and memorialize our disagreement  
with Review Comment A.1.<sup>2</sup>

---

<sup>1</sup> The White Tanks 69 kV Substation is located on 501-74-017D and 501-74-017E and is co-owned by Arizona Public  
Services ("APS") and Salt River Project ("SRP").

<sup>2</sup> For ease of reference, Comment A.1. to the Project's General Plan Map Amendment Application provides:  
  
The requested General Plan land use change is inconsistent with the General Plan 2030 because it is in conflict with  
the Growth Area Element area for the Freeway Corridor Specific Plan and the Health Quarter. This area's focus is  
intended to guide development for commercial, retail, office, mixed-use developments, and healthcare uses as well as  
transit-oriented developments. The proposed land use category and development do not further the goals of the area.  
Based on the applicant submittal and current General Plan, staff has not found a compelling reason to modify the  
General Plan 2030 land use designation for the proposed private battery storage facility use with inherent conflict  
with the General Plan.

As described in Sun Depot's General Plan/Specific Plan Amendment Application (the "Application"), the Project is a battery energy storage system designed to increase the capacity and resiliency of Arizona's electrical grid and is critical to the integration of renewable energy sources in Arizona.<sup>3</sup> The Project is certainly not in conflict with the General Plan. In fact, the Project is the very type of project that General Plan 2030 seeks to incentivize. Development of battery energy storage facilities like this Project are critical to further General Plan 2030's stated goal of sustainable development and is, frankly, necessary to implement General Plan 2030's state-mandated Energy Element. Indeed, contrary to the unsupported statement in Comment A.1., the Project is consistent with surrounding land uses (most notably the adjacent substation it is designed to serve) and, while the Development Review Committee appears to be giving more importance to the Freeway Corridor Specific Plan than appropriate, the Project does not conflict, and is actually in compliance, with the Freeway Corridor Specific Plan. Finally, the "Health Quarter" referenced does not exist in the Avondale Code and presumably refers to the Avondale Health-Tech Corridor, an economic incentive program irrelevant to the analysis here. An economic incentive program cannot and does not control development in Avondale. As explained in more detail below, the Project falls squarely within the General Plan 2030 and indeed fulfills Avondale's obligations under Arizona law and Federal policy. Energy storage is critical for future growth and development in Avondale and across Arizona and we welcome the opportunity to meet with the Development Review Committee and its staff to explain the technology behind this critical infrastructure.

**I. The Project Advances General Plan 2030's Sustainable Development Theme and Energy Element.**

As the Development Review Committee is aware, General Plan 2030 is a "general, comprehensive, long-range statement of goals and related policies to guide future growth and development..."<sup>4</sup> General Plan 2030 is "not set in concrete and may be amended."<sup>5</sup> Further, General Plan 2030 instructs that people using the plan "should not rely solely on select, excerpted statements to reach a particular conclusion, but should rather consider *all* the General Plan policies and supporting documentation."<sup>6</sup> This means that a development's consistency with General Plan 2030 should be holistic, and not read with the same matter-of-fact textual review of an ordinance or other regulatory language. Indeed, general plans are not the same as zoning ordinances. General plans are general policy documents that guide community development, while zoning ordinances are legal instruments that define, with

---

<sup>3</sup> See Application attached hereto as "Exhibit A."

<sup>4</sup> See General Plan at page 4.

<sup>5</sup> *Id.* at 5.

<sup>6</sup> *Id.* (emphasis added).

significant precision, the permitted land uses for every property within a municipal jurisdiction.<sup>7</sup> In fact, “if a property currently is zoned and is not in conformance with the adopted [General Plan], *the property may be developed according to the in-place zoning.*”<sup>8</sup>

It is clear that sustainable development is both a goal – and a priority – in General Plan 2030. General Plan 2030 is organized around eight essential themes intended to guide development in Avondale.<sup>9</sup> “Sustainable Development” is one such theme of the General Plan.<sup>10</sup> In fact, “‘Sustainability’ is the cornerstone of [General Plan 2030] that is supported by the participants in the planning process...”<sup>11</sup> and it is therefore “vital that good practices of sustainable development be put into effect...”<sup>12</sup> “The themes of [the] General Plan independently and collectively support the concept of smart growth and sustainability.”<sup>13</sup> Consequently, the guiding principle of sustainable development should be read throughout the document and its interpretations.

“Sustainable development is responsible managed growth that balances present demands with future demands in terms of energy,” among other things.<sup>14</sup> Indeed, “Energy” is the first element of the Sustainable Development Theme and mandates a focus on “expanding the use of renewable sources.”<sup>15</sup> “Through the Energy Element, Avondale is committed to being a leader in energy efficiency, reducing energy demands, and furthering the use of alternative and renewable energy sources.”<sup>16</sup> Specifically:

“Through the Energy Element, Avondale is committed to being a leader in energy efficiency, reducing energy demands and furthering the use of alternative and renewable energy sources. Avondale is committed to focusing

---

<sup>7</sup> See generally, General Plan and A.R.S. 9-462.01, stating that, “[i]n the case of uncertainty in construing or applying the conformity of any part of a proposed rezoning ordinance to the adopted general plan of the municipality, the ordinance shall be construed in a manner that will further the implementation of, and not be contrary to, the goals, policies and applicable elements of the general plan.”

<sup>8</sup> See General Plan at page 5 (emphasis in original). Notably, the Property is within the Agricultural (AG) zoning district and public utility facilities, like the Project, are permitted with a conditional use permit in the AG zoning district. Avondale Municipal Code at 28-32.

<sup>9</sup> See General Plan at page 7-8.

<sup>10</sup> *Id.* at 7.

<sup>11</sup> *Id.* at 76.

<sup>12</sup> *Id.*

<sup>13</sup> *Id.* at 9.

<sup>14</sup> See General Plan at 76.

<sup>15</sup> *Id.* at 7.

<sup>16</sup> See General Plan at 76.



on ways to reduce energy consumption and move toward alternative clean energy sources....”<sup>17</sup>

This emphasis on energy in General Plan 2030 is required in the State of Arizona pursuant to A.R.S. 9-461.05(E)(10)<sup>18</sup> and is in line with federal policy, which centers around our need for less dependency on foreign oil and fossil fuels.<sup>19</sup> In particular, “(b)ecause of Avondale’s abundance of sunshine, solar power is an attractive and viable renewable energy source. Avondale will promote energy efficiency by evaluating programs that ... further the use of alternative renewable energy.”<sup>20</sup>

Relevant to the Project, the first two goals of the Energy Element are:

- **Goal 1:** Integrate energy efficiency measures and renewable energy sources into all aspects of Avondale planning;<sup>21</sup>
- **Goal 2:** Promote expansion of renewable energy, including the policies of studying areas that may be suitable for locating commercial renewable energy facilities, modifying local codes and regulations to encourage private, residential scale renewable energy, and plan for distributive generation facilities, such as solar.<sup>22</sup>

The Project will increase energy efficiency and maximize the use of clean renewable energy that provides power without the use of fossil fuels. As described by the U.S. Department of Energy:

“energy storage is a critical step on the path to getting more renewable power on the system, supporting a growing fleet of electric vehicles, making the grid more reliable and securing the clean energy future. Accelerating the development and testing of new energy storage technologies that are more

---

<sup>17</sup> *Id.*

<sup>18</sup> *Note*, A.R.S. 9-461.05(E)(10) requires general plans to include an energy element, which includes a component that identifies policies that encourage and provide incentives for efficient use of energy and an assessment that identifies policies and practices that provide for greater uses of renewable energy resources.

<sup>19</sup> *Id.* at 77.

<sup>20</sup> *Id.*

<sup>21</sup> *Id.* at 81.

<sup>22</sup> *Id.* at 82.

cost-effective, safe and durable is crucial ... to providing clean, affordable, and resilient energy to everyone, everywhere, anytime.”<sup>23</sup>

“Battery storage is one of several technology options that can enhance power system flexibility and enable high levels of renewable energy integration.”<sup>24</sup> In addition to enabling high levels of renewable energy integration, battery storage increases the reliability of an aging electrical grid and can reduce the cost of electricity.<sup>25</sup> In particular, “battery energy storage systems interconnected to the transmission system [i.e. interconnected to a substation] can provide a broad range of ancillary and transmission-related services.”<sup>26</sup> Energy storage in these locations provides additional local and system capacity at the most critical times and allows electrical prices to be stabilized by charging an energy storage system when electricity is cheapest and discharging when it is most expensive.<sup>27</sup>

Because of General Plan 2030’s repeated emphasis on renewable energy and energy efficiency as a priority, we struggle to find any evidence to suggest that the Project would not conform to the stated goals and priorities of the Sustainable Development theme and the overall General Plan 2030. Energy efficient policies are required under Arizona law and the General Plan instructs us to hold sustainability as the “cornerstone” of the plan for development in Avondale. The Project clearly advances the goals of General Plan 2030.

## **II. The Project Meets the Requirements of the Freeway Corridor Specific Plan.**

As an initial matter, while we understand the Property is located within the Freeway Corridor Specific Plan area, the Freeway Corridor Specific Plan is not meant to usurp General Plan 2030.<sup>28</sup> According to the Freeway Corridor Specific Plan itself, “[t]he Freeway Corridor Specific Plan is intended to supplement the classifications, standards, provisions, and requirements of the Avondale General Plan and the Avondale Zoning Ordinance.”<sup>29</sup>

---

<sup>23</sup> See “Grid Storage Launchpad” by Office of Electricity, Department of Energy (<https://www.energy.gov/oe/grid-storage-launchpad>).

<sup>24</sup> See “Grid-Scale Battery Storage” by USAID and NREL, published September, 2019 (<https://www.nrel.gov/docs/fy19osti/74426.pdf>).

<sup>25</sup> See “Energy Storage 101: how energy storage works” by Utility Dive, published July 18, 2022 (<https://www.utilitydive.com/spons/energy-storage-101-how-energy-storage-works/627194/>).

<sup>26</sup> See “Grid-Scale Battery Storage” by USAID and NREL, published September, 2019 (<https://www.nrel.gov/docs/fy19osti/74426.pdf>).

<sup>27</sup> *Id.*; See also “Energy Storage 101: how energy storage works” by Utility Dive, published July 18, 2022 (<https://www.utilitydive.com/spons/energy-storage-101-how-energy-storage-works/627194/>).

<sup>28</sup> See Freeway Corridor Specific Plan at 1.

<sup>29</sup> *Id.*

Like all specific plans, the Freeway Corridor Specific Plan must be updated to take “goals, policies, and strategies from the General Plan and expand upon them as they specifically relate to the Freeway Corridor.” Further, Specific Plans are subsets of the General Plan and state statute.<sup>30</sup> The General Plan 2030 defines specific plans as, “a detailed element of the General Plan 2030 enacted under the provisions of the State law.”<sup>31</sup> Arizona state law, General Plan 2030 and the Freeway Corridor Specific Plan all make clear that the objectives identified in General Plan 2030 and the Avondale Zoning Code, which the Project furthers, ultimately direct development.

Regardless, the Project is consistent with the goals of the Freeway Corridor Specific Plan. “The primary purpose of the Freeway Corridor Specific Plan is to ensure attractive development in what can be considered the City’s most highly visible areas adjacent to Interstate 10.”<sup>32</sup> The Freeway Corridor Specific Plan was created, in large part, to protect against “residential encroachment” in an area most suitable to “intense development” like “transit oriented business, high-intensity office, and freeway commercial uses.”<sup>33</sup> The Project is not residential and will create jobs. What’s more, pursuant to the Freeway Corridor Specific Plan, “[e]ach of the planned Freeway Corridor land uses are located to ensure compatibility between adjacent uses and enhance any strategic benefit that may result from the land-use relationships.”<sup>34</sup> The Project is certainly compatible with adjacent land uses. The Project is located adjacent to the existing White Tanks 69 kV Substation. The sole and exclusive purpose of the Project is to interconnect to the substation. Two more compatible uses could not be conceived. Any suggestion that the Project be developed elsewhere, further from the substation and the ideal circumstances offered by the Property, would fly in the face of the Freeway Corridor Specific Plan’s direction to “ensure compatibility between adjacent uses and enhance strategic benefit” that may result from those uses.

The Project is the type of development that is prioritized under General Plan 2030 and Arizona law. To the extent that an interpretation under the Freeway Corridor Specific Plan conflicts with the aforementioned goals and policies, General Plan 2030 and state law will control. Regardless, the Freeway Corridor Specific Plan was created to slow the encroachment of residential uses in an area that is poised to grow with “intense development.” The Project meets both aims; the Project is not-residential and will bring jobs

---

<sup>30</sup> See A.R.S. 9-461.08.

<sup>31</sup> See General Plan at 171.

<sup>32</sup> *Id.* at 5.

<sup>33</sup> *Id.* at 62-63.

<sup>34</sup> Freeway Corridor Specific Plan at 3; *See also Id.* at 63.

and reinforce an energy grid with ever expanding demand of power once development occurs.

### **III. The Avondale Health-Tech Corridor<sup>35</sup> Is Not a Land Use Planning Tool**

The Avondale Health-Tech Corridor is not law. It is an economic incentive program<sup>36</sup> and, as such, does not supersede the General Plan, the Avondale Municipal Code or any other law or land use planning tool. It should not be used as a weapon to prohibit the development of important infrastructure that furthers the goal of the General Plan.

### **IV. Conclusion**

If approved, the Project would store up to 200 MW / 800 MWh of energy capacity received from the electrical grid and would serve peak energy demand requirements for Arizona residents. Battery energy storage will arm the Arizona electrical grid to handle future influxes in energy demand, like the demand we see during heat waves in the summer. There is no more appropriate place to develop a battery energy storage project than adjacent to an existing substation.

We look forward to working with the City on this Project. Please let us know if we can provide any additional information.

Very truly yours,



Lea A. Phillips

LAP/lmd

CC: Stephen Kemp (via e-mail at [skemp@avondaleaz.gov](mailto:skemp@avondaleaz.gov))

Nicholle Harris (via e-mail at [nharris@avondaleaz.gov](mailto:nharris@avondaleaz.gov))

---

<sup>35</sup> Finally, its stated in the March 23, 2023 letter that the Project is inconsistent with the “Health Quarter.” We assume you are referring to the “Avondale Health-Tech Corridor,” as marketed by the Greater Phoenix Economic Council and Avondale EDGE. “Avondale Health Tech Corridor, a Greater Phoenix High Impact District” by Greater Phoenix Economic Council (<https://www.avondalelibrary.org/Home/ShowDocument?id=7664>).

<sup>36</sup> We understand that, through economic-based incentives, the “Avondale Health-Tech Corridor” has twin aims of attracting healthcare specialty organizations and technology-based organizations. “Avondale Health Tech Corridor, a Greater Phoenix High Impact District” by Greater Phoenix Economic Council (<https://www.avondalelibrary.org/Home/ShowDocument?id=7664>).

**Exhibit A**

**Sun Depot General Plan/Specific Plan Amendment Application**



|                    |
|--------------------|
| CASE NO. _____     |
| Accepted by: _____ |
| Date: _____        |
| Acct #: _____      |

## GENERAL PLAN/SPECIFIC PLAN AMENDMENT APPLICATION

(Pre-Application Required; Incomplete applications will not be accepted)

| PROPERTY INFORMATION                                                                                                                                                                         |                                             |                                                              |                      |          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------|--------------------------------------------------------------|----------------------|----------|
| DEVELOPMENT/PROJECT NAME: Sun Depot Energy Storage                                                                                                                                           |                                             | PARCEL NUMBER(S): 501-74-890                                 |                      |          |
| ADDRESS OR DESCRIPTIVE LOCATION: South side of W. Palm Lane, b/t Avondale Blvd & W. 119th Ave                                                                                                |                                             | GROSS AREA (ACRE/SQ. FT.): 15.47 Ac                          |                      |          |
|                                                                                                                                                                                              |                                             | NET AREA (ACRE/SQ. FT.): 14.60 Ac.                           |                      |          |
| CURRENT ZONING: AG                                                                                                                                                                           | CURRENT GENERAL PLAN DESIGNATION: Mixed Use |                                                              |                      |          |
| CURRENT USE: Agriculture                                                                                                                                                                     |                                             |                                                              |                      |          |
| PROJECT INFORMATION                                                                                                                                                                          |                                             |                                                              |                      |          |
| PROJECT DESCRIPTION (TO INCLUDE PROPOSED USE): This project is for the construction of a proposed battery energy storage facility, to service APS and SRP at adjacent White Tank substations |                                             |                                                              |                      |          |
| PROPOSED ZONING: PAD District                                                                                                                                                                |                                             | PROPOSED GENERAL PLAN DESIGNATION: Public/Civic              |                      |          |
| PRE-APPLICATION MEETING                                                                                                                                                                      | PLANNER ASSIGNED: Mark Trinidad             |                                                              | RELATED CASE(S):     |          |
|                                                                                                                                                                                              | CASE NUMBER: PL-22-0094                     |                                                              |                      |          |
|                                                                                                                                                                                              | DATE HELD: May 4, 2022                      |                                                              |                      |          |
| APPLICANT INFORMATION (Single point of contact)                                                                                                                                              |                                             | PROPERTY OWNER INFORMATION                                   |                      |          |
| NAME: Paul Burman                                                                                                                                                                            |                                             | NAME: Sun Depot Energy Storage, LLC (Laura Miner, signatory) |                      |          |
| ADDRESS: 959 SE Division St, Suite 350                                                                                                                                                       |                                             | ADDRESS: 1 South Wacker Drive, Suite 1800                    |                      |          |
| CITY, ST, ZIP: Portland, OR 97214                                                                                                                                                            |                                             | CITY, ST, ZIP: Chicago, IL, 60606                            |                      |          |
| PHONE NUMBER: 971-346-4985                                                                                                                                                                   |                                             | PHONE NUMBER: 971-346-4985                                   |                      |          |
| EMAIL: pburman@invenergy.com                                                                                                                                                                 |                                             | EMAIL: pburman@invenergy.com                                 |                      |          |
| Review times in accordance with SB 1598 Policy                                                                                                                                               |                                             |                                                              |                      |          |
| APPLICATION FEES (STAFF ONLY)                                                                                                                                                                |                                             |                                                              |                      |          |
| BASE FEE:                                                                                                                                                                                    | Text Amendment, Major                       | \$2,050                                                      | 2,050                |          |
|                                                                                                                                                                                              | Text Amendment, Minor                       | \$1,425                                                      |                      |          |
|                                                                                                                                                                                              | Map Amendment, Major                        | \$2,050 X                                                    |                      |          |
|                                                                                                                                                                                              | Map Amendment, Minor                        | \$1,425                                                      |                      |          |
|                                                                                                                                                                                              |                                             | BASE FEE SUBTOTAL                                            | \$                   |          |
| ACREAGE FEE (ROUND TO THE NEAREST NET ACRE) (MAP AMENDMENTS ONLY)                                                                                                                            | \$70 X Acres =                              | 1,050                                                        | ACREAGE FEE SUBTOTAL | \$ 1,050 |
|                                                                                                                                                                                              |                                             |                                                              | TOTAL AMOUNT DUE     | \$ 3,100 |

I, THE UNDERSIGNED APPLICANT, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT.

SIGNATURE: \_\_\_\_\_ DATE: 3/1/2023

I, THE UNDERSIGNED OWNER, CERTIFY THAT THE INFORMATION ON THIS APPLICATION IS TRUE AND CORRECT AND CONSENT TO THIS APPLICATION.

SIGNATURE: \_\_\_\_\_ DATE: 3/1/2023

### Development Services Department

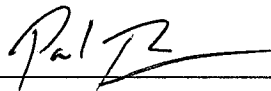
11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010  
<https://www.avondaleaz.gov/government/departments/development-engineering-services>

**GENERAL PLAN/SPECIFIC PLAN  
AMENDMENT SUBMITTAL CHECKLIST &  
ACKNOWLEDGEMENTS**

- Completed application with both the applicant's and owner's original signatures.
- Completed Property Owner Authorization form with owner's original signature.
- Legal description and map exhibit each on separate, 8½"x11" pieces of paper (3 copies)
- Title Report or Deed (2 copies)
- Project Narrative (5 copies)
- Existing General Plan Map with parcels highlighted 11"x17" folded (5 copies)
- Current and Proposed Wording – for Text Amendment only (5 copies)
- Public Participation- This request requires a Public Hearing. In order to foster civic engagement, an applicant-initiated Neighborhood Meeting is required to be held and Public Hearing notifications are required to be distributed. Upon completion, each phase of notification will require an affidavit of notification and supporting documents. When final approval has been granted, an affidavit of sign removal must be provided to Planning Division staff no more than one (1) week following approval.  
Please see the Public Participation Process packet on our website for further details on the process and requirements: <https://www.avondaleaz.gov/home/showpublisheddocument/1991/636863644921830000>.
- Each item on the checklist scanned and uploaded to the permit portal in PDF format, with label and date.
- Other: \_\_\_\_\_

I acknowledge that the following items are required for the processing of my application with the City of Avondale Development Services Department. I understand that the application will be not accepted without the following items and that the City of Avondale reserves the right to request additional information supplementary to this list.

Applicant Signature: \_\_\_\_\_



Date: 3/1/2023

**Development Services Department**

11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010  
<https://www.avondaleaz.gov/government/departments/development-engineering-services>

---

### **Major and Minor General Plan Amendment Review and Analysis**

The review and analysis shall include, but not be limited to, the following:

- Availability of current and future water supplies;
- Impact on and potential support of the City's transportation system;
- Impact on the natural environment, including, but not limited to, hillsides, riparian areas, and floodways;
- Extent to which the proposal contributes to achieving the (i) job to population ratio, (ii) square foot per capita ratio, and (iii) multi-family housing ratio identified within this GP2030;
- Impact on City services and facilities including, but not limited to, police, fire, water, and wastewater; and
- Extent to which the goals of this GP2030 are accomplished.

### **Development Services Department**

11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010  
<https://www.avondaleaz.gov/government/departments/development-engineering-services>

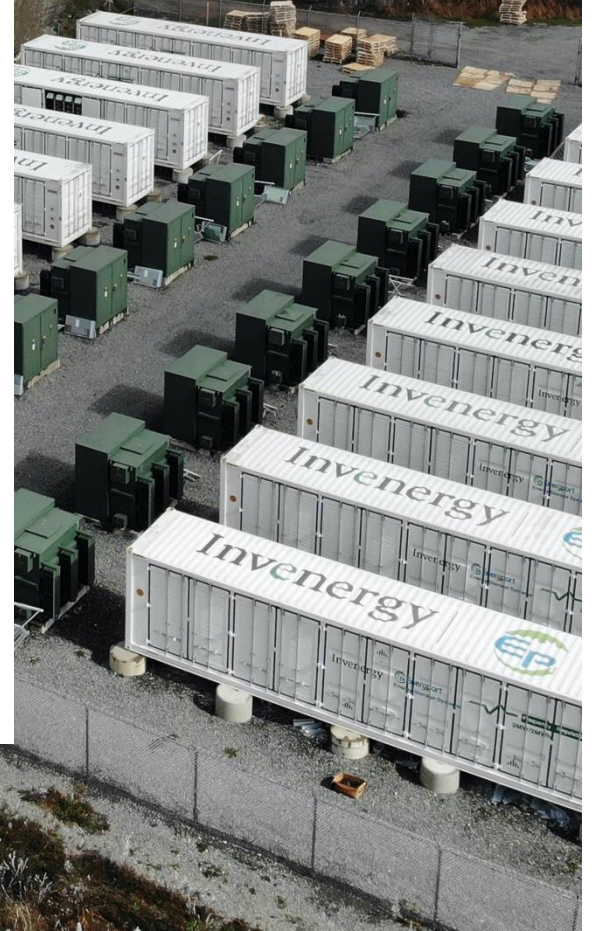


# Invenergy

## Sun Depot Energy Storage

Major General Plan Amendment Review  
Application Narrative

March 1, 2023



Prepared for:

### City of Avondale

Development & Engineering Services Department  
11465 W Civic Center Dr.  
Avondale, AZ 85323  
(623) 333-4000

Prepared By:

### Invenergy

Paul Burman  
Senior Manager, Renewable Development  
(971) 346-4985  
pburman@invenergy.com

Laura Miner  
Vice President  
lminer@invenergy.com

## Table of Contents

|                                                                     |          |
|---------------------------------------------------------------------|----------|
| <b>MAJOR GENERAL PLAN AMENDMENT REVIEW SUBMISSION SUMMARY .....</b> | <b>3</b> |
| <b>1.0 PROJECT NARRATIVE .....</b>                                  | <b>4</b> |
| 1.1 PROJECT LEGAL DESCRIPTION .....                                 | 4        |
| 1.2 PROJECT LOCATION .....                                          | 4        |
| 1.3 PROJECT OVERVIEW .....                                          | 4        |
| 1.4 AVAILABILITY OF CURRENT AND FUTURE WATER SUPPLIES .....         | 4        |
| 1.5 IMPACT ON CITY'S TRANSPORTATION SYSTEM .....                    | 5        |
| 1.6 IMPACT ON NATURAL ENVIRONMENT .....                             | 5        |
| 1.7 PROPOSED CONTRIBUTION TO GP2030 .....                           | 5        |
| 1.8 IMPACT ON CITY SERVICES .....                                   | 6        |
| 1.9 OFFSITE IMPROVEMENTS .....                                      | 6        |
| <b>2.0 ABOUT INVENERGY .....</b>                                    | <b>7</b> |
| 2.1 COMPANY OVERVIEW .....                                          | 7        |
| 2.2 INVENERGY'S BATTERY ENERGY STORAGE EXPERIENCE .....             | 8        |
| 2.3 SUSTAINABLE SOLUTIONS PLATFORM .....                            | 9        |
| 2.4 SOLUTIONS TAILORED TO CUSTOMER NEEDS .....                      | 10       |



## Major General Plan Amendment Review Submission Summary

The Sun Depot Energy Storage LLC Major General Plan Amendment Review Application includes the following documents:

| Document Name                                                      | Location             |
|--------------------------------------------------------------------|----------------------|
| <b>Completed Planning Application, Signed</b>                      | Attached Separately  |
| <b>Completed Property Owner Authorization Form</b>                 | Attached Separately  |
| <b>Project Narrative</b>                                           | This Document, Below |
| <b>Legal Description of Property on 8.5" x 11" sheet</b>           | Attached Separately  |
| <b>ALTA</b>                                                        | Attached Separately  |
| <b>Warranty Deed</b>                                               | Attached Separately  |
| <b>Existing General Plan Map with Specific Parcels Highlighted</b> | Attached Separately  |

## 1.0 Project Narrative

### 1.1 PROJECT LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF AVONDALE, COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 2, AVONDALE MARKETPLACE, according to Book 1043 of Maps, page 11, records of Maricopa County, Arizona

APN: 501-74-890

### 1.2 PROJECT LOCATION

The Sun Depot Energy Storage LLC (hereinafter referred to as “Sun Depot”) seeks a Major General Plan Amendment from Mixed Use to Public/Civic to develop a battery energy storage facility (“Amendment”). The project is located on a 15.47-acre parcel on the south side of West Palm Lane between North Avondale Rd and N. 119th Avenue and within Section 36, Township 2 North Range 1 West of the Gila and Salt River Meridian (the “Property”). The Property is currently zoned AG – Agricultural Zoning District under the City of Avondale (“City”) Zoning Ordinance (\*Code).

### 1.3 PROJECT OVERVIEW

Sun Depot requests a General Plan Amendment so that a battery energy storage facility (the “Project”) can be constructed on the Property. The Project would store up to 200 MW / 800 MWh of energy capacity received from the electrical grid and would serve peak energy demand requirements for Arizona residents. The Project would connect to the White Tanks 69 kV Substation, which is situated on the adjacent lot immediately to the west of the proposed Project. The adjacent utility substation is co-owned by the Arizona Public Service Company (“APS”) and the Salt River Project (“SRP”). Sun Depot intends to use commercially appropriate battery technology for this Project—likely to be lithium-ion based—optimized for battery efficiency and safety. The Project will be remotely operated and monitored at all hours via regionally based staff as well as staff at the national control center located at Sun Depot headquarters.

When construction is complete, the Project is anticipated to include up to 348 non-occupied battery cabinets, 58 power converter systems, 17 auxiliary transformers, two small buildings containing the controls for operation, and two substations with transmission lines connecting into the adjacent White Tanks 69 kV Substation’s APS and SRP bays. Battery energy storage technology is rapidly evolving, and the specific project design will evolve over time in response to technological advances and market factors.

### 1.4 AVAILABILITY OF CURRENT AND FUTURE WATER SUPPLIES

The project is likely to have a positive impact on the City’s future water supplies. The project site is currently zoned agricultural and is actively farmed – most recently for alfalfa and cotton. These water intensive applications are served by groundwater wells and irrigation structures on site or in the immediate vicinity. Upon operation of the battery energy storage facility, ongoing project water usage will be minimal.

Upon site operation, Sun Depot Energy Storage LLC will pledge grandfathered groundwater credits to the City.

During construction, water will be used for dust suppression. Peak water usage during site grading work may exceed 30,000 gallons per day during site grading (1 month). Daily water use during construction is likely to be less than 10,000 gallons per day when no grading activities are occurring.

The site will not be manned during operations, and regular water use will primarily be limited to landscape irrigation water and domestic use.

## **1.5 IMPACT ON CITY'S TRANSPORTATION SYSTEM**

The project is not expected to materially impact the City's transportation system, either during construction or during operations. A traffic impact statement will be completed prior to construction.

Traffic during construction will be limited in time and duration, but will include frequent deliveries (limited to daylight hours) of equipment and materials by truck during the 12-18 month construction period.

During operation, the Project will function without on-site staff. Accordingly, routine traffic to and from the Property will be minimal, generating approximately 1-2 trips per week, as necessary. There will be no designated off-street parking provided for this project. The site will be in continuous operation 24-hours a day, 7-days a week and manned remotely from off-site monitoring and control centers.

The Project will feature two access points with paved driveways, 30 feet in width, proposed on the north side of the Property and connecting to existing W. Palm Lane for normal operations – spaced approximately 1,000-feet apart. Access to the Property will be controlled by sliding gates located at the perimeter wall.

## **1.6 IMPACT ON NATURAL ENVIRONMENT**

The development of this Property for battery energy storage will have a minimal impact on the City's natural environment. The Property's current use for agriculture means the area has been previously disturbed, and serves limited habitat purposes.

As envisioned, the site will not impact hillsides, riparian areas or floodways (none located on site). Additionally, all stormwater and runoff will be contained on site, ensuring that runoff from storm events will not impact local waterways.

The Property is located adjacent to existing industrial infrastructure – the APS & SRP White Tank 69kV substation. The development plans for the site will incorporate vegetation (native shrubs and trees) around the perimeter of the site for screening, and potential habitat purposes.

## **1.7 PROPOSED CONTRIBUTION TO GP2030**

The Sun Depot Project helps the City meet development objectives in a way that is consistent with the desired character for the surrounding area. The Property is located adjacent to an existing electrical substation currently designated as public/civic use under the Avondale General Plan 2030 (the "Plan").

The proposed Project will further the City's Sustainable Development objectives as laid out in the Plan. The Project promotes the expansion of renewable energy (Goal 2) by providing facilities to store clean power generated from solar resources. The Project will also partially mitigate the visual impact to surrounding properties of the existing White Tanks 69 kV substation (Goal 5) by providing masonry wall screening and landscaping around most of the project footprint. The Project's wall design and landscaping plan will help the Project integrate into the desired character of the community.

The area's two primary electric utilities, APS and SRP, have both short-term and long-term goals to increase renewable energy generation within their systems, which will ultimately result in cleaner and more affordable electricity for the City and the entire state of Arizona. The proposed Project is integral to the further development of renewable energy facilities in Arizona. Additionally, jobs will be created by the Project during Project construction and operations.

## **1.8 IMPACT ON CITY SERVICES**

The Project impact on city services is expected to be minimal after construction is completed. The Property will require minimal water and sewage services and is not expected to require police service.

The largest potential impact of a battery energy storage facility would be a potential fire event. While these events are rare and not expected, they will require a coordinated emergency response. Sun Depot will work closely with the Avondale Fire Department to develop an emergency response plan that ensures the health and safety of the surrounding community and first responders. The Project will be designed in line with or in excess of all relevant IFC and NFPA fire codes for Avondale.

It is envisioned that the Project will provide approximately \$12 million of tax revenue to Avondale over the Project lifetime.

## **1.9 OFFSITE IMPROVEMENTS**

As part of this Project, W. Palm Lane will have half-widths improvements constructed on the south side with new pavement, curb and gutter, scuppers and sidewalk. Water will be collected through the placement of two concrete scuppers and conveyed to drainage retention basins located between the back of the sidewalk and the proposed perimeter wall. On-site drainage from the proposed Project will drain southward and exit through turned block openings in the wall to a proposed drainage retention basin on the southern side of the Property. Likewise, the existing irrigation channel will be relocated, if necessary, along the southern property line and connect to the east and west channels that flow south, respectively, on either end of the Project.

## 2.0 About Invenergy

### 2.1 Company Overview

Invenergy's name is synonymous with innovation in an industry undergoing transformation. As the world's largest privately held developer and operator of renewable power, Invenergy works with leading utilities, global brands and public sector partners to take energy infrastructure projects from drawing board to reality. Invenergy's 1,400 employees are united by a vision to be innovators building a sustainable world. Headquartered in Chicago, Illinois, the Company has successfully developed over 30 gigawatts of power projects across the Americas, Europe and Asia. Invenergy projects enable a more sustainable, flexible, and resilient grid. Below shows the operating, under construction and contracted projects Invenergy has developed across four core technologies since its founding in 2001, as well as its global company presence today.

#### Totals

190 projects  
30,062 MW



#### Wind

110 projects  
17,480 MW



#### Solar

50 projects  
6,132 MW



#### Natural Gas

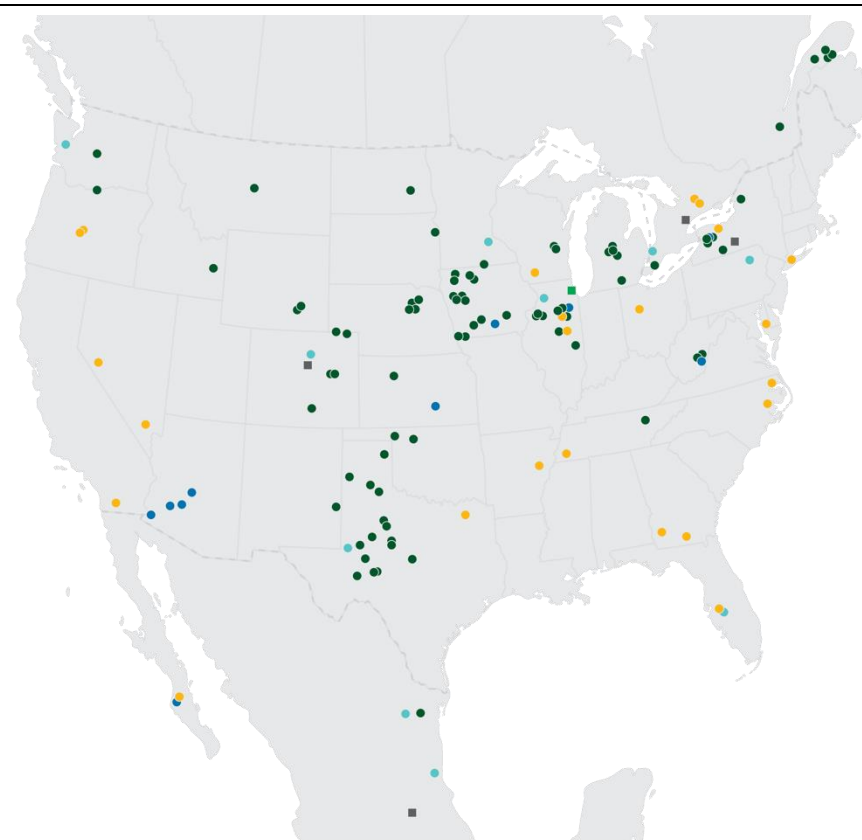
13 projects  
5,964 MW



#### Storage

18 projects  
1,611 MWh

#### North America



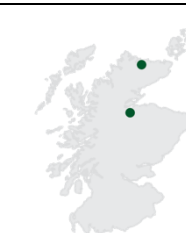
#### Latin America



#### Poland



#### Scotland



#### Japan



#### Projects in operation, in construction & contracted

- |                                                      |                                                      |
|------------------------------------------------------|------------------------------------------------------|
| <span style="color: green;">■</span> Headquarters    | <span style="color: green;">●</span> Wind            |
| <span style="color: grey;">■</span> Corporate Office | <span style="color: yellow;">●</span> Solar          |
|                                                      | <span style="color: lightblue;">●</span> Natural Gas |
|                                                      | <span style="color: darkblue;">●</span> Storage      |



## 2.2 Invenergy's Battery Energy Storage Experience



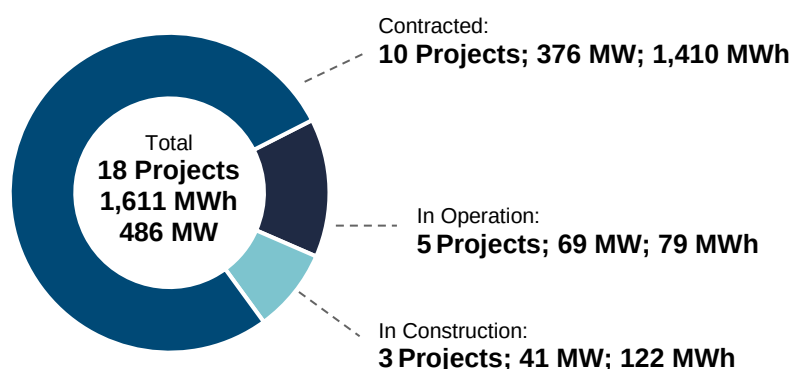
The picture above is an example of a previous battery energy storage project constructed by Invenergy. The white cabinets with the word “Invenergy” contain the batteries and power converter systems while the green auxiliary transformers sit adjacent to them.

### Storage Track Record & Technology Innovation

As one of the earliest pioneers in advanced energy storage, Invenergy is today the world's leading privately held owner and operator of grid-scale batteries. Invenergy completed its first advanced battery storage project in 2012 and since then has amassed over 150,000 hours of battery system runtime experience. In 2019, Invenergy received the Energy Storage Association's Brad Roberts Award recognizing extraordinary accomplishments in the storage market and comprehensive industry commitment and participation.

Large-scale battery systems instantaneously absorb and inject energy to minimize infrastructure costs and help with grid management. Battery storage systems can have multiple applications and, depending on duration, tap different value streams as illustrated below.

### Invenergy Storage Portfolio



| Short Duration                   | Medium Duration                      | Long Duration                         |
|----------------------------------|--------------------------------------|---------------------------------------|
| Frequency Regulation/Response    | All Short Duration services, plus... | All Medium Duration services, plus... |
| Voltage Control/Reactive Support | Spinning Reserve                     | Energy Shifting                       |
| Renewable Firming                | Peak Shaving                         | Backup Power                          |

Whatever applications are called for based on a customers' unique needs; Invenergy's energy storage solutions can unlock additional value. Invenergy works with a variety of battery manufacturers and selects battery technologies and vendors that provide the best storage system based upon system reliability, performance, flexibility, and cost. Invenergy is agnostic to battery suppliers and will select a top tier battery supplier to provide a cost-effective and reliable energy storage system.

Invenergy uses lithium-ion battery technology, which is tested and proven and has been deployed world-wide. Invenergy has expertise across the major lithium-ion chemistries, including Nickel Cobalt Manganese (NMC), Nickel Cobalt Aluminum (NCA) and Lithium Iron Phosphate (LFP).

## 2.3 Sustainable Solutions Platform

Invenergy's diversified business serves broad market needs while taking on the world's biggest sustainability challenges.



### Invenergy

Through its core business, Invenergy develops, owns and operates large-scale sustainable energy generation and storage facilities in the Americas, Europe, and Asia.



### Invenergy Services

Invenergy Services provides operations and asset management for Invenergy-developed and third party-owned energy assets. With 13,799 MW of assets under management, Invenergy Services' owner's mindset drives its award-winning approach.



### Invenergy Transmission

Invenergy has developed over 4,100 miles of transmission and distribution infrastructure to bring clean energy to market. Invenergy Transmission is currently advancing several HVDC transmission line developments throughout the Americas.



### Invenergy Clean Water

Invenergy is tackling the next sustainability challenge with an emerging water infrastructure and desalination business.



As a founding partner of Energize Ventures, Invenergy is investing in digital solutions that drive affordability, reliability and security for energy and industry.

## 2.4 Solutions Tailored to Customer Needs

Invenergy's unique combination of full-service solutions, end-to-end execution ability, and relationship-driven approach has won it a reputation for meeting customer's needs with high-value projects delivered on time and on budget. Traditionally, Invenergy's approach has been to develop, build, own and operate projects; but the Company provides a full range of services and flexible structures to serve utilities, corporate buyers, asset owners, and financial institutions.

### Full Range of Services and Flexible Structures

- |                                                   |                                    |                                                                      |
|---------------------------------------------------|------------------------------------|----------------------------------------------------------------------|
| • Development-transfers                           | • Joint Development Agreements     | • Short- and Long-Term Operations & Maintenance and Asset Management |
| • Build-transfers                                 | • Power Purchase Agreements (PPAs) |                                                                      |
| • Engineering, Procurement and Construction (EPC) |                                    |                                                                      |

Invenergy also has deep technical expertise at every step of the project lifecycle. This is rooted in an engineering culture that recognizes the critical importance of project aspects like system design, transmission, and interconnection, which others are often comfortable outsourcing. End-to-end, fully integrated capabilities allow Invenergy to serve as the single entity responsible for project development, construction, financing and operations, with seamless execution from one phase to the next.

### End-to-End, Fully Integrated Capabilities

- |                       |                   |                            |
|-----------------------|-------------------|----------------------------|
| • Project Development | • Transmission    | • Project Construction     |
| • Permitting          | • Interconnection | • Asset Management         |
| • Engineering         | • Finance         | • Operations & Maintenance |

Invenergy's involvement in projects from early development through operations ultimately benefits customers through higher project efficiency and quality. Invenergy's operations group constantly reports on how the latest equipment and system configurations perform under real-life conditions in the field, which immediately shapes procurement and design considerations by Invenergy's development, engineering and construction groups working on pipeline projects. This keeps Invenergy at the forefront of project design and construction practices and methods.

In addition to the services and capabilities it offers, Invenergy embraces a relationship-driven approach to business, based on the belief that a project can only be considered successful if all parties are engaged and satisfied. Customers, EPC contractors, and financial institutions who have choices about the power sector companies they work with consider Invenergy a preferred partner. That is why Invenergy has successfully completed over \$35 billion in transactions over the past two decades and over fifty percent of its projects represent repeat business.

## **LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF AVONDALE, COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

LOT 2, AVONDALE MARKETPLACE, ACCORDING TO BOOK 1043, OF MAPS, PAGE 11, RECORDS OF MARICOPA COUNTY, ARIZONA.

APN: 501-74-890



PREPARED FOR:

Invenergy

One South Wacker Drive, Suite 1800  
Chicago, Illinois 60606

REVISIONS:  
#1 5/4/2022 Add easement document per client  
#2 5/17/2022 Add easement document per client

### LEGEND:

|         |                      |
|---------|----------------------|
| ●       | FOUND MONUMENT       |
| ○       | SET MONUMENT         |
| □       | CULVERT              |
| ⊙       | POWER POLE           |
| +       | SIGN                 |
| ⊗       | POST                 |
| ≡       | CATCH BASIN          |
| ⊙       | STORM SEWER MANHOLE  |
| ⊙       | SANITARY MANHOLE     |
| ⌵       | WATER VALVE          |
| — POH — | POWER OVERHEAD       |
| — PUG — | POWER UNDERGROUND    |
| — SAN — | SANITARY UNDERGROUND |
| — WAT — | WATER LINE           |
| ~~~~~   | TREELINE             |
| ~~~~~   | EDGE OF GRAVEL       |
| ~~~~~   | CURB FLOWLINE        |
| ~~~~~   | BOUNDARY LINE        |
| ~~~~~   | RIGHT-OF-WAY LINE    |
| ~~~~~   | SECTION LINE         |
| ~~~~~   | EASEMENT LINE        |

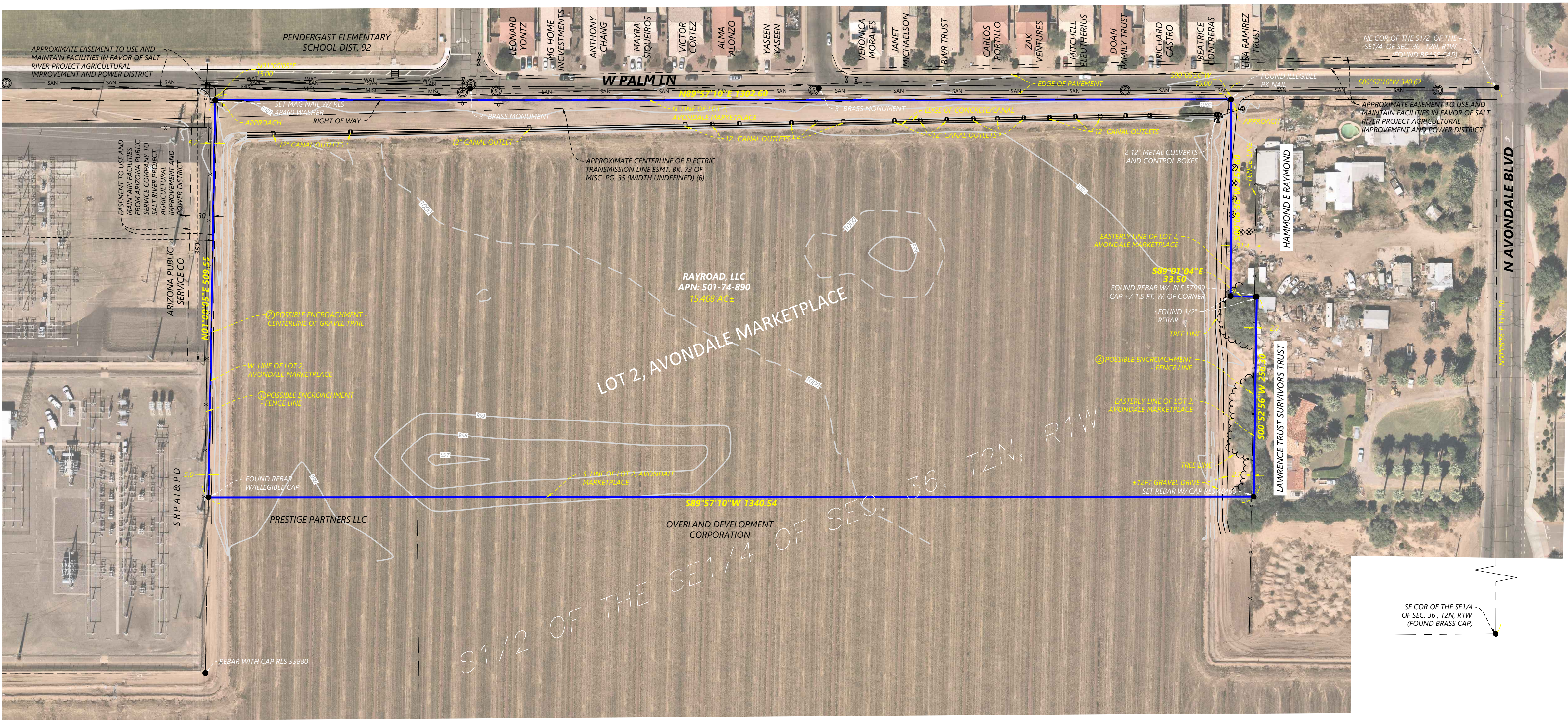
## Sun Depot Storage Project

Maricopa County, Arizona

ALTA/ACSM  
LAND TITLE SURVEY

DATE: 2/03/2022

SHEET: 1 OF 1



### LEGAL DESCRIPTION

The following description is shown per Schedule A, as described in the Commitment for Title Insurance File No.: 20000218-040-DO-A98 prepared by Fidelity National title Insurance Company having a commitment date of August 30, 2021.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED AVONDALE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 2, AVONDALE MARKETPLACE, according to Book 1043, of Maps, Page 11, records of Maricopa County, Arizona.

APN: 501-74-890

### EXCEPTIONS

The following notes correspond to the numbering system of Schedule B, Section II of the above mentioned title commitment.

- Reservations, exceptions and provisions contained in the patent from the State of Arizona, and in the acts authorizing the issuance thereof.  
Recording No: Book 186 of Deeds, Page 233 (NOT PLOTTABLE)  
Recording No: Book 334 of Deeds, Page 388 (NOT PLOTTABLE)
- Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 1043 of Maps, Page 11, (APPROXIMATE CENTERLINE OF TRANSMISSION LINE AS SHOWN PER THE PLAT)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: Transmission lines  
Recording Date: April 17, 1946  
Recording No: Book 73 of Miscellaneous, Page 35 (PORTIONS OF THE DESCRIPTION ARE ILLEGIBLE AND NO WIDTH IS PROVIDED, THE APPROXIMATE CENTERLINE IS SHOWN PER THE PLAT REFERENCED IN EXCEPTION NO. 5 ABOVE)
- Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:  
Purpose: Underground communication facilities  
Recording Date: March 30, 1966  
Recording No: Docket 5982, Page 73 (NOT PLOTTABLE, EASEMENT DOES NOT LIE WITHIN THE SUBJECT PROPERTY)
- Matters contained in that certain document  
Entitled: Resolutions  
Recording No: 84-324528 (NOT PLOTTABLE, NOT SURVEY RELATED)  
Recording No: 86-124982 (NOT PLOTTABLE, NOT SURVEY RELATED)  
Recording No: 86-372849 (NOT PLOTTABLE, NOT SURVEY RELATED)  
Recording No: 86-386769 (NOT PLOTTABLE, NOT SURVEY RELATED)  
Recording No: 86-685376 (NOT PLOTTABLE, NOT SURVEY RELATED)  
Reference is hereby made to said document for full particulars.
- Matters contained in that certain document  
Entitled: Reciprocal Access Easement Agreement  
Recording Date: April 26, 2007  
Recording No: 2007-0486478 (NOT PLOTTABLE, EXHIBIT A AND B ARE NOT ATTACHED)  
Reference is hereby made to said document for full particulars.
- Matters contained in that certain document  
Entitled: Ordinance No. 1463-611  
Recording Date: July 20, 2011  
Recording No: 2011-0599025 (NOT PLOTTABLE, NOT SURVEY RELATED)  
Reference is hereby made to said document for full particulars.

### GENERAL NOTES

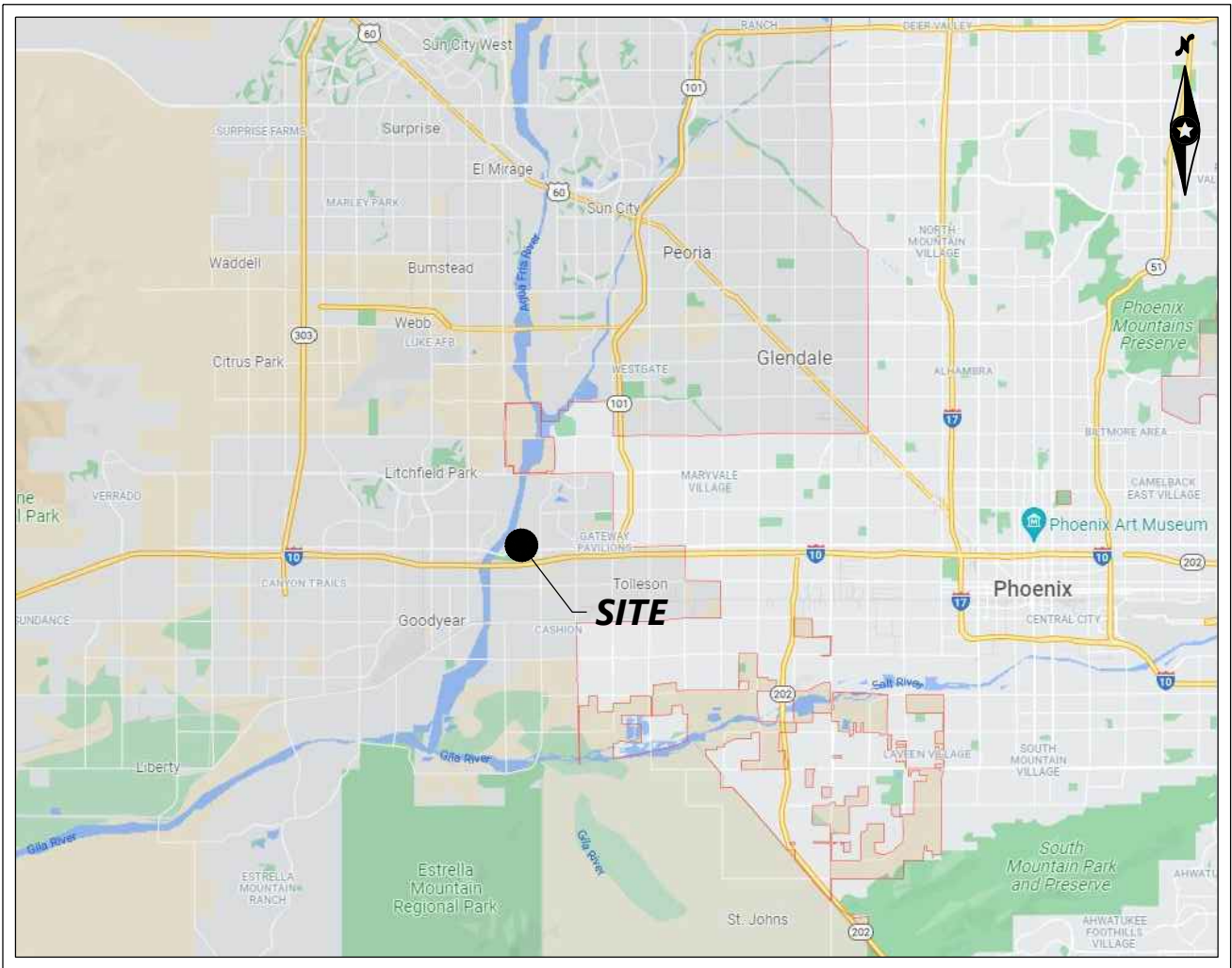
- This survey was prepared using Fidelity National Title Insurance Company, Title Commitment Number 20000218-040-DO-A98 having an effective date of August 30, 2021.
- Address of subject property per the above mentioned Title Commitment: Agricultural Land, Avondale, AZ 85392 (Table A, Item 2)
- Subject property appears to be classified as "Zone X" (area of minimal flood hazard) when scaled from Flood Insurance Rate Map Community - Panel Number 04013C2160M, dated 09/18/2020. (Table A, Item 3)
- Subject property contains 673,782 Sq. Ft. or 15.468 acres. (Table A, Item 4)
- Zoning information not provided by Client. Per the Maricopa County GIS Website, Zoning on subject parcel is classified as "AG". (Table A, Item 6 (a)(b))
- All building dimensions shown are exterior dimensions at ground level. (Table A, Item 7(a))
- Substantial features observed in the process of conducting the field work are shown on the survey. (Table A, Item 8)
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. (Arizona 811 ticket number: 2021120600368) (Table A Item 11a)
- Adjacent Ownership information shown per the Maricopa County GIS Website. (Table A, Item 13)
- There was no observable evidence of earth moving work, or outside building construction at the time of this survey. (Table A, Item 16)
- Based on the information contained within the title commitment listed above and a physical inspection of the subject property, the surveyor is not aware of any off site easements or servitudes other than shown hereon. (Table A, Item 19)
- Bearings, distances and acreages are based on the Grid Arizona State Plane Coordinate System, Central Zone, International Feet, 2011 Adj. NAVD88. To convert to ground use the combined scale factor of 1.000127486 derived from NGS monument "MCD 113".

### POSSIBLE ENCROACHMENTS

- Fence line on the west side of the property. Ownership of the fence is unknown.
- Gravel trail on the west side of the property. Ownership and usage of the trail is unknown.
- Fence line on the east side of the property. Ownership of the fence is unknown.

### VICINITY MAP

(NOT TO SCALE)



### CERTIFICATION

TO INVENERGY, AND FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a)(b), 7(a), 8, 11(a), 13, 16 AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 23, 2021.

BENJAMIN J. BLUNT, RLS  
AZ LICENSE NO. 48460, EXPIRATION 09/30/2023  
BEN.BLUNT@WESTWOODPS.COM  
DATE 2/03/2022



# Unofficial 20. Document

## COMMONWEALTH TITLE

When recorded, return to:

Sun Depot Energy Storage  
c/o Invenergy LLC  
1 S. Wacker Drive, Suite 1800  
Chicago, Illinois 60606  
Attn: Land Administration

20  
ca

20000218 2/2

## SPECIAL WARRANTY DEED

For Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **RAYROAD LLC**, an Arizona limited liability company ("Grantor"), hereby grants, sells and conveys to **SUN DEPOT ENERGY STORAGE LLC**, a Delaware corporation ("Grantee"), that real property located in Maricopa County, Arizona and legally described on Exhibit A attached hereto and incorporated herein by this reference, together with all of Grantor's interest in water, air and mineral rights (including any grandfathered groundwater or other groundwater and all surface water rights), interests, rights, privileges and easements appurtenant thereto and all improvements and fixtures now or hereafter thereon, including but not limited to wells, motors, pumps, water storage and distribution facilities, timber rights, grazing rights and access rights relating thereto (the "Property").

SUBJECT TO current taxes not yet due and payable, and those matters described on Exhibit B attached hereto and incorporated herein by this reference.

Notwithstanding any warranty which may otherwise be implied from the use of any word, phrase or clause herein, Grantor warrants title to the Property, subject to the matters referred to above, only against its own acts, but not the acts of any others.

DATED as of this 24<sup>th</sup> day of June, 2022.

"GRANTOR"

RAYROAD LLC

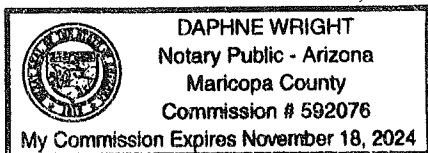
By:   
Lewis Patrick  
Its: Manager

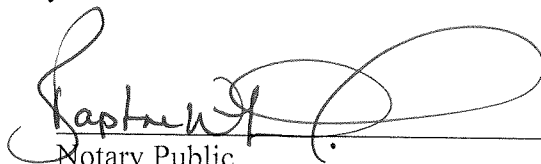
[NOTARY BLOCK ON FOLLOWING PAGE]

STATE OF ARIZONA       )  
                                           ) ss.  
 County of Maricopa )

The foregoing document was acknowledged before me this 24<sup>th</sup> day of June, 2022, by Lewis Patrick, the Manager of Rayroad LLC, an Arizona limited liability company, on behalf of said company.

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



  
 Notary Public  
 My Commission Expires: 11-18-2024

Unofficial Document

**EXHIBIT A**  
**LEGAL DESCRIPTION**

THE LAND REFERRED TO HEREIN BELOW IS SITUATED AVONDALE, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

Lot 2, AVONDALE MARKETPLACE, according to Book 1043, of Maps, Page 11, records of Maricopa County, Arizona.

APN: 501-74-890

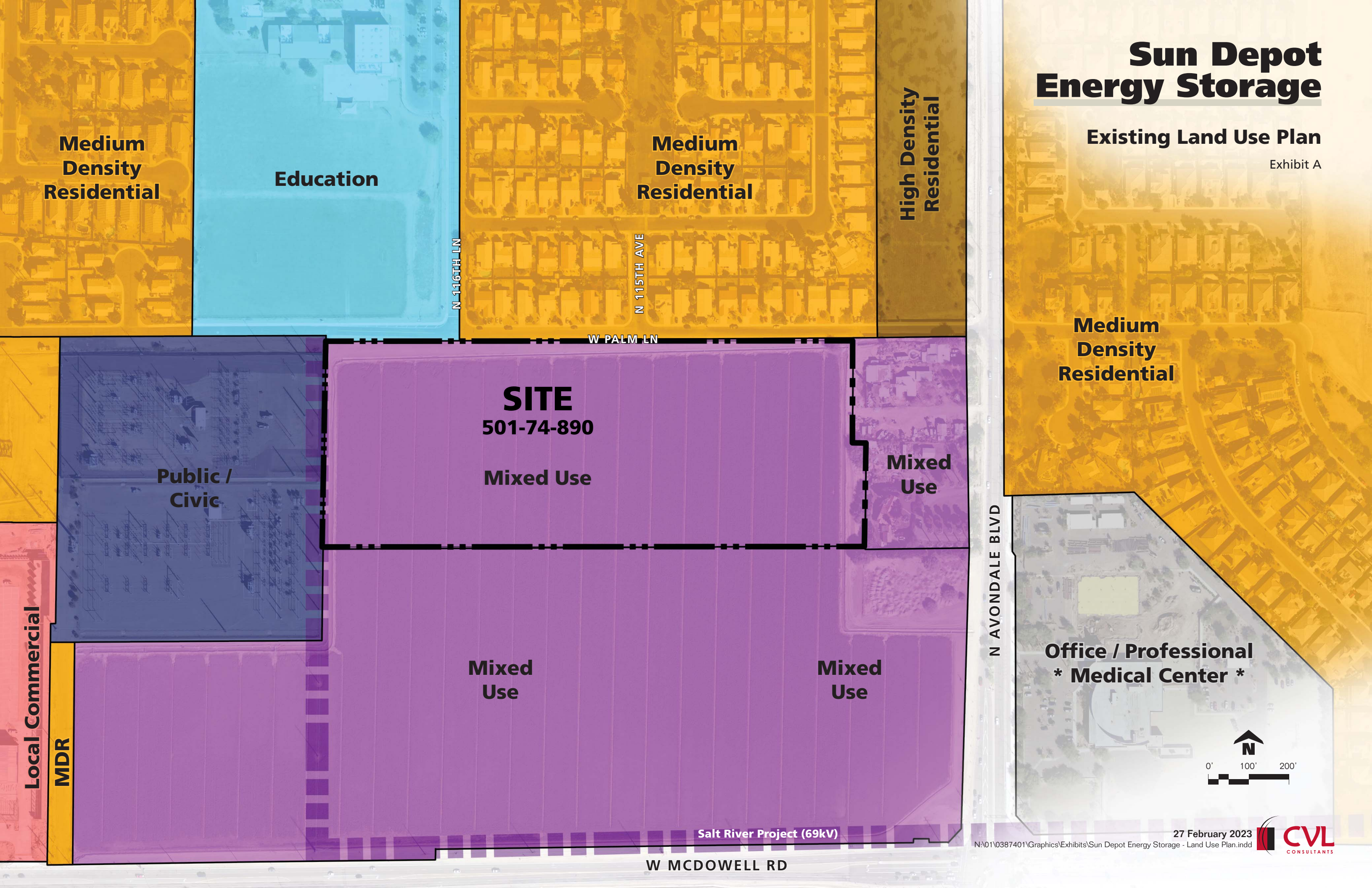
Unofficial Document



# Sun Depot Energy Storage

## Existing Land Use Plan

Exhibit A



27 February 2023

N:\01\0387401\Graphics\Exhibits\Sun Depot Energy Storage - Land Use Plan.indd

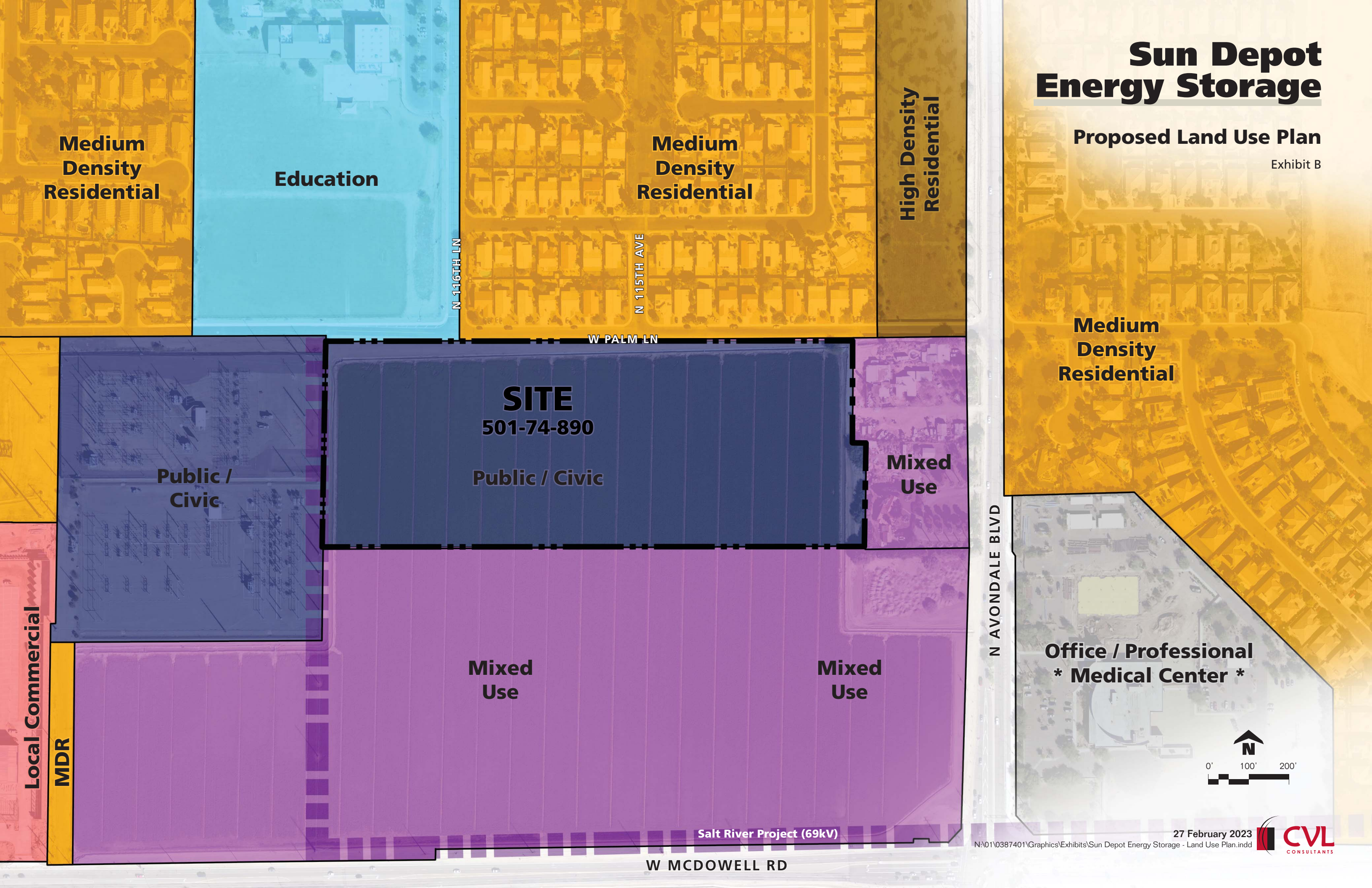




# Sun Depot Energy Storage

## Proposed Land Use Plan

Exhibit B



Medium  
Density  
Residential

Education

Medium  
Density  
Residential

High Density  
Residential

Medium  
Density  
Residential

Public /  
Civic

**SITE**  
501-74-890  
Public / Civic

Mixed  
Use

Local Commercial

MDR

Mixed  
Use

Mixed  
Use

Office / Professional  
\* Medical Center \*

Salt River Project (69kV)

W MCDOWELL RD

N AVONDALE BLVD



27 February 2023

N:\01\0387401\Graphics\Exhibits\Sun Depot Energy Storage - Land Use Plan.indd





- Fill out #1 below if property owner is same as applicant.
- Fill out #1 and #2 below if applicant is other than property owner.
- A separate form is required for multiple owners.

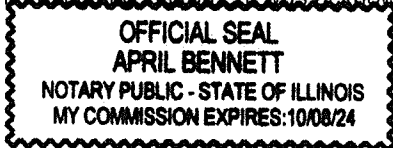
1. I, Laura Miner, hereby certify that I am the owner of property, designated as Plat Avondale Marketplace MLD, Lot(s) 2, as shown on the Maricopa County Tax Assessor's Maps.

2. I hereby authorize the application for Sun Depot Energy Storage by (name of applicant or agent) to be submitted to the Development Services Department of the City of Avondale for review and decision by the Planning Commission and City Council.

BY: [Signature]  
Signature of Owner, Individual, Corporation, Trustee, Partnership, non-profit, etc.

STATE OF ILLINOIS )  
County of COOK ) ss.

The foregoing instrument was acknowledged before me this 1<sup>st</sup> day of MARCH 20 23.



[Signature]  
Notary Public

My Commission Expires:

10/08/2024

### Development Services Department

11465 W. Civic Center Drive, #110, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010  
<https://www.avondaleaz.gov/government/departments/development-engineering-services>

**From:** [Michelle Simerdla](#)  
**To:** [Michelle Simerdla](#)  
**Subject:** FW: Sun Depot Energy Storage  
**Date:** Wednesday, January 24, 2024 7:16:12 AM  
**Attachments:** [image002.png](#)

---

**From:** Scott Miller <[smiller@avondaleaz.gov](mailto:smiller@avondaleaz.gov)>  
**Sent:** Wednesday, January 24, 2024 6:43 AM  
**To:** Michelle Simerdla <[msimerdla@avondaleaz.gov](mailto:msimerdla@avondaleaz.gov)>  
**Subject:** RE: Sun Depot Energy Storage

For an incident at a Battery Energy Storage System (BESS), The Avondale Fire/Medical Department would follow The Phoenix Regional Standard operating procedures policy # M.P. 205.20A. [link to policy](#)

<https://www.phoenix.gov/firesite/Documents/205.20A%20Battery%20Energy%20Storage%20Systems.pdf>

Condensed, the current practice for response to BESS (Battery Energy Storage Systems) is to take a defensive approach and let the fire burn itself out. Fire hose steams are used to cool adjacent BESS cabinets and or any nearby combustibles.

Other incident considerations are...available water supply, contaminated runoff and toxic fumes from allowing the fire to burn. Neighborhood evacuations would occur for an indefinite time. Weather dependent, freeway traffic could be affected by an incident. I could also include these systems have the ability to maintain stored energy after a thermal runaway event, increasing the time the incident is active.

So, yes we are equipped for these types of incidents.

Scott Miller  
Fire Marshal  
Avondale Fire & Medical  
125 S Avondale Blvd, Ste. 100 | Avondale, AZ 85323  
Office (623) 333-6140  
Cell (602) 690-8885  
[smiller@avondaleaz.gov](mailto:smiller@avondaleaz.gov)  
Business Hours: Mon.-Thurs. 7:00 a.m. – 6:00 p.m. Closed on Fridays

| PHOENIX REGIONAL<br>STANDARD OPERATING PROCEDURES                                                                                                                                                                                                                                                                                                                                                                                     |                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| Policy Name:<br><b>BATTERY ENERGY STORAGE SYSTEMS</b>                                                                                                                                                                                                                                                                                                                                                                                 | Policy Number:<br><b>M.P. 205.20A</b> |
| This policy is for internal use only and does not expand an employee's legal duty or civil liability in any way. This policy should not be construed as creating a duty to act or a higher duty of care, with respect to third party civil claims against employees or the Phoenix Fire Department (PFD). Remedies for violations of this policy, if proven, are limited to administrative disciplinary action against PFD employees. |                                       |
| Related Policies: 205.20, 202.19, 202.19A                                                                                                                                                                                                                                                                                                                                                                                             |                                       |
| Other Reference:                                                                                                                                                                                                                                                                                                                                                                                                                      |                                       |
| Date Implemented: 04/2023-R                                                                                                                                                                                                                                                                                                                                                                                                           | Review Date: 04/2028                  |

Battery energy storage systems (BESS) pose unique hazards to firefighters. With recent advances in battery technology and renewable energy, lithium-ion batteries have become one of the leading solutions for large-scale energy storage. Buildings or facilities containing a BESS may not have markings that specifically identify the presence of these systems. Markings may only indicate a general electrical hazard is present. An independent facility containing a BESS may appear to be a steel building resembling a shipping container or other smaller enclosures. These facilities may be found anywhere. They may be stand-alone or incorporated in another structure, including residential areas. The use of BESS to support the electrical grid is becoming standard and these systems can be found throughout our communities.

The types of catastrophic failures that can occur in all battery systems are amplified by the size and scale of the BESS. Larger systems contain more energy and have the potential to create large volumes of toxic, flammable gases that can become explosive when contained. The hazards are dependent on the design of the BESS, characteristics of the compartments containing the BESS, and levels of fire protection systems in the structure.

In smaller residential settings, a lithium-ion battery module may undergo thermal runaway as a result of exposure to a heat source unrelated to the battery. For example, a battery module located in or near a garage that is exposed to a car fire can be damaged and has the potential to have a thermal runaway event. This may cause it to liberate toxic, flammable gases and lead to a potentially high energy ignition. Fires involving Lithium-Ion battery have a very high heat release rate and present extinguishment challenges.

Stranded energy is residual energy within a lithium-ion battery or BESS. This presents a significant fire, electrical shock, and/or explosion hazard to firefighters. The severity of the hazard is in direct relationship to the state of charge in the battery. Assume they are charged.



BESS failures can occur for a variety of reasons including but not limited to:

1. Thermal abuse (external temperatures)
2. Physical/mechanical damage
3. Electrical abuse (over-charging or repeated excessive charging rates)
4. Environmental impacts (electrical surge, lighting, etc.)
5. Internal faults within the battery cell
6. Other electrical faults or system failures

## **RESPONSE TO BATTERY ENERGY STORAGE SYSTEMS**

- BESS must always be considered energized. Firefighters should exercise extreme caution when dealing with BESS and all energized electrical equipment.
- Request utility company to respond.
- Request a 3&1 or greater hazardous materials response.
- **Do not make entry or approach BESS building or compartment. Introducing fresh air may result in a deflagration.**
- Isolate the area. Recommended initial evacuation distance is 150 feet. Do not enter the fenced area. The exception to this is a savable life/known rescue.
- **Be aware of explosion potential and off-gassing of hazardous materials. White colored smoke is a good indication of hazardous off-gassing.**
- Place apparatus in a safe location away from BESS and overhead power lines.
- Protect exposures.
- DEFENSIVE FIREFIGHTING, water streams are the preferred agent for response to lithium-ion battery fires (Lithium-ion is not water reactive).
- If a fire has not developed and only smoke is visible, take a defensive stance toward the system and be prepared to apply water spray to exposures.
- If a fire develops, take a defensive stance toward the burning unit and apply water to neighboring battery enclosures and exposures.
- Maintaining a safe distance from the unit involved (large commercial systems, at least 150').
- Response crews should allow the battery to burn out. Water should be applied to adjacent battery enclosures and exposures (building).
- The Incident Commander will make the ultimate determination regarding hazard mitigation. The hazard mitigation plan should be developed in partnership with the utility representative and/or responsible party.
  - Through this careful approach, hazardous materials technicians may take calculated steps to mitigate the hazard.
  - Depending on the BESS type and size, mitigation steps may include identification of the hazard, separating it from electrical supply (i.e., electrical grid or photovoltaic system), ventilation, and cooling.
- Firefighters must wear full personal protective equipment, including SCBA with face-piece.

- If identified shut off the unit/system by operating any visible disconnects or E-stops (shutting off the disconnect does not remove the energy from the battery). To isolate any PV system and ESS in an emergency, multiple disconnects may need to be shut off.
- Lithium-ion batteries that are in thermal runaway or off gassing will create hazardous flammable and toxic atmospheres.
- Firefighters must stay out of the vapor cloud / smoke.
- Due to construction of the unit, thermal imaging cameras or infrared temperature sensors may not give true thermal conditions. But can be used to identify trending temperatures.
- Hazardous failure of batteries can occur from physical damage, exterior fire, or an internal malfunction of a cell. Smoke, popping or hissing sounds from an ESS system can be an indication of a hazardous condition. When batteries or cells enter thermal runaway, there is typically a period of smoke (may be under pressure). The smoke is flammable and may ignite at any time.

### **Responding to a Venting ESS Product**

- Evacuate the area. Never open any doors or remove panels to ESS units.
- Maintaining a safe distance from the unit involved (large commercial systems, at least 150').
- Contact vendor-specific technical support for assistance including battery management system (BMS) data.
- For residential units that are located inside a dwelling unit or garage, the space should be properly ventilated with charged handlines in place (open garage door only if safe to do so).
- Maintain a safe distance from the ESS and monitor visually for signs of thermal runaway. A remote FDC may be present on larger commercial or utility ESS to support a sprinkler system inside the enclosure.
- Each manufacturer will have a recommended time for a battery pack to cool down. This can be near a full work cycle of 12 hours or more.
- Defensive firefighting, water spray is the preferred agent for response to lithium-ion battery fires (Lithium-ion is not water reactive).
- If a fire has not developed and only smoke is visible, take a defensive stance toward the system and evaluate the need, and practical ability to safely apply water on exposures.
- If a fire develops, take a defensive stance toward the burning unit. Evaluate the need and practical ability to safely apply water on exposures.
- Response crews should allow the battery to burn out. Water should be applied to adjacent battery enclosures and exposures.

### **Lead Acid**

Lead Acid batteries are also used as BESS. These systems pose chemical burn hazard, inhalation hazard and the risk of contaminated runoff. If found upgrade the assignment to a hazardous

materials assignment and operate electrical disconnects. Utilize full PPE and direct water application from 40 feet can be applied to control a fire.

### **Lithium Ion**

Lithium-ion Batteries can produce heat, toxic and flammable gases, and contain stranded energy.

### **RESIDENTIAL BESS**

BESS are typically found as part of a modern photovoltaic system but may be present even in the absence of a PV system. BESS systems can be lithium-ion battery or lead acid battery based. Each of these poses a potential for toxic exposure, fire and thermal burns, and chemical exposure. Refer to Photovoltaic MP 205.20B.

### **Emergency Procedures for Residential BESS systems.**

If a residential BESS system is identified the following steps shall be taken:

- Notify Command
- Upgrade assignment to a 3-1 Hazardous Materials Response, isolate the area.
- It is critical to operate electrical disconnects if it is safe to do so. This will isolate the battery system.
  - After operation of the electrical disconnects it is important to recognize that the batteries will still pose an electrical hazard due to the stranded energy that they contain.
- Crews will wear full PPE and with SCBA Face Piece in place
- A charged hose line will be in place.
- Isolate the area surrounding the residential BESS a minimum of 40 feet. Hazardous Materials crews will set a hot zone.
- Avoid parking apparatus directly in front of the house
- Evaluate if the Battery Pack has been impacted by the initial fire or other event
- Contact vendor-specific technical support for assistance including BMS data.
- Consider a monitoring / cooling period of 12 hours in which the battery is monitored for signs of thermal runaway. This is a passive cooling period without water being applied.
  - Direct application of water is ineffective for cooling to prevent a thermal runaway due to the construction of the battery pack.
  - Temperature readings should be taken as early as possible and repeated at regular intervals (10 minutes) to identify trends. Is the battery getting hotter or beginning to cool?
- Contact the RP. They will be informed that they must contact the manufacturer for technical support.
- Command Officers shall make attempts to notify the building owner or occupant that there is a risk associated of a secondary event including fire as a result of continued power generation from the PV panels.

- Command or their designee may make notification over the radio that this notification has been made.
- Water application is the recommended method of firefighting.
- Protect exposures through defensive firefighting.
- The Responsible Party must arrange for proper disposal and cleanup.

Note: All BESS contain quantities of hazardous materials. In the event of an emergency with a BESS, a toxic environment may be created that is not visible. Metering of the environment by hazardous materials crews is necessary as is the usage of full personal protective equipment.



**From:** Korcuska, Russ <[rkorcuska@phoenixchildrens.com](mailto:rkorcuska@phoenixchildrens.com)>  
**Sent:** Monday, February 19, 2024 4:57 PM  
**To:** Michelle Simerdla <[msimerdla@avondaleaz.gov](mailto:msimerdla@avondaleaz.gov)>  
**Cc:** Nelson, Michael <[mnelson5@phoenixchildrens.com](mailto:mnelson5@phoenixchildrens.com)>  
**Subject:** Application PL-23-0053 - Sunbelt Battery Storage Facility

Good morning,

The City of Avondale has been an excellent partner to Phoenix Children's Hospital in the development of essential healthcare for our community's greatest asset, our children. I am writing to express our concern over the proposed rezoning APPLICATION PL-23-0053 near the corner of Avondale and McDowell Roads. As you are aware, Phoenix Children's Hospital has a significant investment within 500 ft of this facility that provides both specialty outpatient care and emergent care with over 100 emergency room visits a day.

Given the issues associated with the release of hazardous chemicals during a fire, such as suspension of services and even evacuation of our facility, we are voicing our opposition to this project at this time.

We thank you for our partnership and if you have any additional questions, please feel free to let us know.

**Russ Korcuska**

Sr Vice President of Facilities and Supply Chain



**Phoenix Children's**  
1919 E. Thomas Road  
Phoenix, AZ 85016  
[rkorcuska@phoenixchildrens.com](mailto:rkorcuska@phoenixchildrens.com)  
p 602-933-2717  
[phoenixchildrens.org](http://phoenixchildrens.org)

**Russ Korcuska**

Sr Vice President of Facilities and Supply Chain



**Phoenix Children's**  
1919 E. Thomas Road  
Phoenix, AZ 85016  
[rkorcuska@phoenixchildrens.com](mailto:rkorcuska@phoenixchildrens.com)  
p 602-933-2717  
[phoenixchildrens.org](http://phoenixchildrens.org)

---

This transmission, including any attachments, is for the sole use of the intended recipient(s) and may contain information that is confidential, proprietary, legally privileged, or otherwise protected by law from disclosure. Any unauthorized review, use, copying, disclosure, or distribution is prohibited. If you are not the intended recipient, or the person responsible for delivering this to an addressee, you should notify the sender immediately by telephone or by reply e-mail, and destroy all copies of the original message.

---

**ITEM NUMBER:** 4.c.

---

**SUBJECT:** Sun Depot – Rezone – Application PL-23-0177**MEETING DATE:** 2/21/2024

---

**TO:** Planning Commission**FROM:** Joshua Orton, AICP, Senior Planner**THROUGH:** Jodie Novak, Director of Development Services**PURPOSE:**

Planning Commission will hold a public hearing and consider a request by Paul Burman, Invenergy, on behalf of property owner Sun Depot Energy Storage LLC, to rezone approximately 15.92 gross acres of land located approximately 330 feet west of the southwest corner of Palm Lane and Avondale Boulevard from Agricultural (AG) to Planned Area Development (PAD). The proposed rezone would allow for a private battery energy storage facility. The Commission will take appropriate action and forward a recommendation to the City Council.

**BACKGROUND:**

The subject property (Exhibits A and B) is located approximately 330 feet west of the southwest corner of Palm Lane and Avondale Boulevard. The property was annexed into the City's corporate limits on March 23, 2006. The current zoning of the site is Agricultural (AG).

The rectangular site includes approximately 15.92 gross acres of vacant, undeveloped privately-owned property currently being used for farming and the adjacent half-width of Palm Lane right-of-way, approximately 0.56 acres in area.

The property is designated by the General Plan 2030 Land Use Map (Exhibit C) as Mixed Use, which is a land use designation for a mixture of residential and commercial. This category encourages innovatively designed developments, which create a core living environment, reflective of a village concept where residents can live, work, and recreate within the same development or close by. Basic criteria for development include reasonable scale to the surrounding neighborhood, proportionate ratios for each use, and encouragement of alternative modes of transportation (such as bicycling or walking), and a well-conceived plan with access to and integration of transit facilities. A proposed major General Plan Amendment (GPA) under case PL-23-0053 is associated with the rezoning request and, if approved, would amend the General Plan 2030 Land Use Map designation from Mixed Use to Public/Civic.

The existing uses and zoning of surrounding properties include:

**NORTH OF PALM LANE:** From west to east: Canyon Breeze Elementary School zoned Agricultural (AG) and single-family residences zoned Palm Gardens PAD.

**EAST:** Larger lot single-family residences in the jurisdiction of Maricopa County.

**SOUTH:** From west to east: McDowell Villas, a future townhome community zoned PAD and Avondale Commons, a mixed-use development currently under construction zoned PAD.

**WEST:** Two electrical substations in the jurisdiction of Maricopa County owned by Arizona Public Service (APS) and Salt River Project (SRP).

**SUMMARY OF REQUEST:**

The applicant is requesting to rezone the subject property from Agricultural (AG) to Planned Area Development

(PAD). The proposed Sun Depot Narrative (Exhibit D) details permitted uses, development standards, landscaping standards, and other requirements that will guide the future development of the site.

Development of the property is expected to occur in two phases.

As previously noted, there is a concurrent request to amend the 2030 General Plan Land Use Plan from Mixed Use to Public/Civic. The proposed battery energy storage facility will be privately owned and intends to sell stored energy to the APS and SRP electric power grids.

The proposed project is a battery energy storage facility with rechargeable batteries in up to 348 non-occupied cabinets that store energy from the electrical grid and are charged with electricity from the adjacent White Tanks 69 kV substation. Two substations are proposed that will interconnect with the two adjacent utilities via transmission lines. The energy is stored until it is needed, such as high energy usage times. The energy is then discharged from the batteries into the grid. Static masts (poles) up to 65 feet high are also proposed on the western portion of the property.

The General Industrial (A-1) district is proposed as the comparable underlying zoning district for the project. A private battery energy storage use would be permitted by right in the proposed Planned Area Development (PAD) zoning. Private battery energy storage is not a use that is defined in the adopted Zoning Ordinance nor does the City have development standards specifically for a private battery energy storage facility.

The project will adhere to the A-1 development standards, with requested deviations from A-1 standards and other Zoning Ordinance requirements.

Two access points are proposed on Palm Lane. The applicant requests gravel roads instead of required paved roads with no designated parking spaces. Per the applicant's narrative, no more than 25 trips a week to the site are anticipated for maintenance or inspections, and only authorized maintenance personnel and first responders will have access to the site.

The battery cabinets will be placed a minimum of 75 feet away from any existing building in the vicinity. A 35-foot landscape setback is proposed along the northern property line and a 35-foot landscape buffer is proposed on the eastern and southern boundaries. An 8-foot-high CMU perimeter wall would be installed on the north, east, and south boundaries.

An 8-foot chain-link fence is anticipated between the battery project and two substations to the west and between the proposed batteries and the proposed project's substations.

A looped 8-inch water line will be placed and looped in the interior of the energy storage yard for fire suppression. The developer will be responsible for building Palm Lane to local street standards and any required off-site improvements including, but not limited to, landscaping, curb, gutter, asphalt, and streetlights.

#### **PUBLIC PARTICIPATION:**

A Neighborhood Meeting to discuss the proposal with neighboring property owners and other interested parties was held on January 4, 2024, at Avondale City Hall. In addition to City Staff and the applicant's team, ten (10) persons attended the meeting (Exhibit E). While participants showed interest in learning more about how the technology would operate, concerns were expressed about traffic, safety, toxins, data on battery fires compared to other types of fires, the width of Palm Lane, and the impact on property values. The neighborhood meeting summary provided by the applicant notes the discussion was primarily related to the following topics:

- Safety, monitoring, and response to a fire event
- Impact of traffic from the nearby high school on nearby properties and traffic generated from the project
- Improvements to Palm Lane
- Security of the site
- Impacts on residents
- Benefits to Avondale
- Design, layout, and specific details about batteries



To date, thirteen (13) comments pertaining to the proposal have been posted on the City's Avondale Connect digital forum that are opposed to the project due to proximity to homes and a school, the visual impact, fire risk, and increased traffic in the area (Exhibit F). Community members also shared comments on the City's social media posting about the neighborhood meeting conveying concerns and/or not in support of the proposed use.

All required notifications were completed for the neighborhood meeting, Planning Commission, and City Council public hearings in accordance with Zoning Ordinance requirements.

#### **ANALYSIS:**

Chapter 28, Article 6, 28-113 of the Zoning Ordinance establishes five criteria that any request for PAD zoning must meet. Listed below are each of the five criteria followed by an analysis of each.

#### **1. The proposed PAD is in conformance with the General Plan and applicable specific plan(s).**

The proposed use is not in conformance with the adopted General Plan designation of Mixed Use, so a major General Plan amendment must be approved before approval of a PAD rezoning. Please refer to the associated case PL-23-0053, where staff finds that the requested Major General Plan amendment from Mixed Use to Public/Civic land use designation is not consistent with the General Plan Goals and Policies, as described below:

The adopted General Plan indicates that consideration will be given to the surrounding uses prior to locating public and quasi-public facilities within the City. The proposal is for a private battery energy storage facility use, not a public facility use. Staff has taken into consideration the visual impacts of the project, uses in the surrounding area, the potential fire risk, the desired business attraction along the Healthcare Quarter, and public input and recommends that the site remain designated as Mixed Use, which will further land use as well as economic and housing goals for the City including:

- Land Use Element Goal 1: Establish an Avondale identity based on a healthy lifestyle that promotes land uses which foster an economically sustainable and socially dynamic community.
- Land Use Element Goal 8: Support mixed-use land use patterns that increase active transportation and pedestrian-oriented development within specific and appropriate areas of the City.
- Economic Vitality Goal 2: Create employment centers to attract businesses that match the City's economic targets.
- Housing Element Goal 2: Champion the development of housing types not currently available in the City to allow for a variety of socio-economic levels.

The project also is not consistent with the goals in the Freeway Corridor Specific Plan as described below:

- Objective #2 Establish design requirements based on and specific to the General Plan designation of a developable property to ensure Freeway Corridor subareas achieve their intended purposes.
- General Plan Land Use Element Goal #8, Policy B: "Encourage mixed use areas to be vertically integrated developments comprised of residential, retail, dining, office, and entertainment/reactional uses in order to promote pedestrian activity."

The proposed battery storage project does not encourage a mix of uses, is not an integrated development, does not promote pedestrian activity, and is not compatible with existing uses and development in the vicinity. There could potentially be more permanent jobs generated in accordance with the adopted Mixed Use land use category from retail businesses, restaurants, medical offices, and other commercial activities.

#### **2. The proposed PAD meets the PAD requirements of the Zoning Ordinance, Subdivision Regulations, Design Manuals, and other applicable regulations and requirements, unless otherwise modified by the PAD narrative.**

The private battery energy storage use proposed by the PAD is not a use listed or contemplated in the Zoning Ordinance. As proposed by the applicant, the City's General Industrial (A-1) zoning district is used as the basis for the development standards, with requested deviations. Specifically, the deviations from the A-1 standards,

Zoning Ordinance requirements, and Freeway Corridor Specific Plan requirements are as follows, along with Staff's response in *italics*.

- Increase allowable building height from 45 feet to 65 feet in the A-1 district to accommodate static masts.
  - Per Article 4, 28-75, the maximum height in the A-1 district is 45 feet. *Staff does not support the proposed increase in height in proximity to a residential area. The existing substation with power poles on the APS and SRP properties is in the jurisdiction of Maricopa County.*
- Permit engineered gravel roads within the project.
  - Per Article 8, 28-163, parking areas, driveways, drive aisles, and all other areas designed for vehicular use shall have a paved surface of masonry, concrete, decorative stamped/colored concrete or asphalt, or utilize permeable paving as defined by code. *Staff is not in support of this deviation to allow gravel due to dust concerns.*
- Permit galvanized chain-link fencing on the western portion of the property.
  - Per Article 12, 28-297(b)(8): Galvanized chain-link fencing is prohibited except on construction sites and locations of approved seasonal sales uses. *Staff is not in support of this deviation to allow a prohibited fencing material. Staff is recommending that the applicant share the existing chain-link fence on the western property line but not add any additional galvanized chain-link fencing on the site. The existing fence on APS property is in the jurisdiction of Maricopa County.*
- Decrease the plantings in the required landscape buffer between industrial uses and residential uses/zones from 1 tree and 3 shrubs per every 15 lineal feet to 1 tree and 10 shrubs per every 20 lineal feet.
  - Per Article 12, 28-294(c)(5)(A)(iii), minimum landscape buffers shall be required along all property lines of a site. *Staff does not support this deviation to decrease plantings due to the battery energy storage use being incompatible with existing residential uses and the need to provide adequate buffers and reduce visual impacts.*
- Decrease required right-of-way plantings from 1 tree and 10 shrubs per every 25 lineal feet to 1 tree and 4 shrubs every 25 lineal feet.
  - Per Article 12, 28-294, c, 2, street right-of-way plantings shall include a minimum of one (1) tree and ten (10) shrubs for every twenty-five (25) feet of street frontage. *Staff does not support this deviation due to the battery energy storage use being incompatible with existing residential uses and recommends the project comply with or exceed Avondale's landscaping requirements.*
- Decrease landscape setback plantings from 1 tree and 10 shrubs per every 20 lineal feet to 1 tree and 4 shrubs per every 25 lineal feet.
  - Per Article 12, 28-294, 3, the installation of trees, shrubs and vegetative groundcover shall be required to meet a minimum of sixty-five (65) percent cover of the total street frontage landscaped area. *Staff does not support this deviation due to the battery energy storage use being incompatible with existing residential uses and recommends the project comply with or exceed Avondale's landscaping requirements.*
- The narrative clarifies that walls, drive aisles, and other necessary site improvements are not subject to the 75-foot setback for a use in A-1 adjacent to a residential zoning district or use.
  - *A minimum building setback does not apply to these types of site improvements, so a deviation is not needed.*
- Lastly, the applicant is proposing an 8-foot screen wall for the project.
  - Per Article 12, 28-297 (h), all outdoor storage areas for materials, vehicles, trailers, equipment, trash or other similar items shall be enclosed by a masonry or concrete wall with an opaque metal gate to screen the view of these uses from public rights-of-way and adjoining residential, commercial and mixed-use districts. This wall and gate shall be a minimum of eight (8) feet tall

but not to exceed ten (10) feet tall, measured from the adjacent finished surface grade or street curb, whichever is higher. *Staff has requested a 10-foot screen wall in their review of this project to aid in screening the project from existing residential uses; however, the applicant has not revised the plans.*

**3. That adequate public infrastructure and services exist to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with development within the PAD.**

No wastewater facilities are proposed. A water main exists in Palm Lane and a looped water system is proposed to serve the development.

The parcel is located within the City's Utility Service Area. The project is required to meet the City's water demand policies and fire flow capacities, and provide a water and sewer design report to confirm the availability and capacity of existing water and sewer infrastructure. If system upsizing, extension, or looping is needed to meet fire flow requirements, the project shall design, permit, and construct the required water system improvements required to meet the fire flow demands in accordance with the City's standards.

No new public safety facilities will be required.

**4. The proposed PAD will result in compatible land use relationships within the proposed development and with adjacent properties.**

The project does not result in compatible land use relationships. The battery energy storage project, which is industrial in nature, is surrounded by single-family homes to the north of Palm Lane, single-family homes to the east of the project in the jurisdiction of the County, and townhome, apartment, and commercial projects to the south. Staff, including the City's Fire Prevention Division, do not support the proposal due to the project's fire risk and proximity to residential areas, schools, and the nearby Phoenix Children's Hospital on the northwest corner of McDowell Road and Avondale Boulevard.

Along with existing residential uses, properties nearby of particular note include Canyon Breeze Elementary School, West Point High School, and the Phoenix Children's Hospital. Canyon Breeze is a kindergarten through eighth grade elementary school that enrolls approximately 620 students and is located approximately 700 feet north from the proposed site. West Point High School currently enrolls approximately three thousand students and is located approximately a quarter of a mile from the site.

To the west of the proposed battery energy storage site, Phoenix Children's Southwest Campus has invested an additional \$40 million and added 164 high-wage employees. The campus currently houses a 35,000 SF freestanding emergency department and a 71,250 SF three-story multi-specialty clinic. The emergency department treats over 40,000 children annually. This 24/7 care facility has 40 treatment rooms, including six fast-track beds with ultrasound, CT, Fluoroscopy, and digital radiology. Future growth anticipates a third phase that includes additional services and an expanded medical office building with a parking structure.

Staff finds that the proposed PAD rezoning is therefore not compatible in terms of land use, aesthetics, and environmental and safety concerns such as a potential fire event.

**5. The development standards of the proposed PAD are consistent with or exceed the desired character of development for the area.**

Staff's analysis has taken into consideration the visual impacts of the project, uses in the surrounding area, the potential fire risk, the desired business attraction along the Healthcare Quarter, and public input. The proposed industrial use is not consistent with the desired character of the area, which is a mixed use development that meets the standards in the Commercial and Industrial Design Manual. The proposed 65-foot-high static masts are unable to be fully screened due to their height, and the proposed landscaping with reduced minimum planting quantities and buffers and proposed gravel road do not meet City requirements.

Avondale Commons and McDowell Villas represent projects under construction and approved uses to the south, immediately adjacent to the proposed site. Avondale Commons is an approved mixed use development

consisting of 324 multifamily units and approximately 10 acres of commercial development. McDowell Villas is a 164 unit townhome development, which is made up of 99 two bedroom and 65 three bedroom townhomes. By comparison to the proposed PAD rezoning, a development in compliance with the adopted General Plan would be of a residential or mixed use nature, which would result in more compatible land use relationships with the surrounding area.

### **DISCUSSION:**

Staff recommends that the proposed rezone **does not** meet the PAD findings as summarized below:

1. The proposed PAD rezone is not in direct conformance with the existing General Plan Land Use Map designation of Mixed Use. A major General Plan amendment must be approved before approval of the rezoning request.
2. The requested deviations are not supported due to the battery energy storage use being incompatible with existing residential and hospital uses and recommends the project comply with or exceed Avondale's Zoning Ordinance.
3. The proposed rezoning will not result in compatible land use relationships.
4. Adequate public infrastructure to support the proposed development either presently exists or will be constructed by the developer.
5. Should the Planning Commission be inclined to recommend approval to City Council of the PAD rezoning, the recommended conditions of approval are reasonable to ensure conformance with the provisions of the Zoning Ordinance and all other applicable City codes, ordinances, and policies.

### **BUDGET IMPACT:**

The proposed rezoning would eliminate planned mixed use development for residential and commercial uses, which may affect the City's anticipated tax revenue from this designated mixed use property.

### **RECOMMENDATION:**

The Planning Commission will conduct a public hearing and recommend **DENIAL** of Application PL-23-0177, a request to rezone approximately 15.92 gross-acres from Agricultural (AG) to Planned Area Development (PAD).

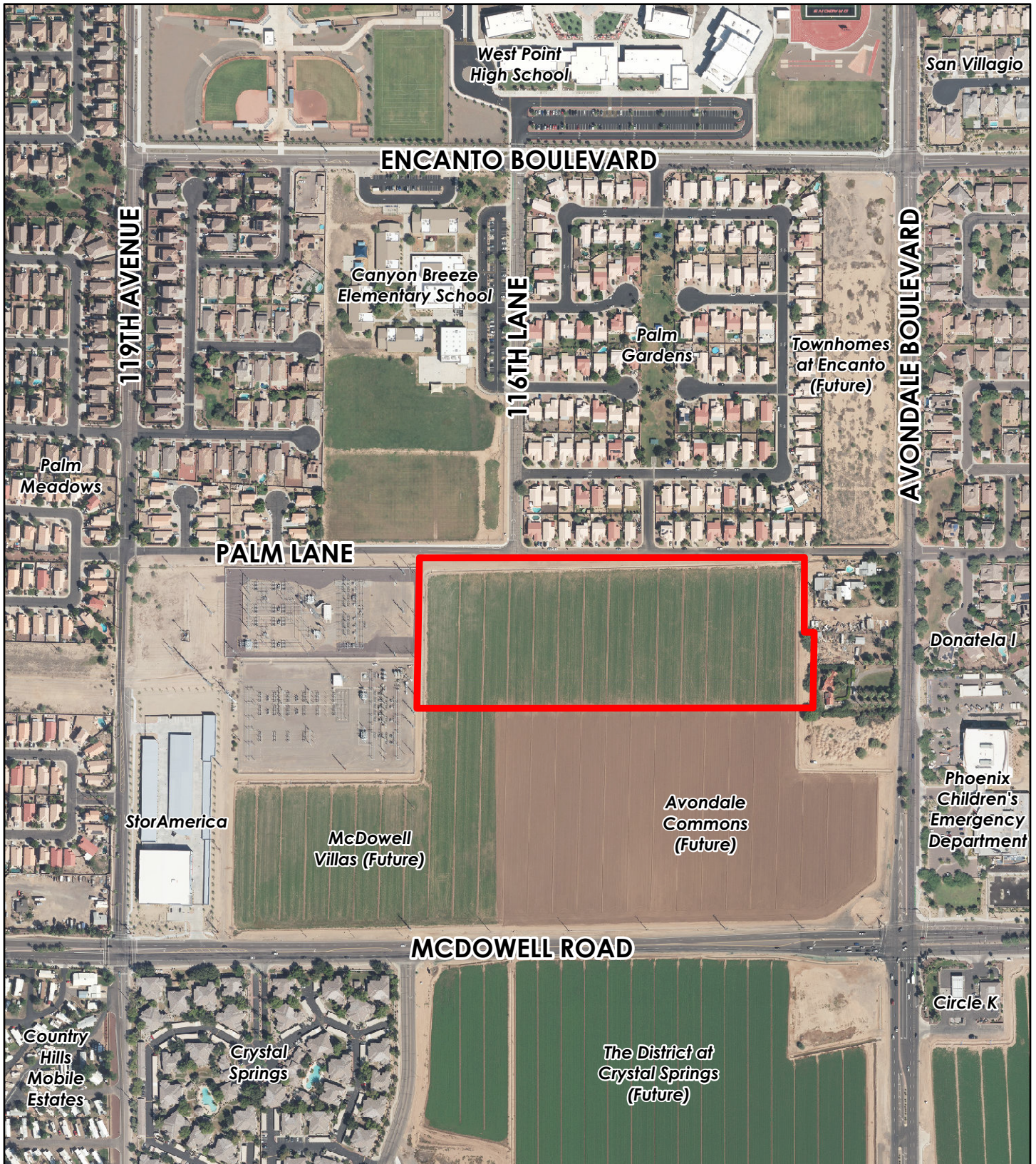
Should the Planning Commission be inclined to recommend approval to City Council, Staff recommends the following eleven (11) conditions of approval:

1. Except as modified by these conditions of approval, the subject property shall conform to the Sun Depot Energy Storage PAD Narrative, landscape plan, and site plan electronically received February 5, 2024.
2. The proposed western driveway shall be relocated to align with 116th Lane.
3. Palm Lane roadway improvements, including at a minimum curb, gutter, asphalt, and landscaping, shall be completed prior to issuance of a Certificate of Completion.
4. A parking demand study shall be submitted and approved with the Site Plan and Design Review submittal to determine the required number of parking spaces.
5. The proposed parking areas, driveways, drive aisles, and all other areas designed for vehicular use shall have a paved surface of masonry, concrete, decorative stamped/colored concrete, or asphalt, or utilize permeable paving as defined in the Zoning Ordinance.
6. The use of galvanized chain-link fencing shall be prohibited.
7. The proposed block screen wall shall be ten (10) feet in height.
8. Proposed plantings in the required landscape buffer and right-of-way shall meet requirements in Article 12 of the Zoning Ordinance.
9. The height of the static masts shall be limited to 3 stories (45 feet).
10. Final fire department access locations must be reviewed and approved by the City's Fire Marshal.
11. A site plan and design review application must be reviewed and administratively approved, prior to issuance of a building permit, and the project must demonstrate complete screening of onsite battery storage cabinets.









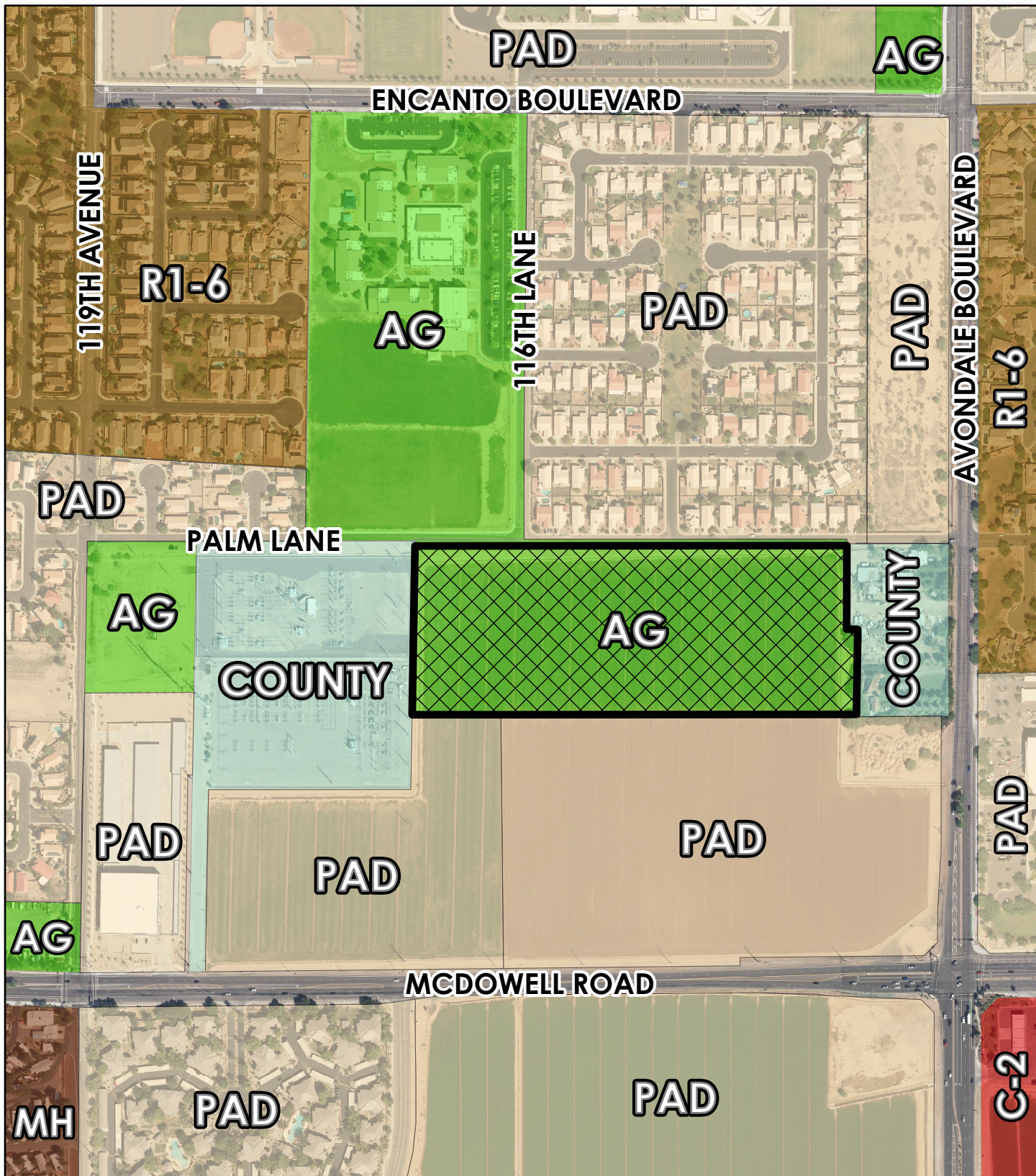
Aerial Map



 Subject Property







## Zoning Vicinity



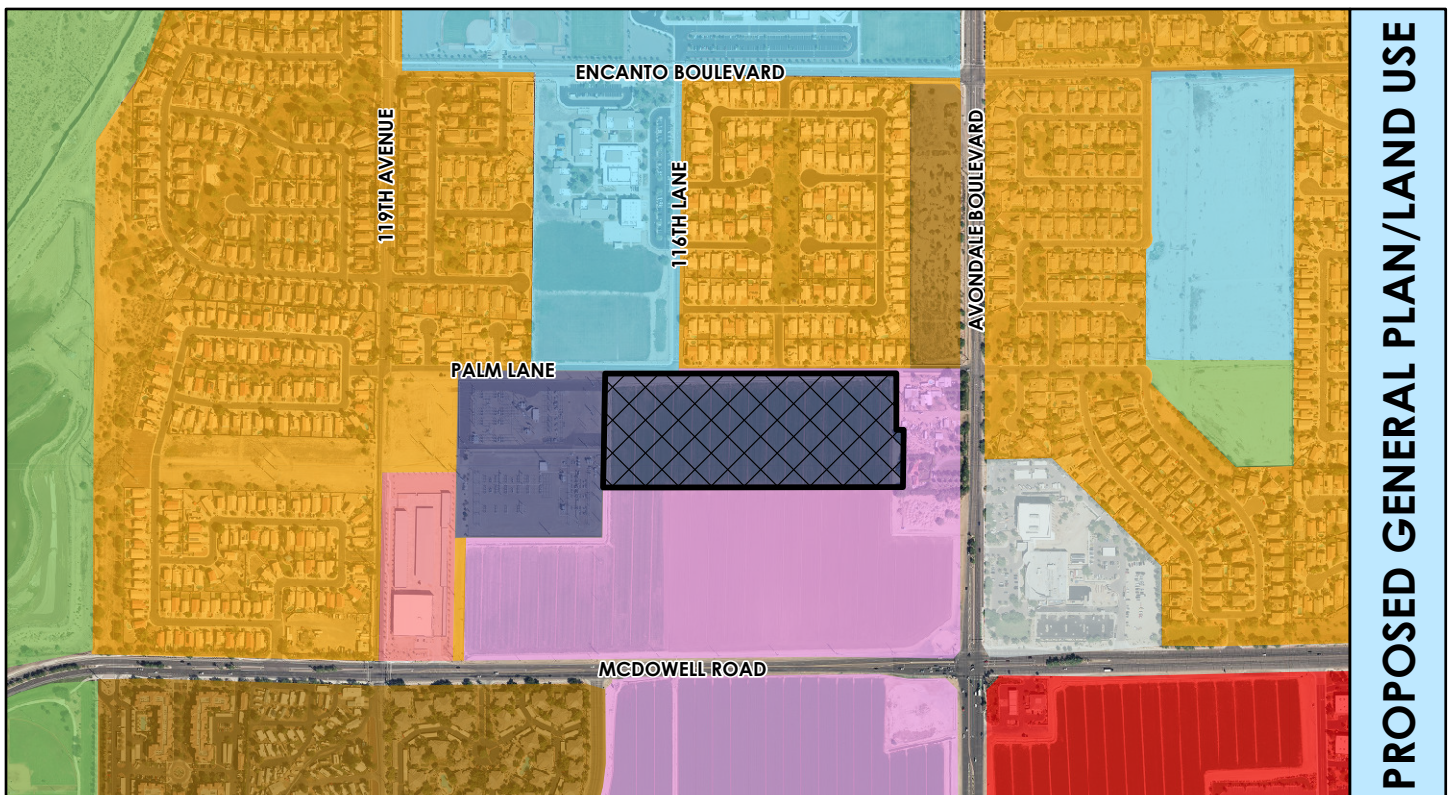
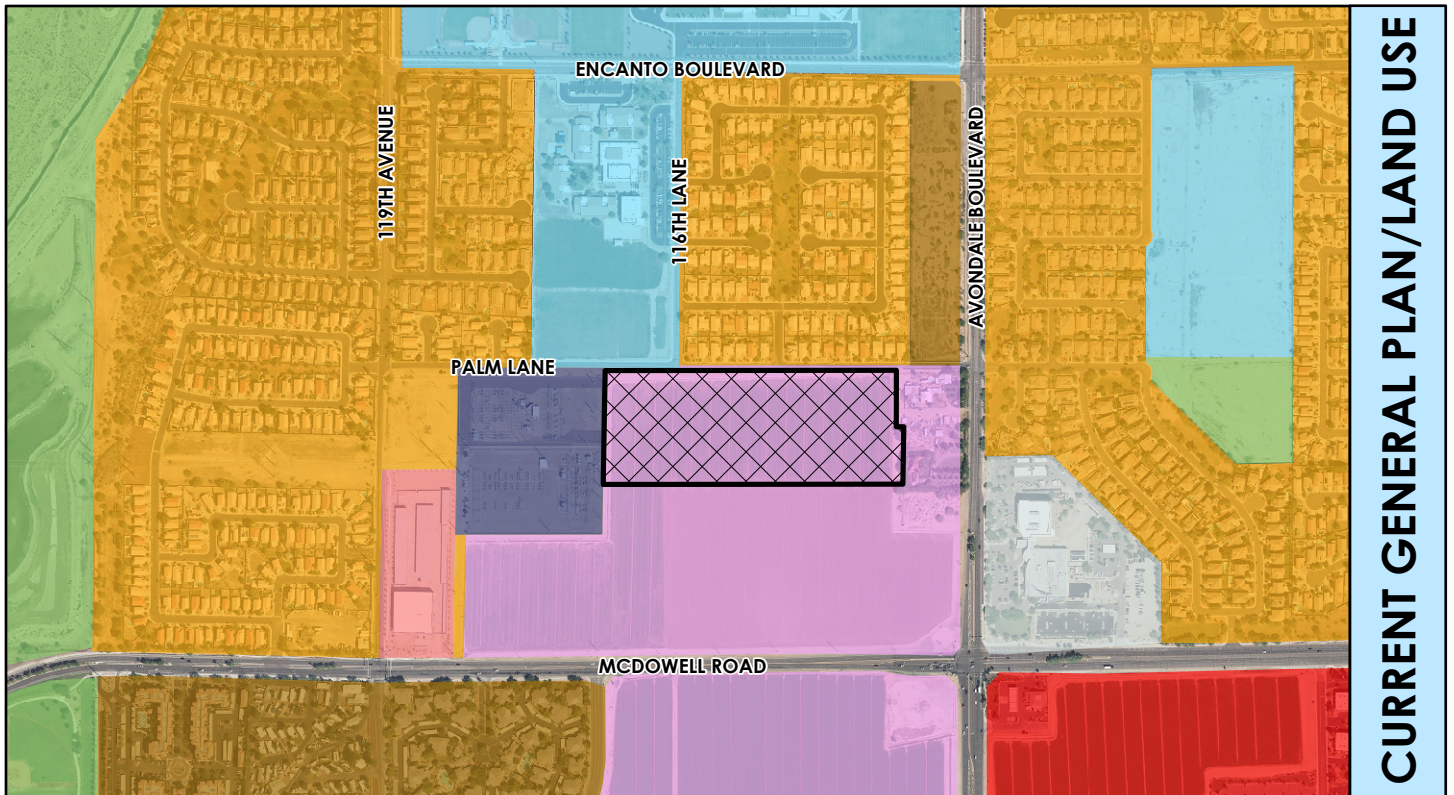
Avondale



Subject Property







## Proposed General Plan/Land Use



- Medium Density Residential
- High Density Residential
- Local Commercial
- Freeway Commercial
- Mixed Use
- Office/Professional
- Open Space and Parks
- Public/Civic
- Education



Subject Property





Exhibit D -  
electronically received  
2-5-24

June 15, 2023  
Revised: September 22, 2023  
October 10, 2023  
December 15, 2023

# Sun Depot Energy Storage

Located south of W. Palm Lane between  
N. Avondale Boulevard and N. 119th  
Avenue in Avondale, Arizona

## **Planned Area Development (PAD) Narrative**

Prepared for:

Sun Depot Energy Storage LLC

**Invenergy**

One South Wacker Drive Suite 1800  
Chicago, IL 60606

Prepared by:



4550 N 12th Street  
Phoenix, AZ 85014

CVL Project#: 1-01-0387401

## Contents

|                                                     |           |
|-----------------------------------------------------|-----------|
| <b>Property Overview</b> .....                      | <b>1</b>  |
| 1. Introduction. ....                               | 1         |
| 2. Subject Property & Surrounding Area. ....        | 2         |
| <b>Project Description</b> .....                    | <b>5</b>  |
| 1. Development Plan Overview. ....                  | 5         |
| 2. Facility Operations .....                        | 6         |
| <b>Land Uses &amp; Development Standards</b> .....  | <b>9</b>  |
| 1. Permitted, Conditional, and Accessory Uses. .... | 9         |
| 2. Project Development Standards .....              | 9         |
| <b>Infrastructure</b> .....                         | <b>12</b> |
| 1. Circulation. ....                                | 12        |
| 2. Utilities .....                                  | 12        |
| 3. Grading and Drainage. ....                       | 13        |
| 4. Impact on Public Services .....                  | 13        |
| <b>General Plan Goals</b> .....                     | <b>14</b> |
| <b>PAD Findings</b> .....                           | <b>15</b> |
| <b>Conclusion</b> .....                             | <b>17</b> |

## Exhibits

|                                  |           |
|----------------------------------|-----------|
| Vicinity Map. ....               | Exhibit A |
| Existing Land Use Plan .....     | Exhibit B |
| Proposed Land Use Plan .....     | Exhibit C |
| Existing Zoning Plan .....       | Exhibit D |
| Proposed Zoning Plan .....       | Exhibit E |
| Site Plan / Landscape Plan ..... | Exhibit F |
| Wall Plan .....                  | Exhibit G |
| Wall Elevation .....             | Exhibit H |
| Phasing Plan. ....               | Exhibit I |

## Appendix

|                                           |            |
|-------------------------------------------|------------|
| Property Boundary Legal Description ..... | Appendix A |
|-------------------------------------------|------------|

# Property Overview

## 1. Introduction

Sun Depot Energy Storage LLC, a subsidiary of Invenenergy Renewables LLC, requests rezoning to permit an unmanned, walled, open-air battery energy storage facility (“Project”) on approximately 15 acres located on the south side of West Palm Lane between North Avondale Road and North 119th Avenue in the City of Avondale, Arizona (“City”). Rezoning from the current AG, Agricultural Zoning District, to Planned Area Development (“PAD”) zoning is requested to establish the site-specific permitted uses and development standards required for the Project.

The adjacent White Tanks 69 kV Substation to the west is co-owned by the area’s two primary electric utilities, the Arizona Public Service Company (“APS”) and the Salt River Project (“SRP”). They have both short-term and long-term goals to increase renewable energy generation within their systems, which will ultimately result in cleaner and more affordable electricity for the City and the entire state of Arizona. The Project is intended to function as an extension of the existing public utility facility, providing enhanced grid reliability and allowing the integration of readily available renewable energy into the local electrical system. The Project would store up to 200 MW / 800 MWh of energy capacity received from the electrical grid and would serve peak energy demand requirements for Arizona residents. The proposed Project is integral to the further development of renewable energy facilities in Arizona.

Commercially appropriate battery technology is proposed for this Project—likely to be lithium-ion based—optimized for battery efficiency and safety. The Project will be remotely operated and monitored at all hours via regionally based staff as well as staff at the Invenenergy Control Center located in the Invenenergy headquarters office. When construction is complete, the Project is anticipated to include up to 1,809 non-occupied battery cabinets (approximately 13’ tall), 67 power converter systems (under 13’ tall), 8 auxiliary transformers (under 13’ tall), two small buildings containing the controls for operation (approximately 13’ tall), and two substations containing static masts (approximately 50-65’ tall) with transmission lines connecting into the adjacent White Tanks 69 kV Substation’s APS and SRP bays. Battery energy storage technology is rapidly evolving, and the specific project design will evolve over time in response to technological advances and market factors.

This request outlines the requirements, findings and considerations for approval of the requested PAD pursuant to Article 6, “Planned Area Development District.” The requirements of the Zoning Ordinance, as amended, shall apply except where explicitly stated otherwise herein by this PAD.

## **2. Subject Property & Surrounding Area**

### **General Location**

The property is located in the City of Avondale between North Avondale Road and North 119th Avenue on the south side of West Palm Lane. The Project contains a single parcel identified as APN 501-74-890, located in the southeast quarter of Section 36, Township 2 North Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona. (See Exhibit A, Vicinity Map).

### **Existing Conditions**

The project site is undeveloped farmland currently platted as Lot 2 of Avondale Marketplace, according to Book 1043 of Maps, Page 11, records of Maricopa County, Arizona. The site slopes generally to the southwest at approximately 0.3-1 percent. Overhead transmission lines are present north of the site with the White Tanks 69 kV Substation located immediately to the west. The existing substation serves the electrical supply networks for both SRP and APS.

In review of historical aerial imagery dating from 1949 through 2022 the site has been actively irrigated farm fields. It is known that the land has been used for agriculture as far back as 1937 and the site has remained actively irrigated farmland to the present day. Aerial imagery did not show any structures built within the project site over the entire historical record. An ALTA survey is provided for detailed site information.

### **Existing Zoning**

The property is currently zoned AG, Agricultural Zoning District. Rezoning from the current AG zoning to PAD zoning is requested to establish the site-specific permitted uses and development standards required for the Project. (See Exhibit D, Existing Zoning Plan and Exhibit E, Proposed Zoning Plan).

### **Flood Zone**

The Maricopa County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM), panel number 04013C2160M, Map Revised September 18, 2020, indicates the site falls within Zone “X” (shaded).

Flood Zone “X” is defined by FEMA as “Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.”



## Site Data

| Site Data                         |                                                                                                         |
|-----------------------------------|---------------------------------------------------------------------------------------------------------|
| APN                               | 501-74-890                                                                                              |
| Platted Parcel Area               | ±15.47 acres                                                                                            |
| Gross Area                        | ±15.92 acres                                                                                            |
| Net Area                          | ±15.05 acres                                                                                            |
| Existing Zoning                   | AG                                                                                                      |
| Proposed Zoning                   | PAD                                                                                                     |
| Existing General Plan Land Use    | Mixed Use                                                                                               |
| Proposed General Plan Land Use    | Public/Civic                                                                                            |
| Street Data: West Palm Lane       |                                                                                                         |
| Classification                    | Local Street                                                                                            |
| Existing half-street ROW          | 15'                                                                                                     |
| Proposed half-street ROW          | 29'                                                                                                     |
| Proposed half-street improvements | Per Avondale Local Streetscape Section Detail No. A1100, as modified and approved by the City Engineer. |

## Surrounding Properties

| Direction | Use                                                                                                                                                                                                                                                                                                                                | Zoning                  | General Plan   |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|----------------|
| North     | Palm Gardens residential subdivision; Canyon Breeze Elementary School.                                                                                                                                                                                                                                                             | PAD; AG                 | MDR; Education |
| South     | Undeveloped property in active agricultural use zoned and platted for Avondale Commons, a planned mixed-use development consisting of a multi-family residential complex and supportive commercial, retail, hospitality and office uses; Undeveloped property in active agricultural use platted as Lot 1 of Avondale Marketplace. | PAD; AG                 | Mixed Use      |
| East      | Single family residences.                                                                                                                                                                                                                                                                                                          | RU-43 (Maricopa County) | Mixed Use      |
| West      | White Tanks 69 kV Substation, a regional electrical substation owned by SRP and APS.                                                                                                                                                                                                                                               | RU-43 (Maricopa County) | Public/Civic   |

## Compatibility with General Plan and Surrounding Area

The proposed battery energy storage facility aligns with the City's goals, policies, and vision described in the Avondale General Plan 2030. The property features a General Plan Land Use designation of Mixed Use. (See Exhibit B, Existing Land Use Plan). The proposed Project is a public facility. While "public facility" is not defined in the General Plan 2030, the General Plan does note that "[p]ublic facilities include parks,

schools, *electric substations*, wells, City owned and operated water and wastewater treatment plants, police and fire stations, equipment and vehicle maintenance yards and refueling facilities, administrative buildings, landfills, transfer stations, and *other public uses*.” General Plan at p. 43 (emphasis added). This understanding was also reiterated by Jodie Novak, Director of Development Services Department, City of Avondale in a February 18, 2023 correspondence about the Project. The Project will interconnect to the adjacent substation to serve local electric utilities provide grid stability for the general public. The real property underlying the adjacent SRP and APS substation is also designated with the Public/Civic land use category.

Avondale’s General Plan states that as the City continues to grow, “...*there will be a need for new public facilities and such City-owned facilities may be located in any land use category*.” (emphasis added). Although the proposed battery energy storage facility may be privately-operated, the facility will serve the public utility owned substation and electrical grid. As such, the intended use is analogous to a public utility. An application to amend the general plan land use designation for the property to Public/Civic has been submitted concurrently. (See Exhibit C, Proposed Land Use Plan).

Furthermore, the Project is designed with consideration for compatibility with the surrounding land uses, fulfilling the intent and objectives established by the General Plan. Both APS and SRP intend to significantly increase renewable energy generation in the near term. Battery energy storage will play a strong role in facilitating the shift to renewables by providing dispatchable clean energy, when consumers need it. Ultimately, new battery energy storage facilities will improve the resiliency and energy security of the local electrical system – providing real and immediate benefits to the electrical grid in Avondale. The proposed facility will be directly adjacent to the current White Tanks 69 kV Substation—an area that already contains significant electrical infrastructure and transmission lines—allowing the battery energy storage facility and switchyard to integrate with the current landscape. The proximity of the Project to the White Tanks 69 kV Substation means there is no need for additional overhead transmission lines crossing other developments.

The General Plan mentions that “Avondale is committed to focusing on ways to reduce energy consumption and *move toward alternative clean energy sources not only to protect the environment, but to protect our community from the detrimental health effects of pollution and climate change*.” (emphasis added). The proposed Project directly aligns with Avondale’s statement of protecting the environment. While solar and wind projects require hundreds of acres of land to generate 200 MW of power, less than 16 acres of land is required to store that same amount of power in this case, which will allow for additional renewable energy generation projects to advance throughout Arizona without harming the electrical system’s integrity.

The subject property is subject to the Freeway Corridor Specific Area Plan which identifies the site as having a building height restriction of up to 4 stories. The static masts proposed for the facility are not a building by definition but it is permitted herein by this PAD that the proposed static masts are anticipated to reach a maximum of 65' in height. The height of the static masts are appropriate for this facility and fit within the context of the existing substation containing masts of a similar height.

## **Project Description**

### **1. Development Plan Overview**

The Project involves the construction of a battery energy storage facility. The proposed Project will ultimately allow the City of Avondale and State of Arizona to generate additional clean energy while also providing Avondale with additional tax revenue. Since the Project will interconnect into the adjacent White Tanks 69 kV Substation, it will have minimal direct impact on the nearby neighborhoods and community. When operating, the Project will have a negligible traffic impact on the community. Localized impacts such as visual, noise, and lighting will be minimized through the Project's final design considerations.

The Project will consist of a series of non-occupied cabinets that contain battery racks, with the power converter stations and auxiliary transformers sitting adjacent to the containers, and two small substations that will be located adjacent to the existing White Tanks 69 kV Substation. Two project substations will be required for the project to interconnect with the two utilities – APS and SRP. An 8' high Concrete Masonry Unit (CMU) perimeter wall with integral colored block to mimic the surrounding neighborhood and natural desert colors will surround the north, east and south perimeter of the site. This will fully screen the equipment inside of the site from the nearby residential homes. Due to the existence of two substations to the west, the west perimeter will entail an 8' high chain link fence. Proposed landscaping will integrate planting to soften the exterior walls.

The proposed batteries will be placed so that they are a minimum of 75' away from any existing building currently sited in the vicinity of the project. A 35' landscape setback will be placed along the north, east and south boundaries as well. There will be two paved driveways at the east and west ends of the site, 30 feet in width, proposed to connect to the existing West Palm Lane. The access points are located to allow fire access from the east and west of the site from West Palm Lane via N 119th Ave or N Avondale Blvd, per the request from the Fire Marshal. As requested by the City, the site plan will be redesigned to align the western driveway with 116th Street later in the development process.

Access to the facility will be controlled by a sliding gate located at the perimeter wall. The inside of the facility will be 8" depth of decomposed granite, while allowing a "traveled path" around the interior perimeter to facilitate emergency response fire vehicles, if ever necessary. A static mast up to 65' in height is to be constructed inside of the facility. There will be two project substations on the west end of the site, directly east of the White Tanks 69 kV Substation. An 8" water line will be placed and looped in the interior of the energy storage yard as a means of fire suppression for the project.

### **Offsite Improvements**

West Palm Lane will have half-width improvements constructed on the south side with new pavement, curb and gutter, scuppers, sidewalk, and streetlights, as modified and approved by the City Engineer. Water will be collected through the placement of two concrete scuppers and conveyed to drainage retention basins located between the back of sidewalk and the proposed perimeter wall. On-site drainage from the proposed facility will drain southward and exit through turned block openings in the wall to a proposed drainage retention basin on the southern side of the property. Likewise, the existing irrigation channel will be relocated, if necessary, along the southern property line and connect the east and west channels that flow south, respectively, on either end of the project.

## **2. Facility Operations**

As stated above, the Project will be remotely operated and monitored at all hours via regionally based staff as well as staff at the Invenenergy Control Center located in the Invenenergy headquarters office. The site will be continuously in operation 24 hours a day, 7 days a week and manned remotely.

The site is anticipated to include approximately 1,809 non-occupied battery cabinets, 67 power converter systems, 8 auxiliary transformers, two small buildings containing the controls for operation, and two substations containing static masts with transmission lines connecting into the adjacent White Tanks 69 kV Substation's APS and SRP bays. Battery energy storage technology is rapidly evolving, and the specific project design will evolve over time in response to technological advances and market factors. Once constructed, the storage facility will not emit any dust, odors, smoke, etc. that may be detrimental to the existing residential development in the vicinity of the project site. Measures have been taken with the landscape placements to shield the project from the existing residential houses surrounding the project.



The safe operation of the Project is the top priority for Invenergy. An Emergency Response Plan that includes multiple safety parameters will be shared with local authorities. The Project will have remote shutdown capability and automatic fire suppression systems in the event of an emergency. The site is fully enclosed by solid walls or fencing, with secure, locked access gates allowing entrance for authorized users only.

Since this is a self-sustaining site, traffic to and from the project will be very minimal, generating approximately 5 to 25 trips per week, for maintenance and inspection purposes. Due to the minimal traffic, there will be no designated off-street parking provided for this project.

## **Safety**

Safe operation of advanced energy storage systems begins with safe equipment and compliance with codes and regulations. Invenergy's equipment suppliers manufacture to stringent quality standards, and equipment for our projects must be tested and certified by third party professionals. As a member of the Energy Storage Association's Corporate Responsibility Initiative, Invenergy is an industry leader in advancing responsible supply chain practices and emergency response planning.

Every Invenergy project develops an Emergency Response Plan (ERP) with local authorities. Invenergy's storage project ERPs require quarterly safety drills for site employees and annual safety training with local first responders. Each advanced energy storage project is equipped with a battery management system (BMS) that provides constant monitoring of key safety parameters and can automatically stop operations if necessary. Any alarm also notifies the Invenergy Control Center, which has redundant remote shut-down capability and will alert local Invenergy technicians to investigate further or notify local emergency services if conditions require.

Automatic fire suppression systems are installed at all Invenergy energy storage projects. These systems use U.S. Environmental Protection Agency-approved suppression agents certified for battery storage systems and meeting all relevant codes and regulations. Invenergy complies with several major standards in its battery project designs, with National Fire Protection Association 855 as the predominant standard. Additionally, Invenergy works with manufacturers to ensure all equipment has been stringently tested to prominent safety standards, including UL 9540A testing and UL 1973 certification.

## **Security**

The site is fully enclosed by solid walls or fencing, with secure, locked access gates allowing entrance for authorized users only. High-voltage equipment would be separately fenced with warning signage. Motion-activated lighting would be installed on the control enclosure, on the access gates, and around the energy storage system for access during non-daylight hours. A motion-activated security camera system would be installed with lighting to monitor the collector substation, control enclosure, and the energy storage system. During construction, temporary lighting facilities may be used if necessary. Security lighting will be designed to prevent visible glare or instances of light intruding onto adjoining properties.

## **About Invenergy**

Invenergy is a global leader in the development, execution and operation of sustainable energy solutions, having successfully developed over 30 GW of wind, solar and natural gas power generation and energy storage projects across the Americas, Europe and Asia. This portfolio includes 18 battery energy storage projects, with 8 projects in Arizona totaling 191 MW (623 MWh) under contract and two projects in Arizona totaling 345 MW (1380 MWh) in late-stage development. Invenergy plans to use a project financing structure for this Project. The company has numerous examples of this successful approach based on the number and types of projects currently operating or under construction. Invenergy has raised more than \$35 billion of capital in support of renewable and gas generation project financings in the last two decades.

Various financing structures have been used with differing debt and tax equity participants. Invenergy typically secures project financing after all the major project development components are in place (i.e., power purchase agreement, interconnect agreement, lease agreement, construction agreement).

# Land Uses & Development Standards

A rezone to Planned Area Development (“PAD”) zoning is requested to establish site-specific permitted uses and development standards for the Project. The requirements of the Zoning Ordinance shall apply except where explicitly stated otherwise herein by this PAD. The approved PAD sets forth the development standards for Sun Depot Energy Storage. All uses not specifically addressed herein are prohibited unless a subsequent determination by the Zoning Administrator finds a specific use to be an analogous use to a permitted use.

All uses and development standards of a PAD District shall conform, to the extent possible, to a comparable Avondale Zoning District. All uses not specifically provided for herein are prohibited, unless a subsequent determination by the Zoning Administrator finds a specific use to be an analogous use to a permitted use.

## 1. Permitted, Conditional, and Accessory Uses

The proposed facility is a 200 MW battery energy storage system (“BESS”). BESS are rechargeable battery systems that store energy from the electrical grid. The Project BESS will be charged with electricity from the adjacent White Tanks 69 kV Substation. The electricity will then be stored in the charged batteries until it is needed – such as during times of high energy usage. At that point, the energy will be discharged from the BESS into Arizona’s electrical grid. BESS is critical to increasing the capacity and resiliency of Arizona’s electrical grid, keeping electricity costs down, and integrating renewable energy sources in Arizona. In fact, a reliable energy grid fueled by effective access to stored energy is crucial for public health and safety.

A privately operated energy storage facility comparable to the definition provided above is permitted by right. All other uses are prohibited by this PAD.

## 2. Project Development Standards

Project development standards within Sun Depot Energy Storage will conform to the development standards established by the Zoning Ordinance and, as applicable, the Design Manual for the comparable A-1 district, as modified herein by this PAD.

| Development Standards                            |                          |                    |
|--------------------------------------------------|--------------------------|--------------------|
| Standard                                         | A-1<br>(Comparable Code) | PAD<br>(Proposed)  |
| Maximum building height                          | 45'                      | 45' <sup>(1)</sup> |
| Maximum building coverage                        | N/A                      | N/A                |
| Minimum yard setbacks:                           |                          |                    |
| Front yard                                       | 30'                      | 30'                |
| Side yard                                        | 10'                      | 10'                |
| Rear yard                                        | 10'                      | 10'                |
| Street side                                      | 30'                      | 30'                |
| Adjacent to a residential zoning district or use | 75'                      | 75' <sup>(2)</sup> |

<sup>(1)</sup> Utility facilities are permitted to be conducted in open air and static masts up to 65' in height are permitted to be constructed inside the facility without further height limitations.

<sup>(2)</sup> Any proposed batteries or buildings will be placed so that they are a minimum of 75' from the property boundary shared with a residential zoning district or use. Walls, drive aisles, and other necessary site improvements are not subject to this setback.

### Deviation for Parking Standards

As noted above, the Project is a unique use with no direct correlation to more typical industrial uses listed in the Zoning Ordinance's parking table. As such, this PAD supersedes the parking table in favor of site-specific design requirements.

As stated above, the public will be restricted from this site for safety and security reasons via perimeter fencing surrounding the facility. Since this is a self-sustaining site, traffic to and from the project will be very minimal, generating no more than 25 trips per week, with most weeks seeing much lower traffic. During operation, the only traffic required will be for maintenance and inspections. Given the absence of site visitors and on-site staffing, a deviation to permit no designated parking is proposed or required. Only authorized maintenance personnel and first responders will have access to the site. When on site, authorized maintenance personnel will have the ability to locate their vehicle in the drive aisle adjacent to the area being serviced.

### Deviation for Parking Area Design and On-site Circulation

A deviation is requested to permit decomposed granite or a comparable material for the interior drive aisles of the project. The material meets fire code requirements and the drive aisles will be fully screened by the surrounding masonry wall, so there will be no visual impact to the community. They will be gated for private use and will not have significant vehicular traffic. The drive aisles will be designed for compliance with the Maricopa County Air Quality Rules and Regulations.



## Deviation for Landscaping

A deviation for a reduction in plant material is requested as it represents the most appropriate level of planting for this private, walled, and primarily unmanned facility. Due to the private nature of this project and the gated perimeter walls limiting access to the public, landscaping on the property will be obfuscated from view along the majority of the landscape buffers and, as a result, will not be able to be enjoyed or seen by nearby residents or visitors.

Landscaping will conform to the standards set forth for the comparable A-1 zoning district, Zoning Ordinance, and Avondale Street Tree Master Plan, as modified herein and illustrated on the companion Preliminary Landscape and Development Plans. A 35' landscape setback along Palm Lane and 35' landscape buffer along the east and south boundaries are identified on the plans provided with setback and buffer planting to reflect the planting data table located on the cover sheet of the Preliminary Landscape Plan. Deviations are requested for the planting quantities per the standards listed below. Refer to the Preliminary Landscape Plan for details.

| Landscape Standards                          |                                      |
|----------------------------------------------|--------------------------------------|
| ROW Landscape (Palm Lane)                    | 1 Tree per 25 LF; 4 shrubs per tree. |
| Landscape Setback (Palm Lane)                | 1 Tree per 20 LF; 4 shrubs per tree. |
| Landscape Buffer (East and South)            | 1 Tree per 20 LF; 4 shrubs per tree. |
| Drainage and Open Space Areas <sup>(1)</sup> | 1 Tree per 20 LF; 4 shrubs per tree. |

*<sup>(1)</sup> Where drainage areas and landscape setbacks overlap, the more restrictive landscape standard shall be utilized for calculations.*

## Deviation for Perimeter Wall Height

An 8' high Concrete Masonry Unit (CMU) perimeter wall with integral colored block to mimic the surrounding neighborhood and natural desert colors will surround the north, east and south perimeter of the site. This is intended to screen the equipment from nearby homes. Native desert landscaping such as shrubs, cacti and/or trees will soften the exterior walls. Additionally, the property to the south will be fully walled.

## Deviation for Chain Link Fencing

Due to the existence of two substations to the west, the west perimeter will entail an 8' high chain link fence. The chain link fence is intended to only face the utility structure where existing chain link fence exists so it will complement and mimic the existing condition of the adjacent subdivision. Native desert landscaping such as shrubs, cacti and/or trees will soften the exterior walls.

# Infrastructure

## 1. Circulation

The Project will be accessed via West Palm Lane. West Palm Lane will have half-street improvements constructed on the south side with new pavement, curb and gutter, scuppers, sidewalk, and streetlights, as modified and approved by the City Engineer

The Project will feature two driveways for ingress and egress from West Palm Lane on the east and west ends of the site. Internal drive aisles throughout the Project will allow for safe maneuvering of vehicles and provide access to all components within the area. All turn radii will meet emergency vehicle access needs.

Due to the type of use and location of the site, no pedestrian or alternative modes of transportation or open space are necessary or appropriate within the facility.

## 2. Utilities

As noted in the Project's companion General Plan Amendment documentation, the Project is located within the City's Utility Service Area. The Project water usage will be evaluated in comparison to the water usage projected by City's General Plan 2030 Land Use map, not agriculture.

The Project is required to meet the fire flow capacities indicated by the City and will provide water system modeling of existing infrastructure to confirm the capacity of the existing water infrastructure. If system up sizing, extension, or looping is required to meet fire flow requirements, the project shall design, permit, and construct the required water system improvements required to meet the fire flow demands in accordance with the City's standards. The Project will provide a water and sewer design report to confirm availability and capacity of existing water and sewer infrastructure for the project.

### Water

Existing water infrastructure near the project site includes a 16-inch water main located south of the centerline of McDowell Road near the intersection of McDowell Road and Avondale Boulevard and a 12-inch water main south of the centerline along McDowell Road. Additionally, an existing 16-inch water main is located along Avondale Boulevard east of the centerline. There are no existing onsite water mains within the Project.

The proposed water distribution system will consist of 8-inch waterlines and will connect to an existing 8-inch water main within West Palm Lane. The proposed onsite 8-inch waterline will provide the site with fire protection. Refer to the provided Water Master Plan for detailed information.

### **Wastewater**

No wastewater facilities are proposed with this development at this time. The facility will be an unmanned, remotely controlled system that will not have any full-time employees on site. Authorized maintenance personnel will visit the site on an as needed basis.

If wastewater facilities are deemed necessary on site at a later date for domestic purposes, the Project will follow published design standards and apply for appropriate permits to tap into the city sewage system.

## **3. Grading and Drainage**

Stormwater will be collected through the placement of two concrete scuppers and conveyed to drainage retention basins located between the back of sidewalk and the proposed perimeter wall. On-site drainage from the proposed facility will drain southward and exit through turned block openings in the wall to a proposed drainage retention basin on the southern side of the property. Likewise, the existing irrigation channel will be relocated, if necessary, along the southern property line and connect the east and west channels that flow south, respectively, at either end of the Project. 100-year 2-hour retention is required for the onsite development and adjacent half-street. Refer to the provided Preliminary Drainage Report for detailed information.

## **4. Impact on Public Services**

The battery energy storage facility will positively impact the City of Avondale and the adjacent substation by providing additional renewable energy and grid stabilization services to the Avondale electrical grid. The Project will have no impact on the existing school system transportation, or recreational systems as it will not generate additional traffic, residents, or school-age children.

No wastewater facilities are proposed with this development at this time, which eliminates impact on the local sewer utility. A looped water system will be provided as a means of fire suppression for the Project. It will consist of 8-inch waterlines and connect to an existing 8-inch water main within West Palm Lane. No other utilities will be impacted by the Project.

# General Plan Goals

The proposed battery energy storage facility aligns with the City's goals, policies, and vision described in the Avondale General Plan 2030. This proposal supports numerous provisions of the plan, including those items highlighted below.

## Land Use Element

*Goal 3: Promote a strong balance of high quality residential, employment, recreation, and educational land uses.*

*Policy D: Ensure adequate transitions and/or buffers are provided when adjacent land uses vary in character and intensity.*

The Project will be screened from the nearby residential homes by a masonry perimeter wall with integral colored block to mimic the surrounding neighborhood and natural desert colors. Proposed landscaping will integrate planting to soften the exterior walls. A 35' landscape setback / buffer are provided along the north, east and south boundaries and the proposed batteries will be placed so that they are a minimum of 75' away from any existing building in the vicinity of the Project.

## Energy Element

*Goal 1: Integrate energy efficiency measures and renewable energy sources into all aspects of Avondale planning.*

*Goal 2: Promote expansion of renewable energy.*

The Project will promote expansion of renewable energy and positively impact the City of Avondale and the adjacent substation by providing additional renewable energy to the Avondale electrical grid.

*Goal 5: Integrate electric power line corridors, electric substations, and other energy infrastructure into future development.*

The Project will be directly adjacent to the current White Tanks 69 kV Substation—an area that already contains significant electrical infrastructure and transmission lines—allowing the battery energy storage facility and switchyard to integrate with the current landscape. The proximity of the Project to the White Tanks 69 kV Substation means there is no need for additional overhead transmission lines crossing other developments.



## PAD Findings

As stated above, the intended primary use for the Project is battery energy storage, for which this PAD is requested. This request is in support of and consistent with the information presented on the Conceptual Site Plan provided with this PAD.

The proposed development conforms to the findings identified below pursuant to Section 28-113(a) of the Zoning Ordinance.

1. *The proposed PAD is in conformance with the General Plan and applicable specific plan(s).*

The property currently features a General Plan Land Use designation of Mixed Use. Avondale's General Plan states that, as the City continues to grow, "...there will be a need for new public facilities and such City-owned facilities may be located in any land use category." Although the proposed battery energy storage facility will be privately-owned, it is intended to serve the adjacent publicly-owned substation and expand the electrical grid. As such, the intended use is a public facility, analogous to a public utility. An application to amend the General Plan Land Use designation for the property to Public/Civic has been submitted concurrently with this PAD.

The General Plan mentions that "Avondale is committed to focusing on ways to reduce energy consumption and move toward alternative clean energy sources not only to protect the environment, but to protect our community from the detrimental health effects of pollution and climate change." The proposed Project directly aligns with Avondale's statement of working toward protecting the environment. While solar and wind projects require hundreds of acres of land to generate 200 MW of power, less than 16 acres of land is required to store that same amount of power in this case, which will allow for additional renewable energy generation projects to advance throughout Arizona without harming the electrical system's integrity.

2. *The proposed PAD meets the PAD requirements of the zoning ordinance, subdivision regulations, design manuals and other applicable regulations and requirements, unless otherwise modified by the PAD narrative.*

The Project has been designed with the parameters of the Zoning Ordinance, design manuals and other applicable regulations and requirements in mind, and is in conformance with City standards, as modified herein by this PAD.

The site plan provided addresses relevant site constraints and requirements such as the size, location, and topography of the property, along with the proposed walls and fences, landscape setbacks, and other site improvements. The plan demonstrates that the site is adequate and appropriate for the proposed zoning.

3. *That adequate public infrastructure and services exist to serve the proposed development or all necessary public infrastructure and services to serve the proposed development will be completed in connection with development within the PAD.*

The battery energy storage facility will positively impact the City of Avondale and the adjacent substation by providing additional renewable energy to the Avondale electrical grid. The Project will have no impact on the existing school system, transportation, or recreational systems as it will not generate additional traffic, residents, or school-age children.

No wastewater facilities are proposed with this development at this time, which eliminates impact on the local sewer utility. A looped water system will be provided as a means of fire suppression for the Project. It will consist of 8-inch waterlines and connect to an existing 8-inch water main within West Palm Lane. No other utilities will be impacted by the Project.

4. *The proposed PAD will result in compatible land use relationships within the proposed development and with adjacent properties.*

The use considered within this proposal does not create a danger to health and safety in surrounding areas; does not create offensive noise, vibration, smoke, dust, odor, heat or glare; and generates minimal traffic that will not adversely impact the adjacent properties.

Buffering is provided by a 35' landscape setback / buffer along the north, east and south boundaries and the proposed batteries will be placed so that they are a minimum of 75' away from any existing building in the vicinity of the Project.

5. *The development standards of the proposed PAD are consistent with or exceed the desired character of development for the area.*

The proposed use supports the existing substation in the immediate vicinity and thoughtful considerations have been given within this PAD to provide compatibility with the existing residences and maintain the character of development for the area.

The development standards established within the proposed PAD support setbacks and screening from nearby residences, along with a masonry perimeter wall with integral colored block to mimic the surrounding neighborhood and natural desert colors, providing an attractive frontage along West Palm Lane.

## Conclusion

Sun Depot Energy Storage will transform the existing agricultural site into a facility that will provide enhanced grid reliability and allow the integration of readily available renewable energy into the local electrical system.

The Project makes good land use sense on this property, establishes standards and screened setbacks to maintain compatibility with the surrounding neighborhood, and will be a positive presence in the area. Approval of this battery energy storage facility will support local energy resource needs for development in the City of Avondale.

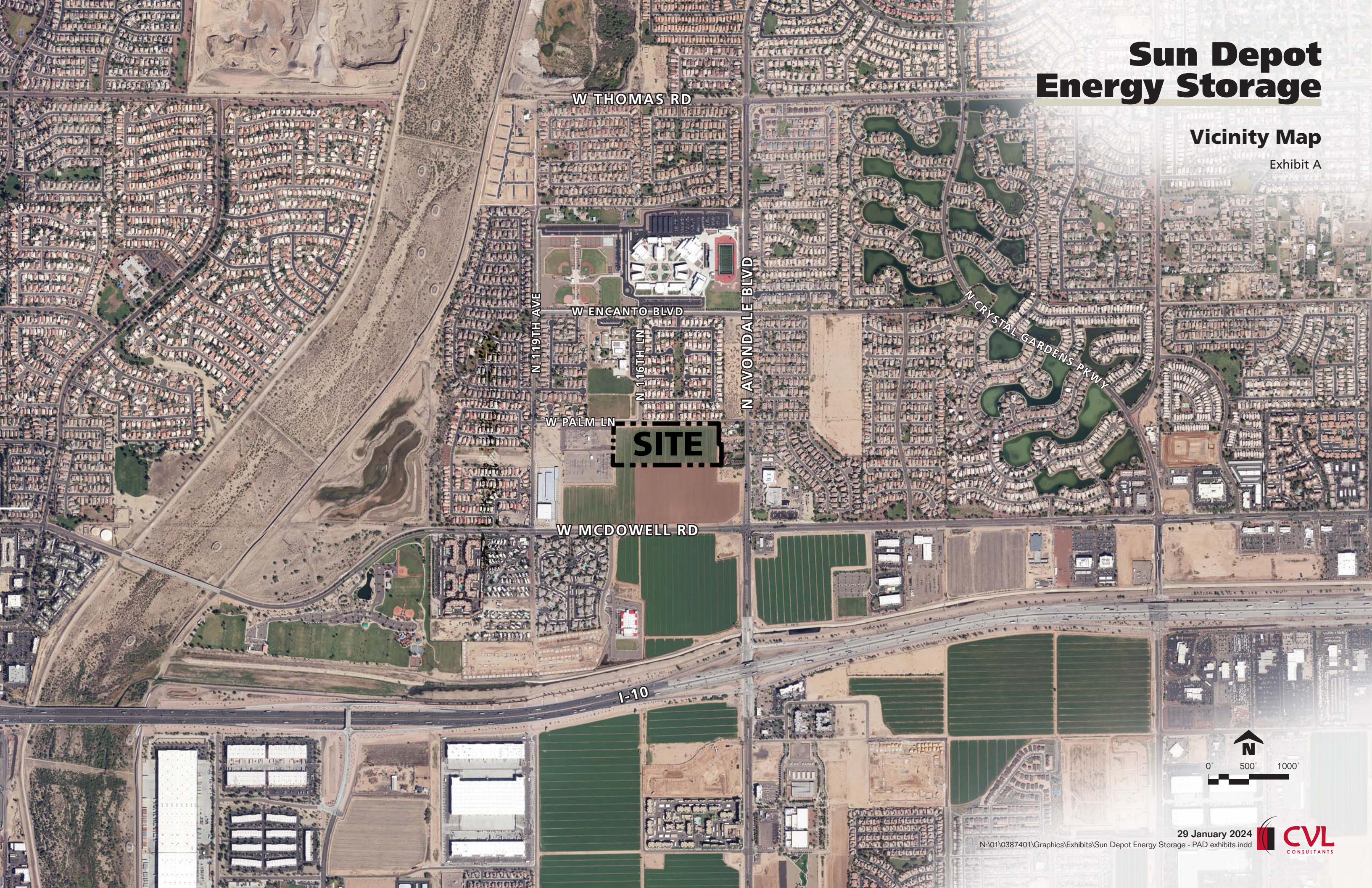
Thank you for your consideration and we respectfully request your approval of this Project intended to establish the highest and best use for the Property.



# Sun Depot Energy Storage

## Vicinity Map

Exhibit A



29 January 2024

N:\01\0387401\Graphics\Exhibits\Sun Depot Energy Storage - PAD exhibits.indd

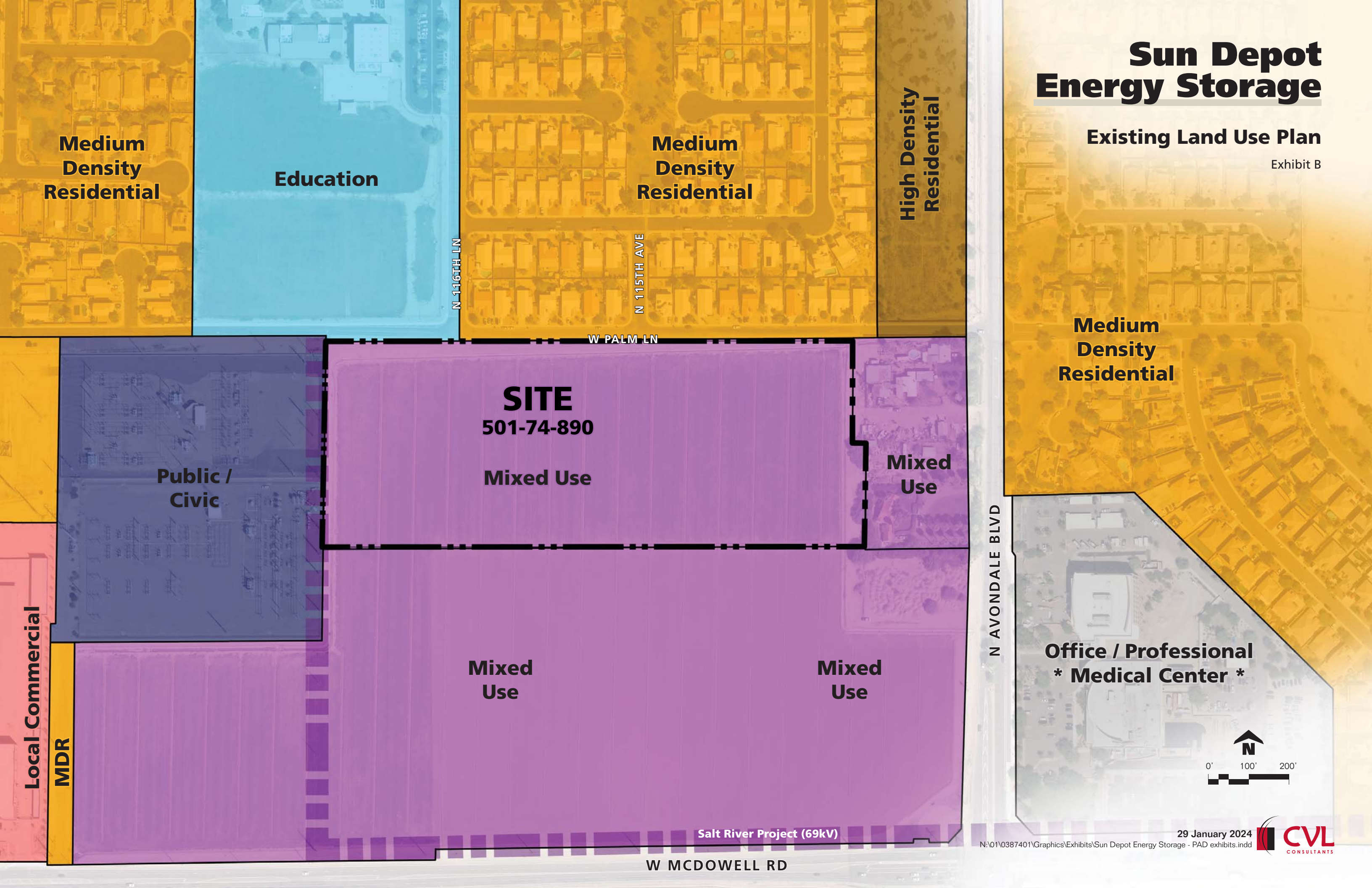




# Sun Depot Energy Storage

## Existing Land Use Plan

Exhibit B

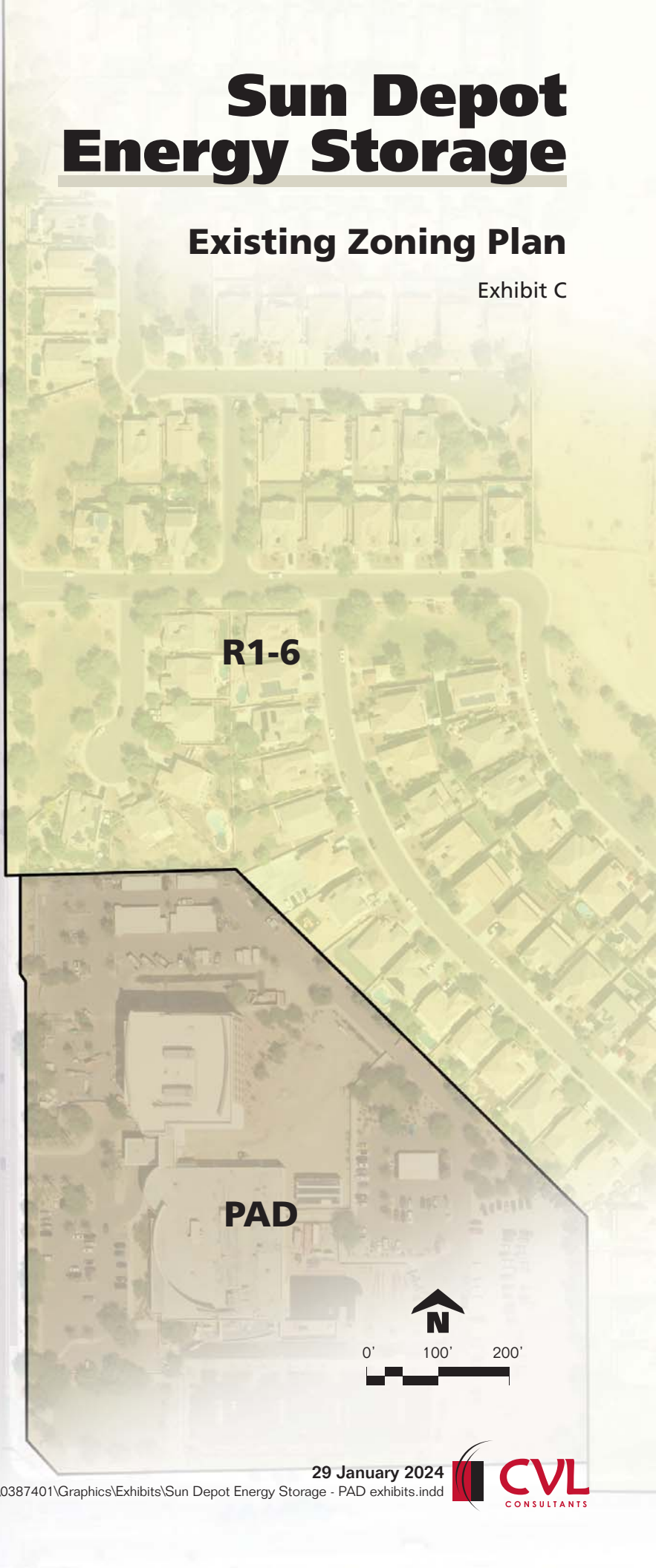




# Sun Depot Energy Storage

## Existing Zoning Plan

Exhibit C

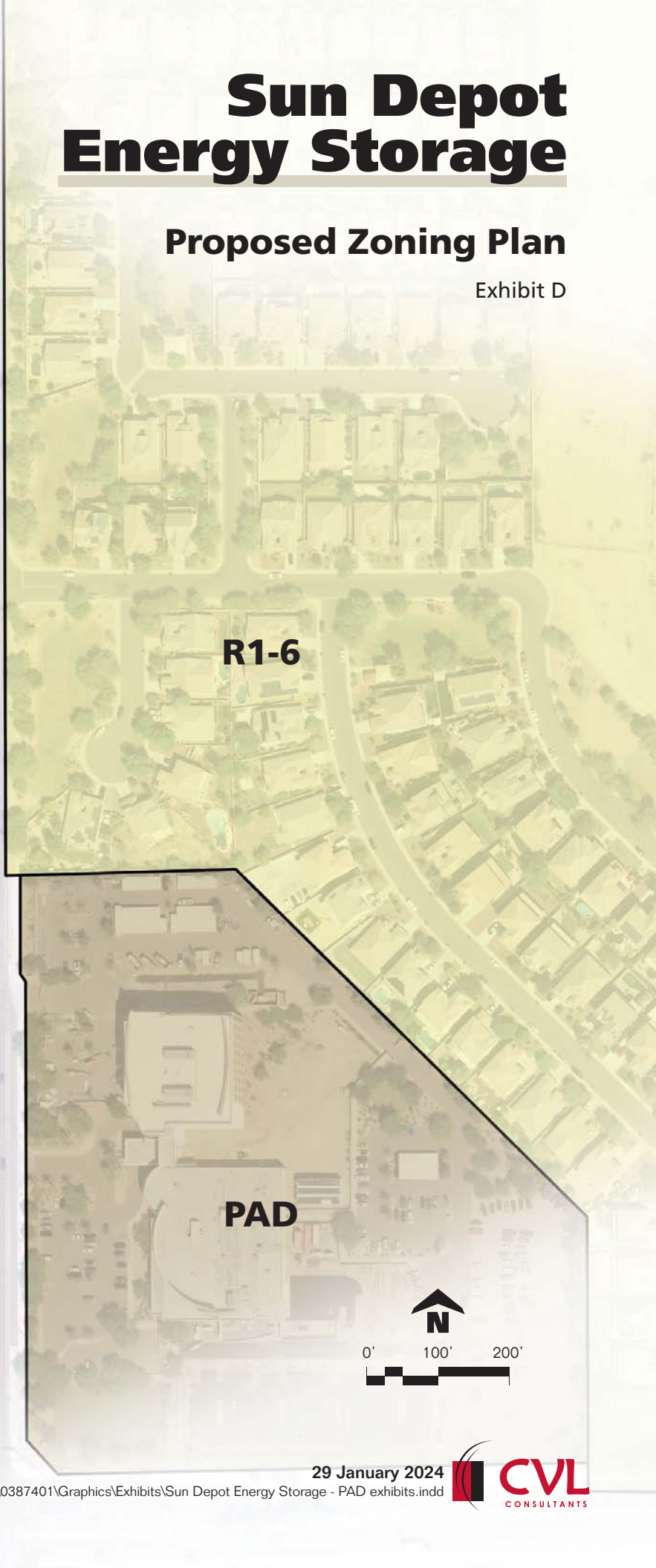




# Sun Depot Energy Storage

## Proposed Zoning Plan

Exhibit D





# Sun Depot Energy Storage

## Site Plan / Landscape Plan

Exhibit E

| SITE DATA    |                                 |
|--------------|---------------------------------|
| Project Area | ± 15 acres                      |
| Land Use     | Battery Energy Storage Facility |



| WALL LEGEND |                        |
|-------------|------------------------|
|             | Splitface Masonry Wall |
|             | Chainlink Fence        |



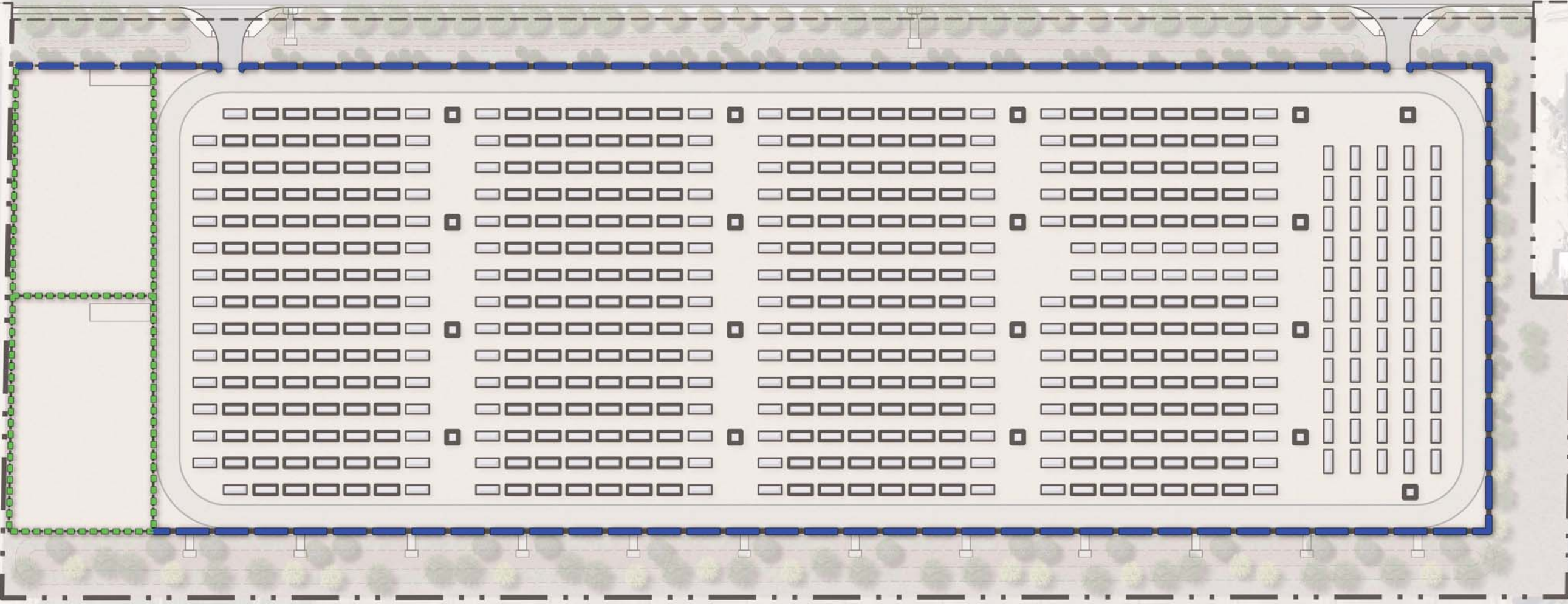


# Sun Depot Energy Storage

## Wall Plan

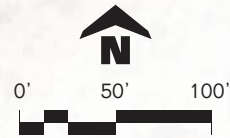
Exhibit F

W PALM LN



### LEGEND

-  Splitface Masonry Wall
-  Chainlink Fence

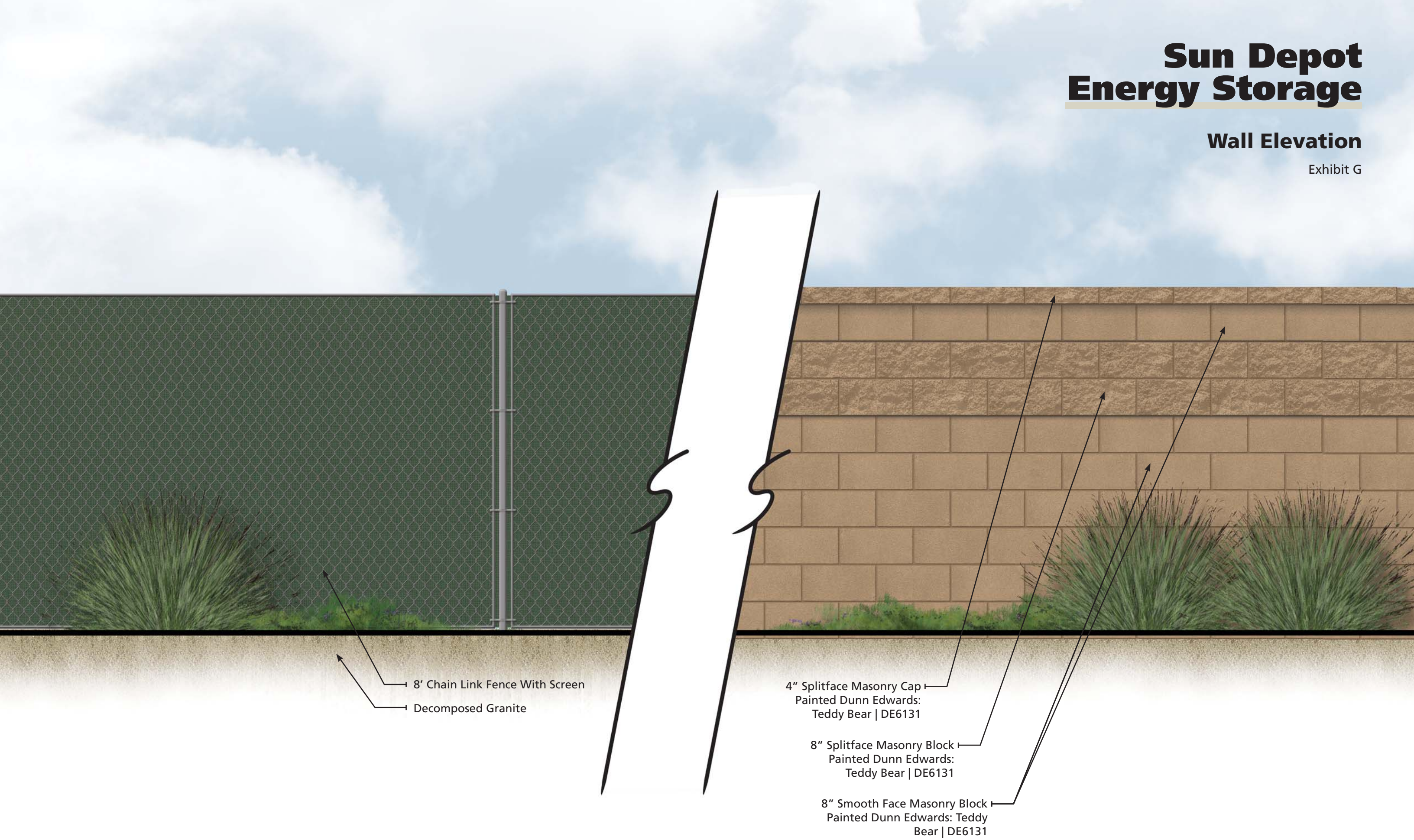




# Sun Depot Energy Storage

## Wall Elevation

Exhibit G



















January 8, 2024

# Sun Depot Energy Storage

Located south of W. Palm Lane between  
N. Avondale Boulevard and N. 119th  
Avenue in Avondale, Arizona

## Neighborhood Meeting Report

Case #s: PL-23-0053, PL-23-0177

Prepared for:

Sun Depot Energy Storage LLC

**Invenergy**

One South Wacker Drive Suite 1800  
Chicago, IL 60606

Prepared by:



4550 N 12th Street  
Phoenix, AZ 85014

CVL Project #: 1-01-0387401

## Contents

|                                                |   |
|------------------------------------------------|---|
| 1. Introduction . . . . .                      | 1 |
| 2. Neighborhood Notification Summary . . . . . | 1 |
| 3. Neighborhood Meeting Summary . . . . .      | 2 |
| 4. Attendee Questions and Comments . . . . .   | 2 |
| 5. Conclusion . . . . .                        | 6 |

## Attachments

- Neighborhood Meeting Sign-in Sheet
- Neighborhood Meeting Comment Cards

This Neighborhood Meeting Report has been prepared and submitted to the City of Avondale (“City”) in support of the concurrent rezoning and major general plan amendment applications in progress for Sun Depot Energy Storage, a battery energy storage facility located on the south side of West Palm Lane between North Avondale Road and North 119th Avenue. This plan summarizes the steps completed by the applicant to involve the public in pursuit of the requested applications prior to the scheduled public hearings pursuant to Section 28-12 of the Avondale Zoning Ordinance, “Neighborhood Meeting.”

## **1. Introduction**

The neighborhood meeting for Sun Depot Energy Storage was held at 6:00 pm on Thursday, January 4, 2024, in the Sonoran Conference Room of Avondale City Hall located at 11465 West Civic Center Drive, Avondale, AZ 85323. As stated in the notice for this meeting, the above-mentioned applications are to amend the current zoning on the subject property from AG “Agricultural” to PAD “Planned Area Development” zoning (Case # PL-23-0177) and for a major amendment to the Avondale General Plan 2030 land use designation from Mixed Use to Public/Civic (Case # PL-23-0053).

The project is intended to function as an extension of the existing public utility facility, providing enhanced grid reliability and allowing the integration of readily available renewable energy into the local electrical system. The project would store up to 200 MW / 800 MWh of energy capacity received from the electrical grid and would serve peak energy demand requirements for Arizona residents. The proposed project is integral to the further development of renewable energy facilities in Arizona.

## **2. Neighborhood Meeting Notification**

The neighborhood meeting notification efforts listed below were completed by the applicant pursuant to Section 28-13 of the Avondale Zoning Ordinance, “Public Notification.”

- A legal advertisement was published in the Wednesday, December 20, 2023, edition of the Southwest Valley Arizona Republic newspaper identifying the date, time, and purpose of the meeting.
- The property was posted on Tuesday, December 19th, 2023, with one (1) public hearing notice sign identifying the date, time, and purpose of the meeting.
- A notice identifying the date, time, and purpose of the meeting was mailed on Monday, December 18th, 2023, by the applicant to all property owners within 1,000 feet. Planning Division staff was provided with the digital file of the

Property Ownership List containing the APN, property owner names, and mailing addresses (each in a separate column) and a parcel map showing the subject property and all parcels within 1,000 feet of the project boundaries.

### **3. Neighborhood Meeting Summary**

The Sonoran Conference Room was set-up in an open house style with several large poster boards placed around the room featuring project information. A table with a sign-in sheet and stack of informational handouts were arranged by the door. Comment cards and pens were available for attendees to submit written comments. Seating was available in the room with a large screen at the opposite end to display a presentation.

Several attendees arrived early, and minor discussion was held prior to the start of the meeting at 6:00 pm. Attendees were greeted by a member of the development team at the door and several members of the development team were stationed at the poster boards around the room readily available to answer questions from the public.

From the initial open house portion of the meeting the attendees were seated in a theater style arrangement. A Power Point presentation detailing the project was given and contained open dialogue and opportunities for discussion between the representative and attendees throughout. A lengthy discussion was held after the presentation and all questions and comments from the attendees were heard, recorded, and addressed to the best of the development team's ability. The attendees who wished to provide written comments submitted their comment cards to the development team. The meeting was adjourned around 7:30 pm.

The neighborhood meeting comment cards and sign-in sheet are attached to this report for reference.

### **4. Attendee Questions and Comments**

#### **Fire/Emergency Response**

**How is the site monitored by Invenergy?**

*The site will be monitored 24/7 from the Invenergy HQ control room in Chicago with regular maintenance and emergency response staff located in the Phoenix area. The site is also equipped with alarms that alert the Invenergy HQ control room in the event of an irregularity.*



### **What are the safety protocols?**

*Only qualified staff will be allowed on site. An Emergency Response Plan will be developed with the local fire officials, and site-specific training will be provided before the site becomes operational. Invenergy will collaborate as appropriate with local fire officials after the site becomes operational. Safety protocols also include conformance with National Fire Protection Association and International Fire Code Battery Energy Storage System standards for battery safety, UL 9540A fire testing for all battery vendors, remote monitoring of the battery storage systems, automatic controls and alarms.*

### **How will Invenergy work with the local fire officials on an emergency response plan?**

*Invenergy will work directly with the Avondale Fire Marshal on the Emergency Response Plan and will provide training to fire department staff and first responders on the emergency response protocols.*

### **Will Invenergy provide the fire department with funding for additional equipment necessary to respond to a fire event?**

*When operational, the project site will provide significant tax revenue that the City can allocate to the fire department. No additional funding or promises of funding are envisioned prior to receiving building permits to prevent any perceptions of bias in the fire marshal's decision around the approval of our design.*

### **Where will our staff in Arizona be located and who will be responsible for responding to an emergency event from the Invenergy side?**

*Staff will be located in Maricopa County. Likely in the Phoenix area.*

### **What does a fire event look like?**

*Invenergy ensures that all battery equipment conforms with National Fire Protection Association and International Fire Code Battery Energy Storage System standards for battery safety. Invenergy requires UL 9540A fire testing for all battery vendors, which demonstrates that fire will not spread from one battery module to another. Testing also confirms that, in the unlikely event that an entire battery unit catches fire, smoke will likely expel upwards and will dissipate quickly. During operations, there are multiple layers of fire safety (e.g., automatic controls, alarms, product testing, emergency response protocols and training) to ensure the severity of a fire event is minimal. The fire department will be trained and able to respond to a battery fire with standard issue equipment. The fire department would have information to aid in making sure adjacent battery units remain cool (e.g., with the use of water if needed) to defensively prevent a fire from spreading while the incident unit undergoes a controlled burn.*

### **What is the risk to the immediate community in a fire event?**

*The project will be designed in accordance with NFPA 855, which advises that battery enclosures are located further than 100 feet from any property boundary. In addition to this setback, a Community Risk Assessment will be conducted by a third-party Fire Protection Engineer to ensure there is no risk the neighboring community in a worst-case-scenario failure event.*

### **Comment from a resident that the risk of fire at this type of site may be lower than other types of developments.**

*Invenergy does not have data to compare the community fire risk of a battery development versus the risk of fire from other potential land uses.*

### **Access/Palm Lane**

**Numerous comments regarding the negative impact that the High School (3,000 students) has had on local traffic/access.**

***(Appears to be a primary neighborhood concern, unrelated to our development)***

*No comment on the school traffic. The Invenergy development will have no discernable impact on traffic during operations.*

### **Will Invenergy upgrade Palm Lane to improve neighborhood access?**

*Yes. Half-road improvements are proposed as part of this development.*

**If Invenergy upgrades Palm Lane in front of our parcel, will that create pinch points where the road is unimproved/underimproved adjacent to our property?**

*Invenergy has no legal rights or ability to improve the road outside of the project area.*

**Concerns about whether our development will increase neighborhood traffic.**

*During operations, there will be an average of 2-3 personnel on site per day. This will not have a discernable impact on area traffic.*

**Questions about whether our development will increase access to parking for residents.**

*Additional street parking on the public right of way outside of the Invenergy development will be determined by the City.*

## **Adjacent Property Owners**

**How will the development affect the value of the adjacently located homes?**

*There is not yet enough data to quantify the impact of a battery storage development on adjacent property values. However, per City requirements, the development will have both landscaping and wall design specifications to ensure it fits with the community aesthetic. It is not known whether the presence of additional landscaping and a masonry wall will have a positive impact on property values.*

**Will the development have any visual impact on residents? Can they see the batteries?**

*The development will include a masonry wall and landscaping that includes trees and shrubs to shield the visual impacts of the project at grade.*

## **Site Security**

**How will the project be gated? What kinds of materials do you need to ensure security?**

*Gate design is not defined at this time. The gates will need to allow for visual inspection of the site (chain link or rod iron bars). All gates will be secure to reduce the risk of intrusion.*

## **Benefits to Avondale**

**If the project is on the APS system, will the project benefit SRP customers?**

*APS and SRP share energy resources, when needed, to ensure grid reliability.*

**How much revenue is provided to Avondale from project operations? How much revenue is provided to Maricopa County?**

*The project is estimated to provide \$13.6M in revenue to Avondale and Maricopa County, payable through property taxes.*

## **General Comments**

**Number of questions related to specific details of batteries, design, layout, and emergency response for information. Requested that we finalize equipment procurement, site plan, and emergency response plan prior to rezoning.**

*These details are not known at this time due to the nature of where we are in the entitlements process – requesting the rezone to PAD and the Major General Plan Amendment. These details are subject to review when the project requests building permits from the City to construct the project. The project will be built using the best available technology and all components will meet or exceed current fire safety and building codes.*

## 5. Conclusion

Sun Depot Energy Storage will transform the existing agricultural site into a facility that will provide enhanced grid reliability and allow the integration of readily available renewable energy into the local electrical system. The facility provides a good land use solution for the site that will not further the community's concerns regarding traffic, access, density, and parking in the area. Instead, the project will improve the current conditions with half street infrastructure improvements along Palm Lane, including landscaping to enhance the existing streetscape. Attractive perimeter walls and strategic site buffering contribute to screening efforts to maintain compatibility with the surrounding neighborhood.

The applicant will continue to update City planning staff on neighborhood coordination as the subject cases move forward to public hearing process. Updates will continue to be handled by e-mail, telephone, and in-person communications as needed.



# Sun Depot Energy Center

[illegible]

LARRY MARTINO 623 936-5940 Zipcodehm1251@yahoo.com  
LINDA KESSLER 623-5336622 11617 N ALHAMBRA RD  
JULIA ANNETTE 480 215 7717 juliaannette@yahoo.com  
Debbie + Jeff Gipp 623-936-3308 Avondale  
Linda Kessen jkessen@aol.com 11627 W Holly  
Sally Hineman 623 - Sally@hineman.us 1634 N.  
Wilma BROWN 602-399-1860 Avondale Blvd Avondale  
Elaine Morenci elaine.morenci@yahoo.com 11932 W Cypress Avondale AZ 85392

# Invenenergy

Was the open house informative and helpful?

☒ Yes

☐ No

Learn More  
About the  
Project:



Were we able to answer your questions?

☒ Yes

☐ No

mostly

How can we improve the open house experience?

Agree that Az data sheet appears to have inaccuracies & should be corrected.

Interested in data on fire risk compared with other business projects & residences. Plus more info on types of toxins that might be released in a fire event

What comments or questions do you have for us?

Generally speaking, I would support the project at this point due to: its a logical location adjacent to substation, will support the grid & ~~renewable~~ renewable energy should be quiet & traffic free

Do you want to be added to the Project mailing list?

☒ Yes

☐ No

Contact information: Sally Hineman  
sally@hineman.us

623 363-1639

1634 N. Avondale Blvd  
Avondale 85392

Was the open house informative and helpful?

☒ Yes

☐ No

Were we able to answer your questions?

☐ Yes

☒ No

Learn More  
About the  
Project:



How can we improve the open house experience?

Having more specific info at  
frigate

What comments or questions do you have for us?

Safety is my greatest concern.

Do you want to be added to the Project mailing list?

☒ Yes

☐ No

Contact information:

Shaka Kassem  
602 674 5701

Was the open house informative and helpful?

Yes

No

Were we able to answer your questions?

Yes

No

How can we improve the open house experience?

Learn More  
About the  
Project:



What comments or questions do you have for us?

Do you want to be added to the Project mailing list?

Yes

No

Contact information:

*K. Conner*

*Trafflet  
Safety*



Was the open house informative and helpful?

Yes

No

Were we able to answer your questions?

Yes

No

How can we improve the open house experience?

Learn More  
About the  
Project:



What comments or questions do you have for us?

FIRE SAFETY, DOES F.D HAVE THE EQUIPMENT  
to put out FIRE. HAZARD MATERIAL!

Do you want to be added to the Project mailing list?

Yes

No

Contact information:

LARRY MARTINO

11620 W. ALVARDO RD

AVONDALE AZ 85392

602-679-5701 ~ jmiol.com

11634 N. AVONDALE  
AZ 85392

Sally Hineinan 602-363-1639 Sally@hineman.us 1634 N. Avondale  
Avondale Blvd 85392

Wilma BROWN 602-399-1860 ladycop 2764@msn.com

Elaine Morenc 602-399-1860 elaine.morenc@yahoo.com 11932 W Cypress  
Avondale AZ 85392

Was the open house informative and helpful?

☒ Yes

☐ No

Were we able to answer your questions?

☐ Yes

☒ No

Learn More  
About the  
Project:



How can we improve the open house experience?

Clear information - Information not updated.

What comments or questions do you have for us?

Palm Valley Rd needs to be enlarged.  
Fire Dept supply - money for equipment

Do you want to be added to the Project mailing list?

☒ Yes

☐ No

Contact information:

LINDA RESSLER lressler2@cox.net

## Exhibit F

13 comments

Recently active | Posted first

## Avondale Connect

Linda, 6 days ago

Alert moderator

This project is : Unsafe To close to Residential homes Impacts Palm Lane which is too busy already Has no evacuation plan for the community if there is fire that may cause other hazards. Does not increase employment for Avondale communities after built. To Close to schools and Childrens Hospital Decrease in property value.

Do you agree? 👍 0 🗨️ 0



Larry Martino, 13 days ago

Alert moderator

I have lived in Avondale for 26 years. This city has exploded with population and building. The freeway can't handle the traffic now, just wait in couple of years. Now you want put Battery storage in our neighborhood. Lithium-ion batteries (Hazard Materials). These batteries are unpredictable! It will be unmanned, open air and God forbid if there is a fire. Toxic fumes! Why not build it in industrial park area. TO CLOSE TO US!

Do you agree? 👍 1 🗨️ 0



Debbie, about 1 month ago

Alert moderator

I agree 100% with comments by Kerry. We too have lived here 25 years and the apartment building is literally in our back yard. We have no choice but to tolerate that, and now a battery storage facility?? Would YOU want to live by that?? No! Please vote this down.

Do you agree? 👍 2 🗨️ 0



Kerry, about 1 month ago

Alert moderator

We've lived in this neighborhood for 25 years and have come to accept the changes that are happening all around us. It's very sad, but we've accepted it. This, we CAN NOT accept!

Avondale has chosen to let a children's hospital, grade school, and apartment building build in this area, and now Avondale is going to allow a BATTERY STORAGE FACILITY to build directly in this vicinity???? Doesn't anyone in Avondale care about safety? What about contamination or fires? What about the safety of those of us who have lived in this neighborhood for years. Do we not matter anymore? This will not help the value of our homes and many will try to get out before that happens. This is one of the worst decisions we have seen Avondale make and I hope the decision is reversed. I hope everyone stands up and voices their concerns. This affects all of us living by this proposed facility and will affect all of our lives.

Do you agree? 👍 2 🗨️ 0



emor, about 1 month ago

Alert moderator

I have major concern with this project. Our small area has already been affected by a large volume of traffic due to new high school, apartments going up, new river run home development, new townhouses, and medical buildings. Residents on palm lane and nearby have to deal with all the traffic from both schools for drop off and pick up as well as people living in this area leaving and coming from work. 119th avenue has become a major street. Adding an additional business will only increase our neighborhood streets with people going to work at this site. In addition I am concerned with the safety of this project with the number of homes and schools nearby. Avondale please listen to community and move to a commercial area.

Do you agree? 👍 2 🗨️ 0



MrsJ, about 2 months ago

Alert moderator

Our small community has been hit hard enough with the high school. We are feeling the negative impact of that daily! We have had an uptick in the crime and destruction and now we have the townhomes going in just east of palm gardens. Please stop and take more consideration for our neighborhood. If this was your neighborhood, would you want it? This is not what we want or need in our community. The risks seem to outweigh the benefits. Please do the right thing and put this in a non residential area.

Do you agree? 👍 3 🗨️ 0





HMS, about 2 months ago

[Alert moderator](#)

When searching 'Sun Depot Energy Storage' on Google, the following 2 links seem to have a little bit of information about the project. However, hardly enough for us residents to make an informed decision. Is such information only shared at meetings?

<https://sundepotstorage.invenenergy.com/> [https://arizona.invenenergy.com/assets/img/Inv-in-Arizona/INV\\_ProjectFactSheet\\_Dev\\_SunDepotStorage\\_v2.pdf](https://arizona.invenenergy.com/assets/img/Inv-in-Arizona/INV_ProjectFactSheet_Dev_SunDepotStorage_v2.pdf)

Do you agree? 👍 2 🗨 0



Jmb, about 2 months ago

[Alert moderator](#)

No, no , no!!! I live in the neighborhood just north of this plot of land for 10 years. I don't want this plant anywhere near us nor should it be anywhere near any residential neighborhood, schools, or hospital (Phoenix Children's Hospital). In addition, we've already lost our view of the mountains to the south due to buildings). How much more are you going to hurt our neighborhoods? Please don't build this plant here. It will be a hazard and an eye sore.

Do you agree? 👍 5 🗨 0



brianjsw, about 2 months ago

[Alert moderator](#)

This is the type of thing where when it catches fire and you see it on the news you just shake your head and wonder which people thought it was a good idea to let somebody build something like this across the street from a bunch of homes. Don't be those people, please. Reject this zoning request.

Do you agree? 👍 5 🗨 0



Walter D Gonzales, about 2 months ago

[Alert moderator](#)

No No No. Heck to the No. Seems dangerous to have this next to a neighborhood and power station. Please No

Do you agree?  5  0



[Terms and Conditions](#)

[Privacy Policy](#)

[Moderation Policy](#)

[Accessibility](#)

[Technical Support](#)

[Cookie Policy](#)

[Site Map](#)

[Avondale General Plan](#)

[Avondale Strategic Plan](#)

[AvondaleAZ.gov Website](#)



**From:** [Michelle Simerdla](#)  
**To:** [Michelle Simerdla](#)  
**Subject:** FW: Sun Depot Energy Storage  
**Date:** Wednesday, January 24, 2024 7:16:12 AM  
**Attachments:** [image002.png](#)

---

**From:** Scott Miller <[smiller@avondaleaz.gov](mailto:smiller@avondaleaz.gov)>  
**Sent:** Wednesday, January 24, 2024 6:43 AM  
**To:** Michelle Simerdla <[msimerdla@avondaleaz.gov](mailto:msimerdla@avondaleaz.gov)>  
**Subject:** RE: Sun Depot Energy Storage

For an incident at a Battery Energy Storage System (BESS), The Avondale Fire/Medical Department would follow The Phoenix Regional Standard operating procedures policy # M.P. 205.20A. [link to policy](#)

<https://www.phoenix.gov/firesite/Documents/205.20A%20Battery%20Energy%20Storage%20Systems.pdf>

Condensed, the current practice for response to BESS (Battery Energy Storage Systems) is to take a defensive approach and let the fire burn itself out. Fire hose steams are used to cool adjacent BESS cabinets and or any nearby combustibles.

Other incident considerations are...available water supply, contaminated runoff and toxic fumes from allowing the fire to burn. Neighborhood evacuations would occur for an indefinite time. Weather dependent, freeway traffic could be affected by an incident. I could also include these systems have the ability to maintain stored energy after a thermal runaway event, increasing the time the incident is active.

So, yes we are equipped for these types of incidents.

Scott Miller  
Fire Marshal  
Avondale Fire & Medical  
125 S Avondale Blvd, Ste. 100 | Avondale, AZ 85323  
Office (623) 333-6140  
Cell (602) 690-8885  
[smiller@avondaleaz.gov](mailto:smiller@avondaleaz.gov)  
Business Hours: Mon.-Thurs. 7:00 a.m. – 6:00 p.m. Closed on Fridays

| PHOENIX REGIONAL<br>STANDARD OPERATING PROCEDURES                                                                                                                                                                                                                                                                                                                                                                                     |                                       |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|
| Policy Name:<br><b>BATTERY ENERGY STORAGE SYSTEMS</b>                                                                                                                                                                                                                                                                                                                                                                                 | Policy Number:<br><b>M.P. 205.20A</b> |
| This policy is for internal use only and does not expand an employee's legal duty or civil liability in any way. This policy should not be construed as creating a duty to act or a higher duty of care, with respect to third party civil claims against employees or the Phoenix Fire Department (PFD). Remedies for violations of this policy, if proven, are limited to administrative disciplinary action against PFD employees. |                                       |
| Related Policies: 205.20, 202.19, 202.19A                                                                                                                                                                                                                                                                                                                                                                                             |                                       |
| Other Reference:                                                                                                                                                                                                                                                                                                                                                                                                                      |                                       |
| Date Implemented: 04/2023-R                                                                                                                                                                                                                                                                                                                                                                                                           | Review Date: 04/2028                  |

Battery energy storage systems (BESS) pose unique hazards to firefighters. With recent advances in battery technology and renewable energy, lithium-ion batteries have become one of the leading solutions for large-scale energy storage. Buildings or facilities containing a BESS may not have markings that specifically identify the presence of these systems. Markings may only indicate a general electrical hazard is present. An independent facility containing a BESS may appear to be a steel building resembling a shipping container or other smaller enclosures. These facilities may be found anywhere. They may be stand-alone or incorporated in another structure, including residential areas. The use of BESS to support the electrical grid is becoming standard and these systems can be found throughout our communities.

The types of catastrophic failures that can occur in all battery systems are amplified by the size and scale of the BESS. Larger systems contain more energy and have the potential to create large volumes of toxic, flammable gases that can become explosive when contained. The hazards are dependent on the design of the BESS, characteristics of the compartments containing the BESS, and levels of fire protection systems in the structure.

In smaller residential settings, a lithium-ion battery module may undergo thermal runaway as a result of exposure to a heat source unrelated to the battery. For example, a battery module located in or near a garage that is exposed to a car fire can be damaged and has the potential to have a thermal runaway event. This may cause it to liberate toxic, flammable gases and lead to a potentially high energy ignition. Fires involving Lithium-Ion battery have a very high heat release rate and present extinguishment challenges.

Stranded energy is residual energy within a lithium-ion battery or BESS. This presents a significant fire, electrical shock, and/or explosion hazard to firefighters. The severity of the hazard is in direct relationship to the state of charge in the battery. Assume they are charged.



BESS failures can occur for a variety of reasons including but not limited to:

1. Thermal abuse (external temperatures)
2. Physical/mechanical damage
3. Electrical abuse (over-charging or repeated excessive charging rates)
4. Environmental impacts (electrical surge, lighting, etc.)
5. Internal faults within the battery cell
6. Other electrical faults or system failures

## **RESPONSE TO BATTERY ENERGY STORAGE SYSTEMS**

- BESS must always be considered energized. Firefighters should exercise extreme caution when dealing with BESS and all energized electrical equipment.
- Request utility company to respond.
- Request a 3&1 or greater hazardous materials response.
- **Do not make entry or approach BESS building or compartment. Introducing fresh air may result in a deflagration.**
- Isolate the area. Recommended initial evacuation distance is 150 feet. Do not enter the fenced area. The exception to this is a savable life/known rescue.
- **Be aware of explosion potential and off-gassing of hazardous materials. White colored smoke is a good indication of hazardous off-gassing.**
- Place apparatus in a safe location away from BESS and overhead power lines.
- Protect exposures.
- DEFENSIVE FIREFIGHTING, water streams are the preferred agent for response to lithium-ion battery fires (Lithium-ion is not water reactive).
- If a fire has not developed and only smoke is visible, take a defensive stance toward the system and be prepared to apply water spray to exposures.
- If a fire develops, take a defensive stance toward the burning unit and apply water to neighboring battery enclosures and exposures.
- Maintaining a safe distance from the unit involved (large commercial systems, at least 150').
- Response crews should allow the battery to burn out. Water should be applied to adjacent battery enclosures and exposures (building).
- The Incident Commander will make the ultimate determination regarding hazard mitigation. The hazard mitigation plan should be developed in partnership with the utility representative and/or responsible party.
  - Through this careful approach, hazardous materials technicians may take calculated steps to mitigate the hazard.
  - Depending on the BESS type and size, mitigation steps may include identification of the hazard, separating it from electrical supply (i.e., electrical grid or photovoltaic system), ventilation, and cooling.
- Firefighters must wear full personal protective equipment, including SCBA with face-piece.

- If identified shut off the unit/system by operating any visible disconnects or E-stops (shutting off the disconnect does not remove the energy from the battery). To isolate any PV system and ESS in an emergency, multiple disconnects may need to be shut off.
- Lithium-ion batteries that are in thermal runaway or off gassing will create hazardous flammable and toxic atmospheres.
- Firefighters must stay out of the vapor cloud / smoke.
- Due to construction of the unit, thermal imaging cameras or infrared temperature sensors may not give true thermal conditions. But can be used to identify trending temperatures.
- Hazardous failure of batteries can occur from physical damage, exterior fire, or an internal malfunction of a cell. Smoke, popping or hissing sounds from an ESS system can be an indication of a hazardous condition. When batteries or cells enter thermal runaway, there is typically a period of smoke (may be under pressure). The smoke is flammable and may ignite at any time.

### **Responding to a Venting ESS Product**

- Evacuate the area. Never open any doors or remove panels to ESS units.
- Maintaining a safe distance from the unit involved (large commercial systems, at least 150').
- Contact vendor-specific technical support for assistance including battery management system (BMS) data.
- For residential units that are located inside a dwelling unit or garage, the space should be properly ventilated with charged handlines in place (open garage door only if safe to do so).
- Maintain a safe distance from the ESS and monitor visually for signs of thermal runaway. A remote FDC may be present on larger commercial or utility ESS to support a sprinkler system inside the enclosure.
- Each manufacturer will have a recommended time for a battery pack to cool down. This can be near a full work cycle of 12 hours or more.
- Defensive firefighting, water spray is the preferred agent for response to lithium-ion battery fires (Lithium-ion is not water reactive).
- If a fire has not developed and only smoke is visible, take a defensive stance toward the system and evaluate the need, and practical ability to safely apply water on exposures.
- If a fire develops, take a defensive stance toward the burning unit. Evaluate the need and practical ability to safely apply water on exposures.
- Response crews should allow the battery to burn out. Water should be applied to adjacent battery enclosures and exposures.

### **Lead Acid**

Lead Acid batteries are also used as BESS. These systems pose chemical burn hazard, inhalation hazard and the risk of contaminated runoff. If found upgrade the assignment to a hazardous

materials assignment and operate electrical disconnects. Utilize full PPE and direct water application from 40 feet can be applied to control a fire.

### **Lithium Ion**

Lithium-ion Batteries can produce heat, toxic and flammable gases, and contain stranded energy.

### **RESIDENTIAL BESS**

BESS are typically found as part of a modern photovoltaic system but may be present even in the absence of a PV system. BESS systems can be lithium-ion battery or lead acid battery based. Each of these poses a potential for toxic exposure, fire and thermal burns, and chemical exposure. Refer to Photovoltaic MP 205.20B.

### **Emergency Procedures for Residential BESS systems.**

If a residential BESS system is identified the following steps shall be taken:

- Notify Command
- Upgrade assignment to a 3-1 Hazardous Materials Response, isolate the area.
- It is critical to operate electrical disconnects if it is safe to do so. This will isolate the battery system.
  - After operation of the electrical disconnects it is important to recognize that the batteries will still pose an electrical hazard due to the stranded energy that they contain.
- Crews will wear full PPE and with SCBA Face Piece in place
- A charged hose line will be in place.
- Isolate the area surrounding the residential BESS a minimum of 40 feet. Hazardous Materials crews will set a hot zone.
- Avoid parking apparatus directly in front of the house
- Evaluate if the Battery Pack has been impacted by the initial fire or other event
- Contact vendor-specific technical support for assistance including BMS data.
- Consider a monitoring / cooling period of 12 hours in which the battery is monitored for signs of thermal runaway. This is a passive cooling period without water being applied.
  - Direct application of water is ineffective for cooling to prevent a thermal runaway due to the construction of the battery pack.
  - Temperature readings should be taken as early as possible and repeated at regular intervals (10 minutes) to identify trends. Is the battery getting hotter or beginning to cool?
- Contact the RP. They will be informed that they must contact the manufacturer for technical support.
- Command Officers shall make attempts to notify the building owner or occupant that there is a risk associated of a secondary event including fire as a result of continued power generation from the PV panels.

- Command or their designee may make notification over the radio that this notification has been made.
- Water application is the recommended method of firefighting.
- Protect exposures through defensive firefighting.
- The Responsible Party must arrange for proper disposal and cleanup.

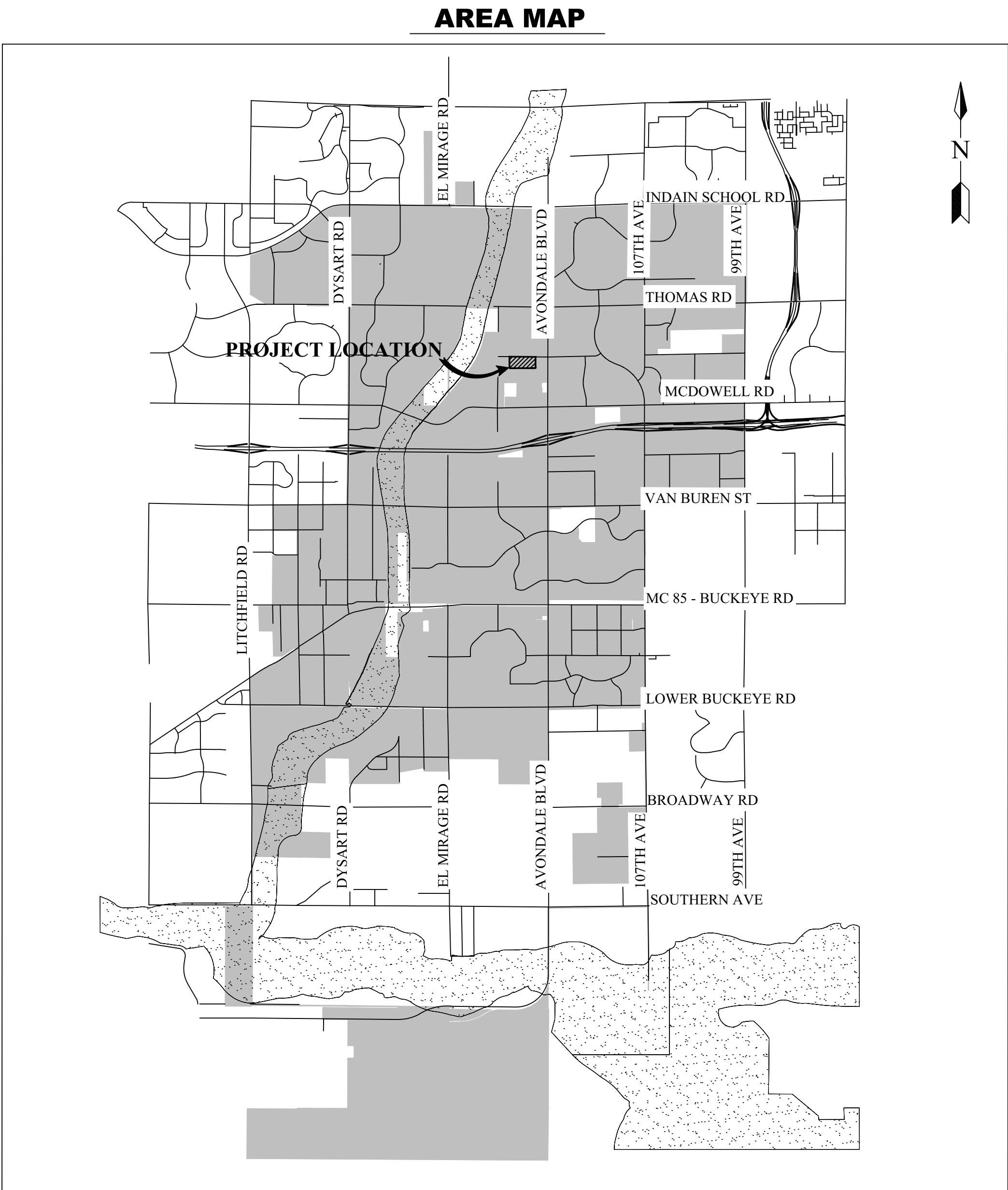
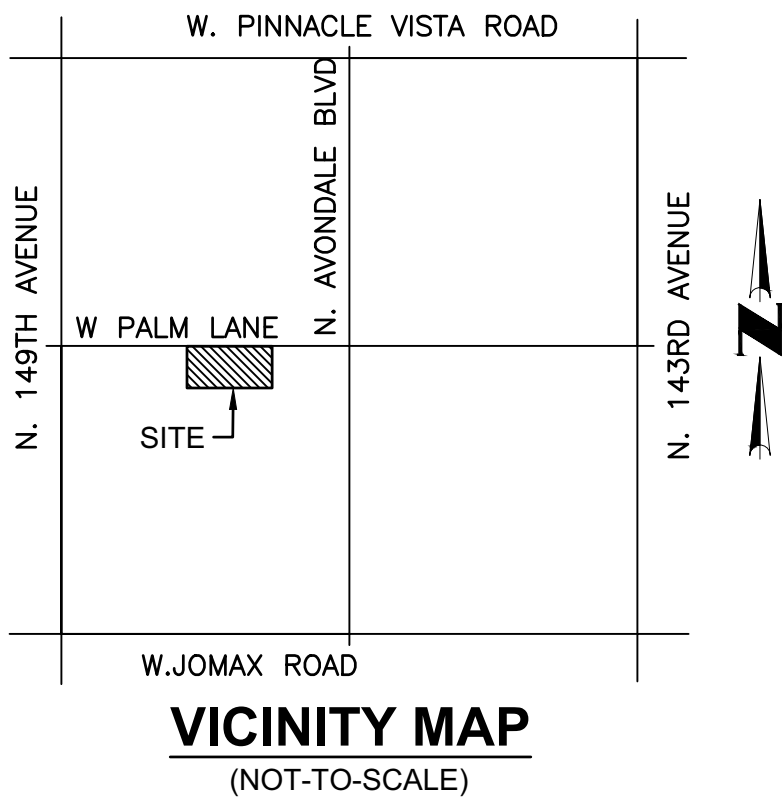
Note: All BESS contain quantities of hazardous materials. In the event of an emergency with a BESS, a toxic environment may be created that is not visible. Metering of the environment by hazardous materials crews is necessary as is the usage of full personal protective equipment.



# SUN DEPOT ENERGY STORAGE PROJECT

## W. PALM DRIVE, AVONDALE, AZ

A PORTION OF LAND LOCATED IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 13 EAST, OF THE GILA  
AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA



### Utility Conflict Notification Block

THESE PLANS HAVE BEEN SUBMITTED TO THE FOLLOWING UTILITY COMPANIES. WHERE THE WORK TO BE DONE CONFLICTS WITH ANY OF THESE UTILITIES, THE CONFLICTS SHALL BE RESOLVED AS SPECIFIED IN THE SPECIAL NOTES AND/OR AS OTHERWISE NOTED ON THESE PLANS. CONFLICTS ARISING DURING THE COURSE OF CONSTRUCTION FROM UNFORESEEN CIRCUMSTANCES SHALL BE REPORTED TO THE INTERESTED UTILITY COMPANY AND BE RESOLVED BY THEM AND THE DESIGN ENGINEER.

|                        |                                                 |                    |
|------------------------|-------------------------------------------------|--------------------|
| ARIZONA PUBLIC SERVICE | APS LOCATE DEPARTMENT<br>COMPANY REPRESENTATIVE | 06.21.2022<br>DATE |
| CITY OF AVONDALE       | BENNIE ROBINSON<br>COMPANY REPRESENTATIVE       | 06.21.2022<br>DATE |
| COX COMMUNICATIONS     | DAN QUIROZ<br>COMPANY REPRESENTATIVE            | 06.21.2022<br>DATE |
| CTLQL-CENTURYLINK      | USIC DISPATCH CENTER<br>COMPANY REPRESENTATIVE  | 06.21.2022<br>DATE |
| EL PASO NATURAL GAS    | BRETT BERRY<br>COMPANY REPRESENTATIVE           | 06.21.2022<br>DATE |
| MCI-VERIZON BUSINESS   | SUPERVISOR ON DUTY<br>COMPANY REPRESENTATIVE    | 06.21.2022<br>DATE |
| SALT RIVER PROJECT     | SRP BLUE STAKE<br>COMPANY REPRESENTATIVE        | 06.21.2022<br>DATE |
| SOUTHWEST GAS          | ELM LOCATING DISPATCH<br>COMPANY REPRESENTATIVE | 06.21.2022<br>DATE |

#### Storm Water Certification

- ALL DRAINAGE DESIGN WILL COMPLY WITH THE DRAINAGE DESIGN MANUAL FOR MARICOPA COUNTY, ARIZONA, VOLUMES I & II, JANUARY 28, 1996, AS AMENDED OR UPDATED.
- THE DEVELOPMENT WILL PROVIDE ADEQUATE RETENTION FOR THE 100-YEAR 2-HOUR STORM. THIS INCLUDES ONSITE AND ADJACENT HALF STREET RUNOFF.
- IN ALL CASES THE HALF STREET FLOW FROM THE 100-YEAR, 2-HOUR STORM WILL BE CONTAINED WITHIN THE PUBLIC RIGHT OF WAY.
- THE COLLECTION SYSTEM FOR THE 10-YEAR 2-HOUR STORM HAS BEEN DESIGNED SO THAT ALL ARTERIAL AND MAJOR COLLECTOR STREETS SHALL MAINTAIN ONE DRY LANE IN EACH DIRECTION.
- FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF 14-INCHES ABOVE THE OUT FALL TOP OF CURB ELEVATION, OR 12-INCHES ABOVE THE COMPUTED 100-YEAR 2-HOUR WATER SURFACE ELEVATION WHICH EVER IS GREATER.
- ALL STORM WATER RETENTION SHALL BE DRAINED WITHIN 36 HOURS. IF BASINS DO NOT DRAIN WITHIN 36 HOURS, DEVELOPER/OWNER SHALL ENACT MEASURE TO CORRECT.

SIGNATURE

DATE

### CIVIL PLAN SHEET INDEX:

|      |                       |
|------|-----------------------|
| C1.0 | COVER SHEET           |
| C1.1 | PRELIMINARY SITE PLAN |
| C1.2 | PRELIMINARY SITE PLAN |
| C1.3 | FIRE ACCESS PLAN      |

**NOTE:**  
ALL CONSTRUCTION SHALL BE IN ACCORDANE WITH THE MOST RECENT EDITION OF THE CITY OF AVONDALE'S SUPPLEMENT TO THE M.A.G. SPECIFICATIONS AND STANDARD DETAILS CURRENTLY ON FILE AND AVSAILABLE AT THE CITY OF AVONDALE'S ENGINEERING DEPARTMENT OR ONLINE AT THE CITY OF AVONDALE'S WEBSITE.

### OWNER INFORMATION

OWNER: RAYROAD, LLC  
ADDRESS: PO BOX 14136  
SCOTTSDALE, AZ 85267

LEASEE: SUN DEPOT ENERGY STORAGE LLC  
1 SOUTH WACKER DRIVE, SUITE 1800  
CHICAGO, IL 60606

### CIVIL ENGINEER:

COE & VAN LOO CONSULTANTS, INC.  
4550 N. 12TH STREET  
PHOENIX, AZ 85014  
CONTACT: RYAN WEED, P.E.  
PHONE: 602.285.4730  
EMAIL: RWEED@CVLCI.COM

### BENCHMARK INFORMATION

TBD

## CITY OF AVONDALE

### MAYOR

KENNETH WEISE

### VICE MAYOR

VERONICA MALONE

### CITY MANAGER

CHERLENE PENILLA, ACTING

### COUNCIL MEMBERS

BRYAN KILGORE  
GLORIA SOLORIO  
MIKE PINEDA

TINA CONDE  
CURTIS NIELSON

### CITY CLERK

MARCELLA CARRILLO

## APPROVALS

CITY ENGINEERING DEPARTMENT \_\_\_\_\_ DATE \_\_\_\_\_

THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.

11465 W. CIVIC CENTER DRIVE  
AVONDALE, AZ 85323  
(623) 333-4200

\_\_\_\_\_(water)\_\_\_\_\_  
MARICOPA COUNTY ENVIRONMENTAL SERVICES \_\_\_\_\_ DATE \_\_\_\_\_

1101 N CENTRAL #150  
PHOENIX, AZ 85334  
SUSAN HAZELETT (602) 506-6671

## "AS-BUILT CERTIFICATION"

I HEREBY CERTIFY THAT THE "AS-BUILT" INFORMATION SHOWN HEREON WAS OBTAINED UNDER MY DIRECT SUPERVISION AND IS CORRECT AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR \_\_\_\_\_ SEAL \_\_\_\_\_

REGISTRATION NUMBER \_\_\_\_\_ DATE \_\_\_\_\_  
COMPANY NAME:  
ADDRESS:  
CITY/STATE/ZIP CODE:  
PHONE NUMBER:



CELEBRATING 60 YEARS  
Civil Engineering  
Land Survey  
Landscape  
Architecture  
Construction  
Management  
Water Systems  
Wastewater  
Treatment  
Land Planning  
Energy

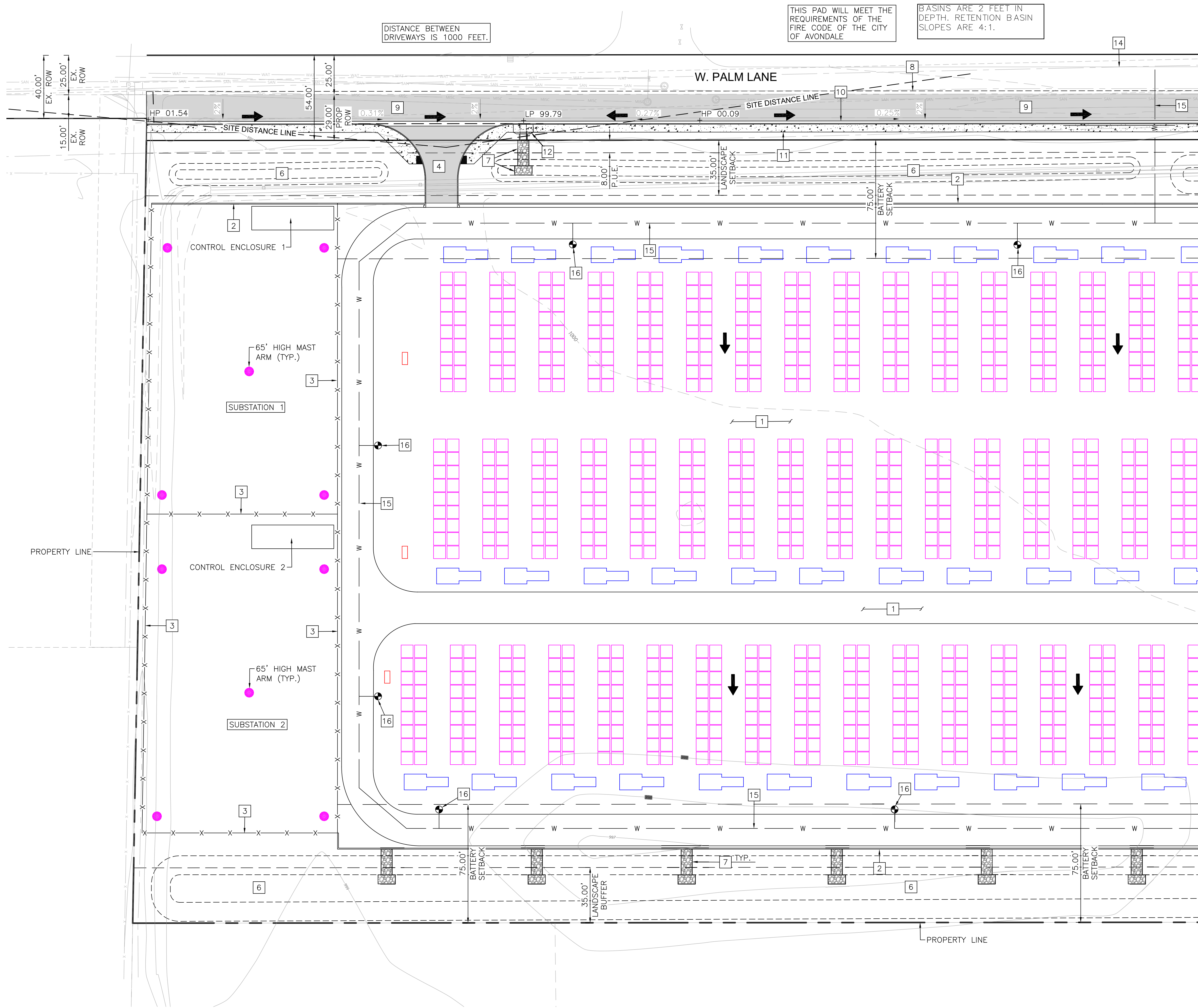


SUN DEPOT ENERGY STORAGE, LLC  
BATTERY ENERGY STORAGE  
PRELIMINARY SITE PLAN



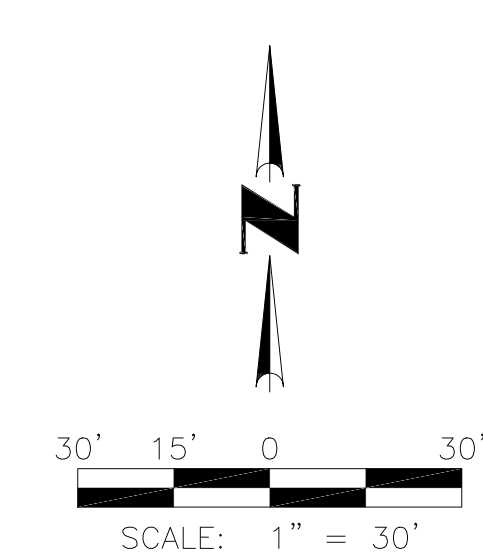
ORIGINAL PLAN DATE  
07.09.22  
LATEST REVISION DATE  
-  
SHEET NUMBER  
01 OF 04  
PROJECT NUMBER  
1.01.0387401





- SITE PLAN NOTES:**
- 2" DIAMETER DECOMPOSED GRANITE, 8" DEPTH OVER ENTIRE INTERIOR OF BATTERY STORAGE AREA.
  - 8' HIGH CMU BLOCK SECURITY WALL WITH ANTI-CLIMB BARRIER.
  - 8'-0" HIGH CHAIN LINK SECURITY FENCE WITH 1'-0" OF THREE-STRAND BARBED WIRE.
  - 20'-0" WIDE PAVED DRIVEWAY (3" A.C. OVER 9" ABC).
  - NO LONGER PART OF THESE PLANS.
  - STORMWATER RETENTION BASIN-4" DEPTH OF 2" DIAMETER DECOMPOSED GRANITE.
  - RIP-RAP. SIZE AND DEPTH TBD.
  - 2'-0" WIDE SAWCUT TO A NEAT LINE. PAVEMENT REPLACEMENT TO MATCH EXISTING PAVEMENT SECTION.
  - HALF-WIDTH PAVEMENT SECTION (3" A.C. OVER 9" A.B.C.) PER CITY OF AVONDALE STANDARD DETAIL A1100.
  - 6" VERTICAL CURB AND GUTTER PER MAG STD. DTL. 220, TYPE A.
  - 5' WIDE ATTACHED SIDEWALK. PER MAG STD. DTL. 230.
  - CONCRETE SCUPPER PER MAG STD. DTL. 206-1 THROUGH 206-3. SCUPPER LOCATION MARKER TO BE ADDED PER CITY OF AVONDALE STANDARD DETAIL A1500-2.
  - 3' WIDE VALLEY GUTTER PER MAG STD. DTL. 240.
  - TAPPING SLEEVE AND VALVE. SIZE TBD.
  - DUCTILE IRON PIPE FIRE LINE. SIZE TBD.
  - FIRE HYDRANT PER MAG STD. DTL. 360-1 THROUGH 360-3.
  - GATE VALVE PER MAG STD. DTL. 391-1.

- LEGEND:**
- 1 CORE
  - 1 CORE AUGMENTATION
  - FLUENCE CUBE GENERATION 6
  - FLUENCE CUBE GENERATION 6 AUGMENTATION
  - AUXILIARY TRANSFORMER PAD AUGMENTATION
  - AUXILIARY TRANSFORMER PAD
  - 65' HIGH STATIC MAST (APPROX. LOCATION)



CELEBRATING 60 YEARS

Civil Engineering  
Land Survey  
Landscape  
Water Systems  
Wastewater  
Treatment  
Land Planning  
Energy

**CVL**  
CONSULTANTS

4850 N. 12th Street  
Phoenix, AZ 85018  
Phone: 602.284.0931  
Fax: 602.284.0928  
Web: www.cvl60.com

SUN DEPOT ENERGY STORAGE, LLC

BATTERY ENERGY STORAGE

PRELIMINARY SITE PLAN

SEAL

Professional Engineer  
Ryan Weed  
37325  
09/12/20  
ARIZONA, U.S.A.

ORIGINAL PLAN DATE

07.09.22

LATEST REVISION DATE

-

SHEET NUMBER

02 OF 04

PROJECT NUMBER

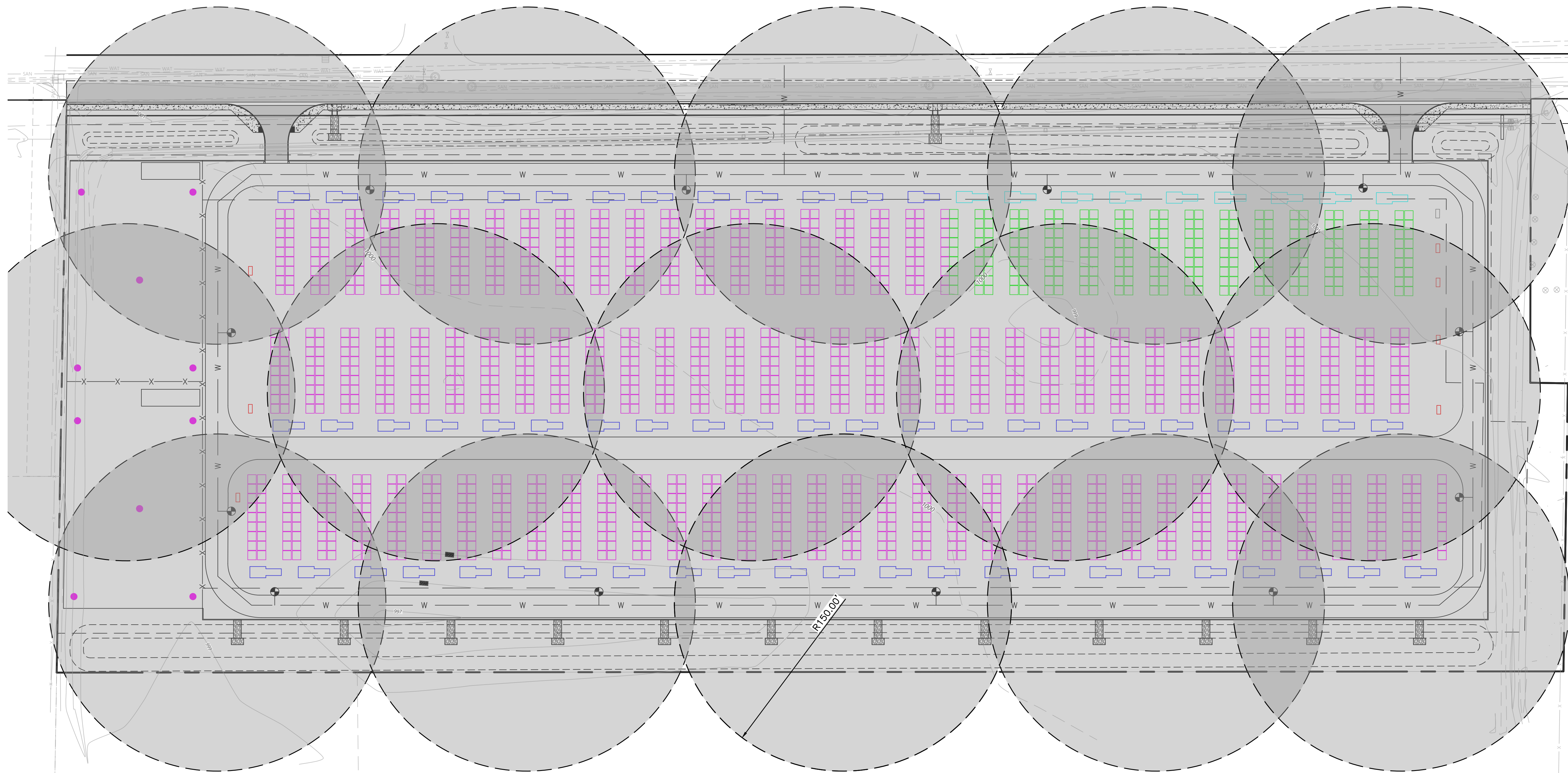
1.01.0387401

MATCH TO SHEET C2.1

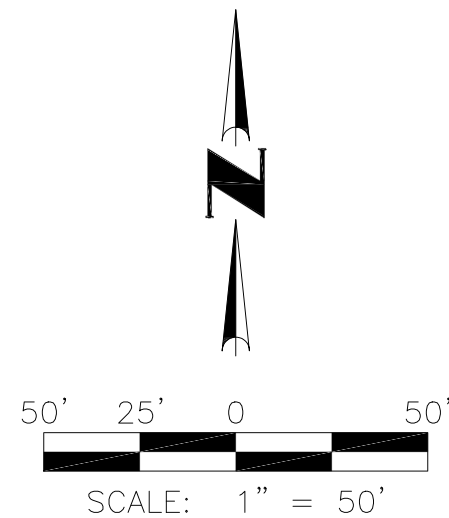








150' RADIUS FIRE ACCESS LAYOUT  
SITE INTERIOR



|                      |              |
|----------------------|--------------|
| CELEBRATING 60 YEARS |              |
| Civil Engineering    | Land Survey  |
| Water Systems        | Landscaping  |
| Wastewater           | Architecture |
| Treatment            | Construction |
| Land Planning        | Management   |
| Energy               |              |

**i cvl CONSULTANTS**  
4550 N. 12th Street  
Phoenix, AZ 85018  
Phone: 602.264.1831  
Fax: 602.264.0928  
Web: www.cvl.com

**SUN DEPOT ENERGY STORAGE, LLC**  
PROJECT NAME  
**BATTERY ENERGY STORAGE**  
PLANT TYPE  
**FIRE ACCESS PLAN**

SEAL:

ORIGINAL PLAN DATE  
07.09.22

LATEST REVISION DATE  
-

SHEET NUMBER  
04 OF 04

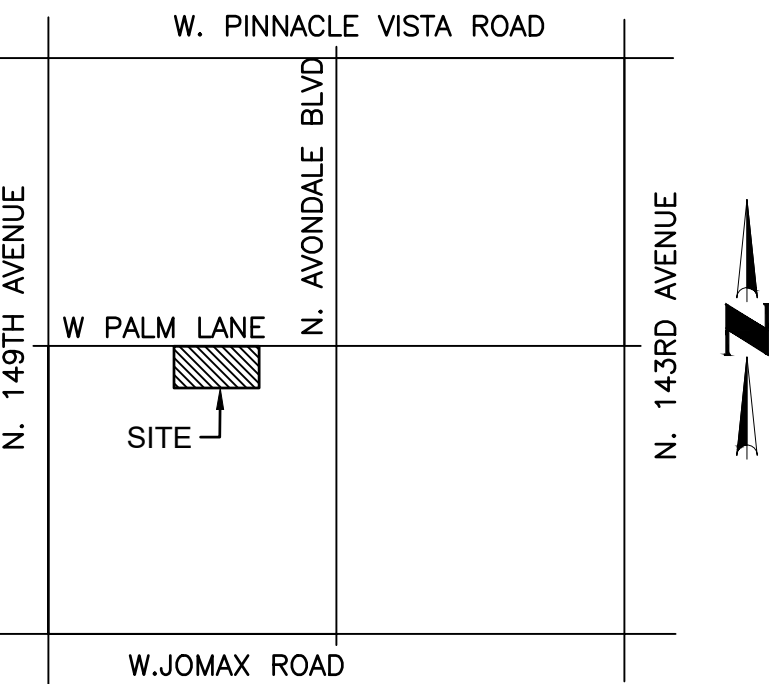
PROJECT NUMBER  
1.01.0387401



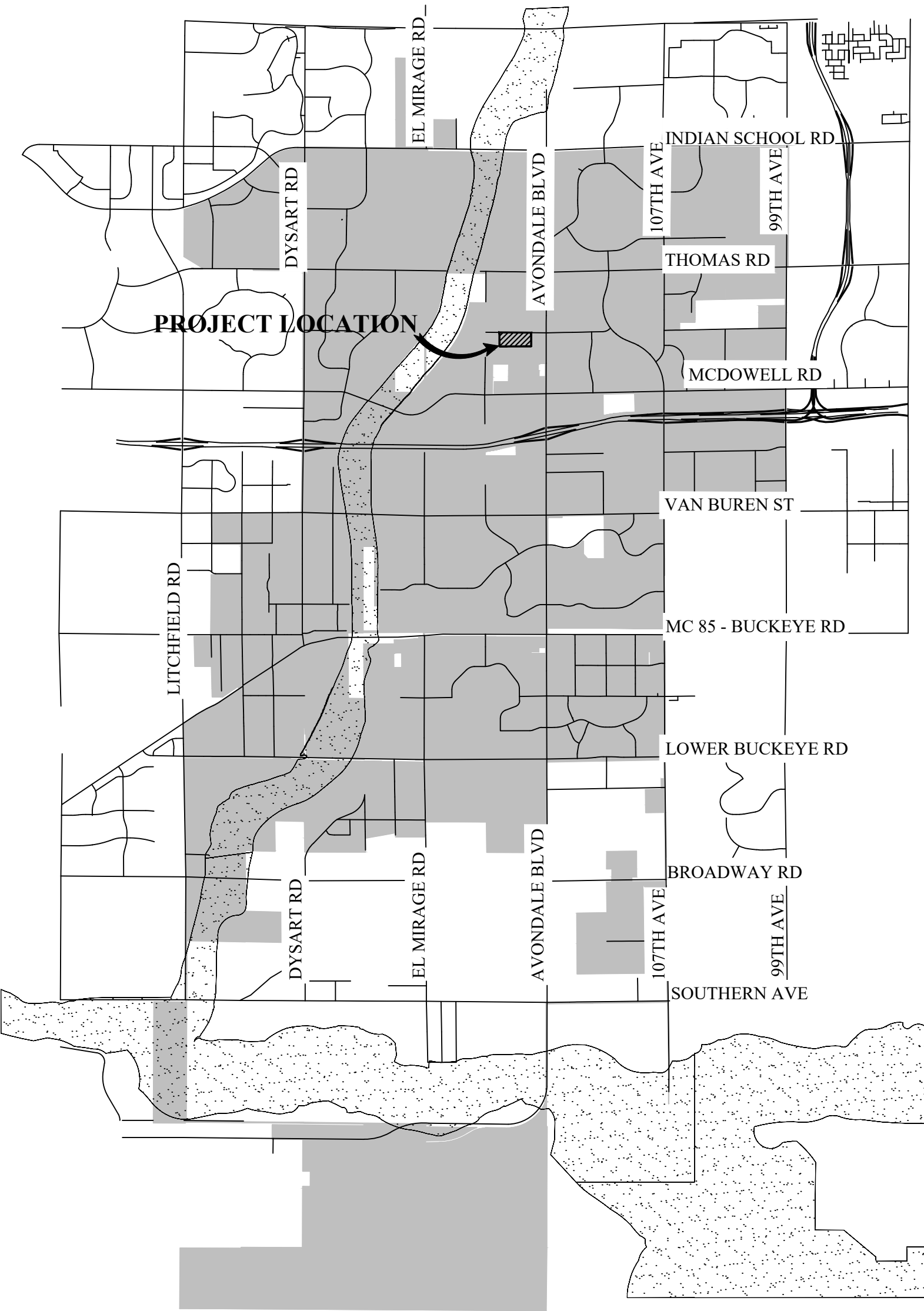
# SUN DEPOT ENERGY STORAGE PROJECT

## W. PALM DRIVE, AVONDALE, AZ

A PORTION OF LAND LOCATED IN SECTION 8, TOWNSHIP 18 SOUTH, RANGE 13 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PIMA COUNTY, ARIZONA



VICINITY MAP  
(NOT-TO-SCALE)



| Avondale                                                                                     |                                                                                                                                                                                                                                                                                                          |                                       |                                       |
|----------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------|---------------------------------------|
| PLANTING DATA SHEET                                                                          |                                                                                                                                                                                                                                                                                                          |                                       |                                       |
| (Table must be present on plans; fill in relevant requirements or indicate not applicable)   |                                                                                                                                                                                                                                                                                                          |                                       |                                       |
| ZONING                                                                                       |                                                                                                                                                                                                                                                                                                          |                                       |                                       |
| Zoning District: <b>A-1 General Industrial</b>                                               |                                                                                                                                                                                                                                                                                                          |                                       |                                       |
| PLANTING REQUIREMENTS PER ZONING DISTRICT                                                    |                                                                                                                                                                                                                                                                                                          | REQUIRED                              | PROVIDED                              |
| Landscape Improvements (Zoning Ordinance, Sec. 28-294(b) <b>total site area 673,782 sf</b> ) |                                                                                                                                                                                                                                                                                                          |                                       |                                       |
| Landscape Areas                                                                              | 67,378 sq. ft.                                                                                                                                                                                                                                                                                           | 10 %                                  | 128,186 sq. ft. 19 %                  |
| Usable Open Space                                                                            | sq. ft.                                                                                                                                                                                                                                                                                                  | %                                     | sq. ft. %                             |
| REQUIRED LANDSCAPE AREAS                                                                     |                                                                                                                                                                                                                                                                                                          | REQUIRED                              | PROVIDED                              |
| Right of Way Landscaping                                                                     |                                                                                                                                                                                                                                                                                                          |                                       |                                       |
| Trees                                                                                        | 1,145 lf / 25 = <b>46</b> Trees                                                                                                                                                                                                                                                                          |                                       | <b>46</b> Trees                       |
| Shrubs                                                                                       | 46"x4 = <b>184</b> Shrubs                                                                                                                                                                                                                                                                                |                                       | <b>184</b> Shrubs                     |
| Groundcover, Vegetative                                                                      |                                                                                                                                                                                                                                                                                                          |                                       | Groundcover                           |
| Total Landscape Area                                                                         | sq. ft.                                                                                                                                                                                                                                                                                                  | %                                     | 5,690 sq. ft. 1 %                     |
| Landscape Setback & Additional Open Space                                                    |                                                                                                                                                                                                                                                                                                          |                                       |                                       |
| Trees                                                                                        | Required Setback Breakdown by Area:<br>Palm Ln.: 1,253 lf / 20 = 63 trees (*4 =) <b>252</b> shrubs<br>East P.L.: 416 lf / 20 = 21 trees (*4 =) <b>84</b> shrubs<br>South P.L.: 1,336 lf / 20 = 67 trees (*4 =) <b>268</b> shrubs<br>Additional Open Space: 177 lf / 20 = 9 trees (*4 =) <b>36</b> shrubs | <b>160</b> Trees<br><b>640</b> Shrubs | Trees <b>160</b><br>Shrubs <b>640</b> |
| Shrubs                                                                                       |                                                                                                                                                                                                                                                                                                          |                                       | Groundcover                           |
| Groundcover, Vegetative                                                                      |                                                                                                                                                                                                                                                                                                          |                                       | Groundcover                           |
| Total Landscape Area                                                                         | sq. ft.                                                                                                                                                                                                                                                                                                  | %                                     | 122,496 sq. ft. 18 %                  |
| Land use Buffer                                                                              |                                                                                                                                                                                                                                                                                                          |                                       |                                       |
| Trees                                                                                        |                                                                                                                                                                                                                                                                                                          | Trees                                 | Trees                                 |
| Shrubs                                                                                       |                                                                                                                                                                                                                                                                                                          | Shrubs                                | Shrubs                                |
| Groundcover, Vegetative                                                                      |                                                                                                                                                                                                                                                                                                          | Groundcover                           | Groundcover                           |
| Total Landscape Area                                                                         | sq. ft.                                                                                                                                                                                                                                                                                                  | %                                     | sq. ft. %                             |
| Parking Lot Landscaping                                                                      |                                                                                                                                                                                                                                                                                                          |                                       |                                       |
| Trees                                                                                        |                                                                                                                                                                                                                                                                                                          | Trees                                 | Trees                                 |
| Shrubs                                                                                       |                                                                                                                                                                                                                                                                                                          | Shrubs                                | Shrubs                                |
| Groundcover, Vegetative                                                                      |                                                                                                                                                                                                                                                                                                          | Groundcover                           | Groundcover                           |
| Total Landscape Area                                                                         | sq. ft.                                                                                                                                                                                                                                                                                                  | %                                     | sq. ft. %                             |
| Retention Basins                                                                             |                                                                                                                                                                                                                                                                                                          |                                       |                                       |
| Trees                                                                                        | All retention basins are within a landscape setback.<br>See Landscape Setback section.                                                                                                                                                                                                                   | Trees                                 | Trees                                 |
| Shrubs                                                                                       |                                                                                                                                                                                                                                                                                                          | Shrubs                                | Shrubs                                |
| Groundcover, Vegetative                                                                      |                                                                                                                                                                                                                                                                                                          | Groundcover                           | Groundcover                           |
| Total Landscape Area                                                                         | sq. ft.                                                                                                                                                                                                                                                                                                  | %                                     | sq. ft. %                             |
| Building Frontage (identify street being fronted)                                            |                                                                                                                                                                                                                                                                                                          |                                       |                                       |
| Trees                                                                                        |                                                                                                                                                                                                                                                                                                          | Trees                                 | Trees                                 |
| Shrubs                                                                                       |                                                                                                                                                                                                                                                                                                          | Shrubs                                | Shrubs                                |
| Groundcover, Vegetative                                                                      |                                                                                                                                                                                                                                                                                                          | Groundcover                           | Groundcover                           |
| Total Landscape Area                                                                         | sq. ft.                                                                                                                                                                                                                                                                                                  | %                                     | sq. ft. %                             |
| TOTAL LANDSCAPING ELEMENTS                                                                   |                                                                                                                                                                                                                                                                                                          | REQUIRED                              | PROVIDED                              |
| Trees                                                                                        |                                                                                                                                                                                                                                                                                                          | <b>206</b> Trees                      | <b>206</b> Trees                      |
| Shrubs                                                                                       |                                                                                                                                                                                                                                                                                                          | <b>824</b> Shrubs                     | <b>824</b> Shrubs                     |
| Groundcover, Vegetative                                                                      |                                                                                                                                                                                                                                                                                                          | Groundcover                           | Groundcover                           |
| Groundcover, 3/4" screened decomposed granite                                                |                                                                                                                                                                                                                                                                                                          | 67,378 sq. ft.                        | 128,186 sq. ft.                       |

Development Services Department  
11465 W. Civic Center Drive, Avondale, AZ 85323 • Phone (623) 333-4000 • Fax (623) 333-0400 • TDD (623) 333-0010  
<https://www.avondaleaz.gov/government/departments/development-services>

Page 7 of 8

Revised 05.16.2023

### CITY OF AVONDALE LANDSCAPE NOTES

- PROPOSED LOCATIONS FOR ALL LANDSCAPE MATERIAL, ORGANIC AND INORGANIC.
- PRELIMINARY LANDSCAPE MATERIALS SCHEDULE IDENTIFYING EACH PLANT'S COMMON AND BOTANICAL NAME, PLANT SIZES AND QUANTITIES, AND THE SPECIFICATION, SIZE, AND COLOR OF ANY INERT MATERIALS. PLANS SHALL BE DEVELOPED IN ACCORDANCE WITH THE COA STREET TREE MASTER PLAN.
- COMPLETED PLANTING DATA SHEET ON ALL LANDSCAPE SHEETS (SEE ATTACHED).
- PRELIMINARY LANDSCAPE DETAILS AND CONSTRUCTION NOTES, INCLUDING THE REQUIRED CITY OF AVONDALE NOTES:
  - ALL TREES REQUIRED ON SITE SHALL HAVE A MINIMUM BOX SIZE OF 24 INCHES.
  - ALL TREES SHALL BE SPECIFIED IN THE SCHEDULE OF PLANT MATERIAL (REQUIRED AS PART OF THE PRELIMINARY LANDSCAPE PLAN AND THE FINAL LANDSCAPE PLAN) BY HEIGHT, WIDTH AND BY ANY OTHER RELEVANT INFORMATION WHICH DEFINES THE EXACT SPECIFICATIONS OF THE PLANT MATERIAL BEING PROPOSED.
  - ALL PALM TREES (FAN PALMS, DATE PALMS, AND QUEEN PALMS) SHALL HAVE A MINIMUM TWELVE (12) FOOT TRUNK HEIGHT MEASURED FROM THE BASE OF THE TRUNK TO THE BASE OF THE FRONDS.
  - THE PROPERTY OWNER AND/OR LESSEE SHALL BE RESPONSIBLE TO INSTALL/MAINTAIN ALL LANDSCAPING WITHIN THE RIGHT-OF-WAY.
  - A 3-FOOT CLEAR SPACE IS REQUIRED AROUND ALL FIRE SUPPRESSION EQUIPMENT. NO PLANTS MAY BE INSTALLED THAT WILL ENCR OACH UPON THIS CLEAR SPACE WHEN MATURE.
  - PLANTINGS WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE MAINTAINED SO THAT NO LIMBS HANG LOWER THAN SEVEN (7) FEET AND SHRUBS OR OTHER PLANTS PLANTED WITHIN ANY SIGHT VISIBILITY EASEMENT SHALL BE NO TALLER THAN TWO (2) FEET AT FULL GROWTH.
  - THE CITY APPROVES THESE PLANS FOR CONCEPT ONLY AND ACCEPTS NO LIABILITY FOR ERRORS OR OMISSIONS.
- PLEASE NOTE: ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF AVONDALE SUPPLEMENT TO MAG SPECIFICATIONS & STANDARD DETAILS CURRENTLY ON FILE AND AVAILABLE AT THE CITY OF AVONDALE ENGINEERING DEPARTMENT.
- DUST CONTROL AND GROUND COVER USING ¾" SCREENED DECOMPOSED GRANITE AT A MINIMUM 2" THICK DEPTH.
- LOCATION OF PRELIMINARY EASEMENTS, PRELIMINARY UTILITIES, AND ABOVE GRADE RETENTION/DETENTION BASINS.
- DESCRIPTION OF IRRIGATION SYSTEM. SHOW LOCATION OF ALL BACKFLOW PREVENTION DEVICES. DEVICES SMALLER THAN 3" SCREENED WITH ROUND-TOPPED WIRE MESH ENCLOSURE, PAINTED GREEN.
- DESIGNATE AND PROVIDE DETAIL OF ALL STREET MEDIAN IMPROVEMENTS (AS APPLICABLE).

### OWNER INFORMATION

OWNER: RAYROAD, LLC  
ADDRESS: PO BOX 14136  
SCOTTSDALE, AZ 85267

LEASEE: SUN DEPOT ENERGY STORAGE LLC  
1 SOUTH WACKER DRIVE, SUITE 1800  
CHICAGO, IL 60606

### LANDSCAPE ARCHITECT:

COE & VAN LOO CONSULTANTS, INC.  
4550 N. 12TH STREET  
PHOENIX, AZ 85014  
CONTACT: TIM STARKEY, PLA  
PHONE: 602-285-4776  
EMAIL: TSTARKEY@CVLCI.COM

### LANDSCAPE PLAN SHEET INDEX:

L1.0 LANDSCAPE COVER SHEET  
L1.1 PRELIMINARY LANDSCAPE PLAN  
L1.2 PRELIMINARY LANDSCAPE PLAN

### PLANT SCHEDULE

| TREES       | BOTANICAL / COMMON NAME                                             | SIZE    | CAL            | H.       | W.             | QTY |
|-------------|---------------------------------------------------------------------|---------|----------------|----------|----------------|-----|
|             | ACACIA SALICINA<br>WILLOW ACACIA                                    | 24" BOX | 1.25"-1.5" CAL | 7'-8' HT | 2.5'-3.5' WIDE | 9   |
|             | CERCIDIMUM X 'DESERT MUSEUM'<br>DESERT MUSEUM PALO VERDE            | 24" BOX | 1.25"-1.5" CAL | 5-7' HT  | 3'-4' WIDE     | 26  |
|             | CHLOPSIS LINEARIS 'LOPUR' PPAF<br>DESERT DIVA DESERT WILLOW         | 24" BOX | 1.25"-1.5" CAL | 5-7' HT  | 3'-4' WIDE     | 27  |
|             | EBENOPSIS EBANO<br>TEXAS EBONY                                      | 24" BOX | 1.25"-1.5" CAL | 5-7' HT  | 3'-4' WIDE     | 57  |
|             | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE          | 24" BOX | 1.25"-1.5" CAL | 7'-9' HT | 2.5'-3.5' WIDE | 18  |
|             | PROSOPIS GLANDULOSA 'THORNLESS AZT'<br>THORNLESS HONEY MESQUITE     | 24" BOX | 1.25"-1.5" CAL | 5-7' HT  | 6' -7' WIDE    | 41  |
|             | ULMUS PARVIFOLIA<br>CHINESE ELM                                     | 24" BOX | 1.25"-1.5" CAL | 7'-9' HT | 3'-4' WIDE     | 28  |
| SHRUBS      | BOTANICAL / COMMON NAME                                             | SIZE    |                |          |                |     |
|             | CAESALPINIA MEXICANA<br>MEXICAN BIRD OF PARADISE                    | 5 GAL.  |                |          |                | 80  |
|             | CAESALPINIA PULCHERRIMA<br>RED BIRD OF PARADISE                     | 5 GAL.  |                |          |                | 141 |
|             | LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'<br>LYNN'S LEGACY TEXAS SAGE | 5 GAL.  |                |          |                | 38  |
|             | RUELLIA BRITTONIANA<br>BLUE BELLS                                   | 5 GAL.  |                |          |                | 24  |
|             | SENNA ARTEMISIOIDES<br>SILVER SENNA                                 | 5 GAL.  |                |          |                | 167 |
|             | TECOMA X 'GOLD STAR'<br>GOLD STAR TECOMA                            | 5 GAL.  |                |          |                | 9   |
|             | TECOMA X 'SOLAR FLARE'<br>SOLAR FLARE TECOMA                        | 5 GAL.  |                |          |                | 25  |
| ACCENTS     | BOTANICAL / COMMON NAME                                             | SIZE    |                |          |                |     |
|             | DASYLIRION LONGISSIMUM<br>TOOTHLESS DESERT SPOON                    | 5 GAL.  |                |          |                | 31  |
|             | FOUQUIERIA SPLENDENS<br>OCOTILLO                                    | 5 GAL.  |                |          |                | 45  |
|             | HESPERALOE PARVIFLORA 'BRAKELIGHTS'<br>BRAKELIGHTS RED YUCCA        | 5 GAL.  |                |          |                | 73  |
| GROUNDCOVER | BOTANICAL / COMMON NAME                                             | SIZE    |                |          |                |     |
|             | EREMOPHILA GLABRA 'MINGENOW GOLD'<br>OUTBACK SUNRISE EMU BUSH       | 1 GAL.  |                |          |                | 78  |
|             | LANTANA CAMARA 'GOLD MOUND'<br>GOLD MOUND LANTANA                   | 1 GAL.  |                |          |                | 7   |
|             | ROSMARINUS OFFICINALIS 'PROSTRATUS'<br>TRAILING ROSEMARY            | 1 GAL.  |                |          |                | 106 |



CELEBRATING 60 YEARS  
Civil Engineering  
Land Survey  
Landscape  
Architecture  
Construction  
Management

CVL CONSULTANTS  
4550 N. 12th Street  
Phoenix, AZ 85014  
Phone: 602.284.9831  
Fax: 602.284.0928  
Web: www.cvlci.com

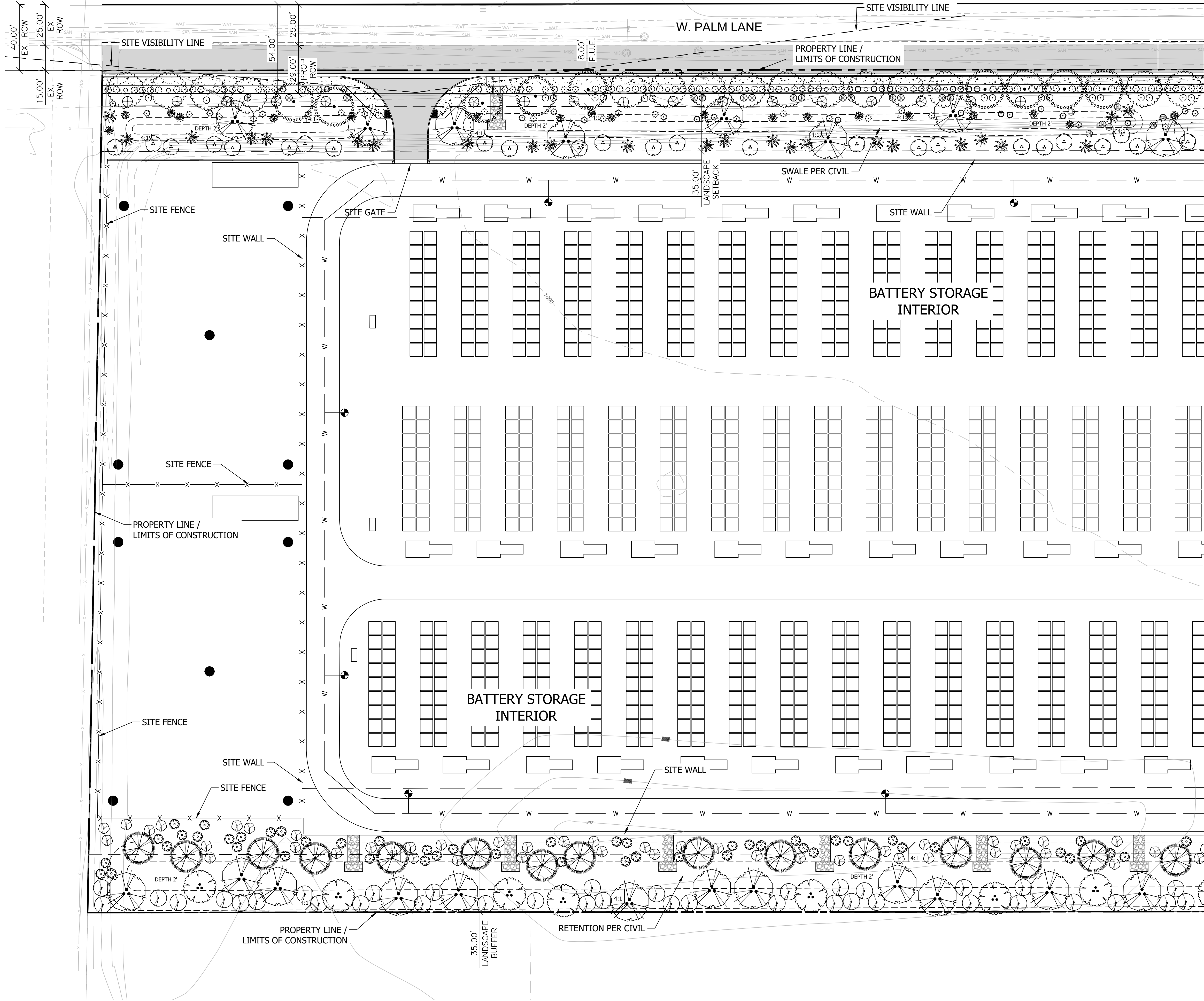
SUN DEPOT ENERGY STORAGE, LLC  
BATTERY ENERGY STORAGE  
PRELIMINARY LANDSCAPE PLAN



NOT FOR CONSTRUCTION  
ORIGINAL PLAN DATE  
07.09.22  
LATEST REVISION DATE  
-  
SHEET NUMBER  
01 OF 03  
PROJECT NUMBER  
1.01.0387401

L1.0





MATCH LINE: SEE SHEET L 1.2

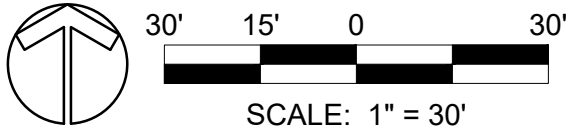
PLANT SCHEDULE

| TREES        | BOTANICAL / COMMON NAME                                             |
|--------------|---------------------------------------------------------------------|
|              | ACACIA SALICINA<br>WILLOW ACACIA                                    |
|              | CERCIDIUM X 'DESERT MUSEUM'<br>DESERT MUSEUM PALO VERDE             |
|              | CHILOPSIS LINEARIS 'LOPUR' PPAF<br>DESERT DIVA DESERT WILLOW        |
|              | EBENOPSIS EBANO<br>TEXAS EBONY                                      |
|              | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE          |
|              | PROSOPIS GLANDULOSA 'THORNLESS AZT'<br>THORNLESS HONEY MESQUITE     |
|              | ULMUS PARVIFOLIA<br>CHINESE ELM                                     |
| SHRUBS       | BOTANICAL / COMMON NAME                                             |
|              | CAESALPINIA MEXICANA<br>MEXICAN BIRD OF PARADISE                    |
|              | CAESALPINIA PULCHERRIMA<br>RED BIRD OF PARADISE                     |
|              | LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'<br>LYNN'S LEGACY TEXAS SAGE |
|              | RUELLIA BRITTONIANA<br>BLUE BELLIS                                  |
|              | SENNA ARTEMISIOIDES<br>SILVER SENNA                                 |
|              | TECOMA X 'GOLD STAR'<br>GOLD STAR TECOMA                            |
|              | TECOMA X 'SOLAR FLARE'<br>SOLAR FLARE TECOMA                        |
| ACCENTS      | BOTANICAL / COMMON NAME                                             |
|              | DASYLIRON LONGISSIMUM<br>TOOTHLESS DESERT SPOON                     |
|              | FOUQUIERIA SPLENDENS<br>OCOTILLO                                    |
|              | HESPERALOE PARVIFLORA 'BRAKELIGHTS'<br>BRAKELIGHTS RED YUCCA        |
| GROUND COVER | BOTANICAL / COMMON NAME                                             |
|              | EREMOPHILA GLABRA 'MINGENEW GOLD'<br>OUTBACK SUNRISE EMU BUSH       |
|              | LANTANA CAMARA 'GOLD MOUND'<br>GOLD MOUND LANTANA                   |
|              | ROSMARINUS OFFICINALIS 'PROSTRATUS'<br>TRAILING ROSEMARY            |

NOTE: SEE SHEET L1.0 FOR MORE  
PLANT SIZE INFORMATION

GENERAL LANDSCAPE NOTES  
(NOT A PART OF LANDSCAPE APPROVAL)

- THERE ARE APPROXIMATELY 5,690 S.F. OF LANDSCAPE AREA WITHIN THE PUBLIC R.O.W.
- A PERMANENT DRIP IRRIGATION SYSTEM IS PLANNED FOR THIS PROJECT. LOCATION OF METER, BACKFLOW PREVENTOR, AND VALVES T.B.D.
- UPON ESTABLISHMENT OF THE ROOT SYSTEM AFTER SIX MONTHS, THE AMOUNT AND DURATION OF IRRIGATION WATER SHALL BE DECREASED AS GOVERNED BY TEMPERATURE AND THE AMOUNT OF NATURAL RAINFALL DURING THE NEXT YEAR AND A HALF.
- NO PLANTING IS PROPOSED INSIDE PROJECT SITE WALLS.
- THERE ARE NO KNOWN UNDERGROUND UTILITIES FOR THIS PROJECT.
- THERE IS NO DESIGNATED OR STRIPED PARKING PLANNED FOR THIS PROJECT.
- THERE ARE NO SIGNIFICANT NATURAL SITE FEATURES ON THE SITE.
- A COUNTY DUST PERMIT WILL BE REQUIRED.
- ALL PLANTING AREAS SHALL BE COVERED WITH 2" DEPTH MINIMUM OF 3/4" SCREENED DECOMPOSED GRANITE (DG), COLOR CARMEL OR APPROVED EQUAL. INTERIOR OF SITE WALL SHALL BE COVERED WITH 8" DEPTH DG PER CIVIL ENGINEER.



CELEBRATING 60 YEARS  
Civil Engineering  
Land Survey  
Landscape  
Architecture  
Construction  
Management

**CVL CONSULTANTS**  
4650 N. 12th Street  
Phoenix, AZ 85018  
Phone: 602.264.0931  
Fax: 602.264.0928  
Web: www.cvl.com

SUN DEPOT ENERGY STORAGE, LLC

BATTERY ENERGY STORAGE

PRELIMINARY LANDSCAPE PLAN

SEAL  
REGISTERED LANDSCAPE ARCHITECT  
MOTHY B. STARKEY  
09.22.23  
PHOENIX, ARIZONA, U.S.A.

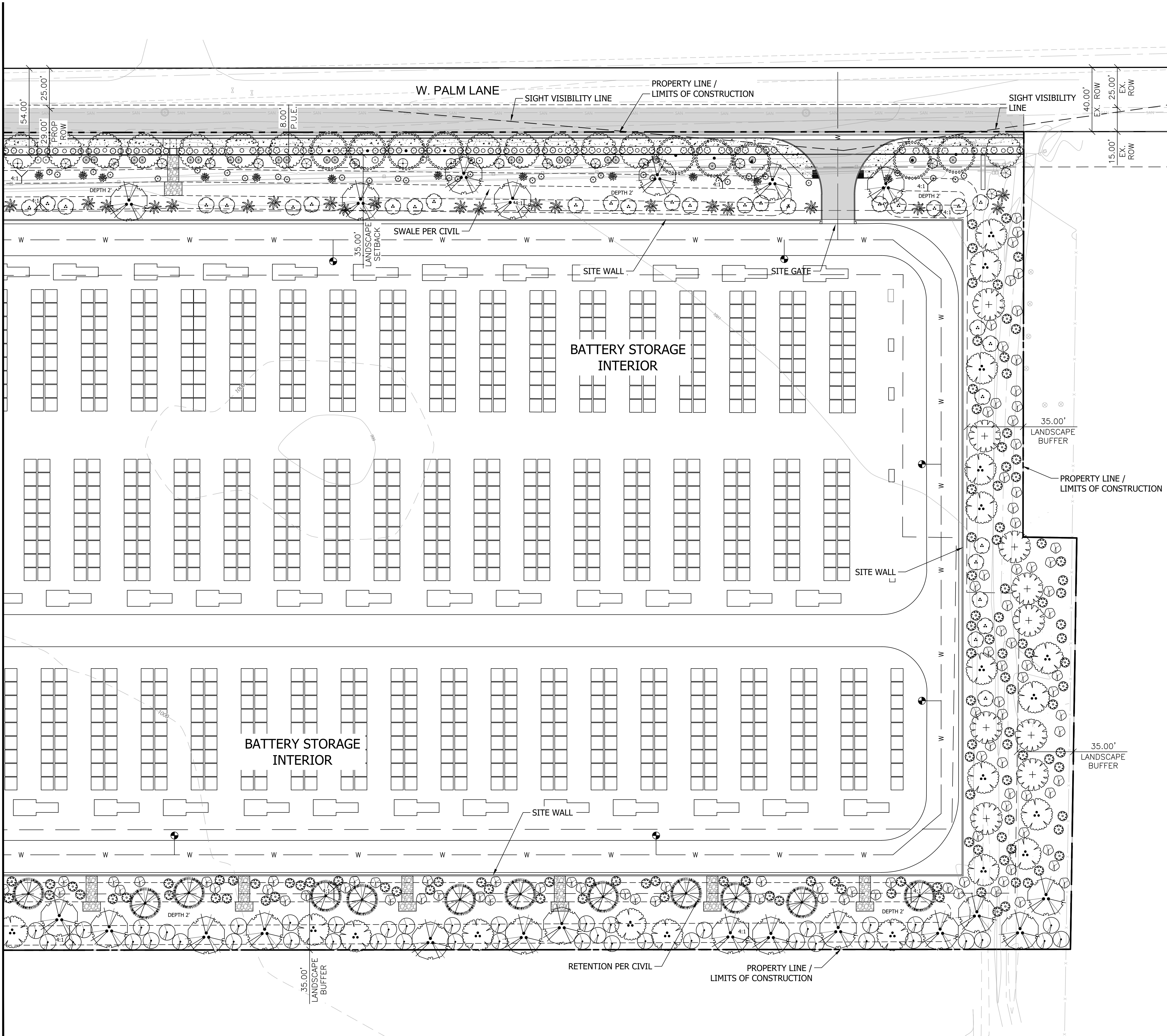
NOT FOR CONSTRUCTION  
ORIGINAL PLAN DATE  
07.09.22  
LATEST REVISION DATE  
-  
SHEET NUMBER  
02 OF 03  
PROJECT NUMBER  
1.01.0387401

CALL TWO WORKING DAYS  
BEFORE YOU DIG  
602-263-1100  
1-800-STAKE-IT  
(OUTSIDE MARICOPA COUNTY)

L1.1



MATCH LINE: SEE SHEET L 1.1



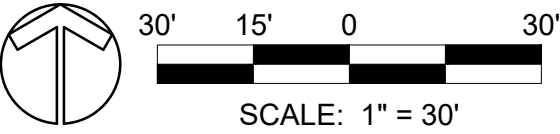
PLANT SCHEDULE

| TREES        | BOTANICAL / COMMON NAME                                             |
|--------------|---------------------------------------------------------------------|
|              | ACACIA SALICINA<br>WILLOW ACACIA                                    |
|              | CERCIDIMUM X 'DESERT MUSEUM'<br>DESERT MUSEUM PALO VERDE            |
|              | CHILOPSIS LINEARIS 'LOPUR' PPAP<br>DESERT DIVA DESERT WILLOW        |
|              | EBENOPSIS EBANO<br>TEXAS EBONY                                      |
|              | PISTACIA CHINENSIS 'RED PUSH'<br>RED PUSH CHINESE PISTACHE          |
|              | PROSOPIS GLANDULOSA 'THORNLESS AZT'<br>THORNLESS HONEY MESQUITE     |
|              | ULMUS PARVIFOLIA<br>CHINESE ELM                                     |
| SHRUBS       | BOTANICAL / COMMON NAME                                             |
|              | CAESALPINIA MEXICANA<br>MEXICAN BIRD OF PARADISE                    |
|              | CAESALPINIA PULCHERRIMA<br>RED BIRD OF PARADISE                     |
|              | LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY'<br>LYNN'S LEGACY TEXAS SAGE |
|              | RUELLIA BRITTONIANA<br>BLUE BELLS                                   |
|              | SENNA ARTEMISIOIDES<br>SILVER SENNA                                 |
|              | TECOMA X 'GOLD STAR'<br>GOLD STAR TECOMA                            |
|              | TECOMA X 'SOLAR FLARE'<br>SOLAR FLARE TECOMA                        |
| ACCENTS      | BOTANICAL / COMMON NAME                                             |
|              | DASYLIRION LONGISSIMUM<br>TOOTHLESS DESERT SPOON                    |
|              | FOUQUIERIA SPLENDENS<br>OCOTILLO                                    |
|              | HESPERALOE PARVIFLORA 'BRAKELIGHTS'<br>BRAKELIGHTS RED YUCCA        |
| GROUND COVER | BOTANICAL / COMMON NAME                                             |
|              | EREMOPHILA GLABRA 'MINGENEW GOLD'<br>OUTBACK SUNRISE EMU BUSH       |
|              | LANTANA CAMARA 'GOLD MOUND'<br>GOLD MOUND LANTANA                   |
|              | ROSMARINUS OFFICINALIS 'PROSTRATUS'<br>TRAILING ROSEMARY            |

NOTE: SEE SHEET L1.0 FOR MORE  
PLANT SIZE INFORMATION

GENERAL LANDSCAPE NOTES  
(NOT A PART OF LANDSCAPE APPROVAL)

- THERE ARE APPROXIMATELY 5,690 S.F. OF LANDSCAPE AREA WITHIN THE PUBLIC R.O.W.
- A PERMANENT DRIP IRRIGATION SYSTEM IS PLANNED FOR THIS PROJECT. LOCATION OF METER, BACKFLOW PREVENTOR, AND VALVES T.B.D.
- UPON ESTABLISHMENT OF THE ROOT SYSTEM AFTER SIX MONTHS, THE AMOUNT AND DURATION OF IRRIGATION WATER SHALL BE DECREASED AS GOVERNED BY TEMPERATURE AND THE AMOUNT OF NATURAL RAINFALL DURING THE NEXT YEAR AND A HALF.
- NO PLANTING IS PROPOSED INSIDE PROJECT SITE WALLS.
- THERE ARE NO KNOWN UNDERGROUND UTILITIES FOR THIS PROJECT.
- THERE IS NO DESIGNATED OR STRIPED PARKING PLANNED FOR THIS PROJECT.
- THERE ARE NO SIGNIFICANT NATURAL SITE FEATURES ON THE SITE.
- A COUNTY DUST PERMIT WILL BE REQUIRED.
- ALL PLANTING AREAS SHALL BE COVERED WITH 2" DEPTH MINIMUM OF 3/4" SCREENED DECOMPOSED GRANITE (DG), COLOR CARMEL OR APPROVED EQUAL. INTERIOR OF SITE WALL SHALL BE COVERED WITH 8" DEPTH DG PER CIVIL ENGINEER.



CELEBRATING 60 YEARS  
Civil Engineering  
Land Survey  
Landscape  
Water Systems  
Wastewater  
Treatment  
Land Planning  
Energy

4650 N. 12th Street  
Phoenix, AZ 85018  
Phone: 602.264.0831  
Fax: 602.264.0928  
Web: www.cvl.com

SUN DEPOT ENERGY STORAGE, LLC

BATTERY ENERGY STORAGE

PRELIMINARY LANDSCAPE PLAN

NOT FOR CONSTRUCTION  
ORIGINAL PLAN DATE  
07.09.22  
LATEST REVISION DATE  
-  
SHEET NUMBER  
03 OF 03  
PROJECT NUMBER  
1.01.0387401

L1.2



**From:** Korcуска, Russ <[rkorcuska@phoenixchildrens.com](mailto:rkorcuska@phoenixchildrens.com)>  
**Sent:** Monday, February 19, 2024 4:57 PM  
**To:** Michelle Simerdla <[msimerdla@avondaleaz.gov](mailto:msimerdla@avondaleaz.gov)>  
**Cc:** Nelson, Michael <[mnelson5@phoenixchildrens.com](mailto:mnelson5@phoenixchildrens.com)>  
**Subject:** Application PL-23-0053 - Sunbelt Battery Storage Facility

Good morning,

The City of Avondale has been an excellent partner to Phoenix Children's Hospital in the development of essential healthcare for our community's greatest asset, our children. I am writing to express our concern over the proposed rezoning APPLICATION PL-23-0053 near the corner of Avondale and McDowell Roads. As you are aware, Phoenix Children's Hospital has a significant investment within 500 ft of this facility that provides both specialty outpatient care and emergent care with over 100 emergency room visits a day.

Given the issues associated with the release of hazardous chemicals during a fire, such as suspension of services and even evacuation of our facility, we are voicing our opposition to this project at this time.

We thank you for our partnership and if you have any additional questions, please feel free to let us know.

**Russ Korcуска**

Sr Vice President of Facilities and Supply Chain



**Phoenix Children's**  
1919 E. Thomas Road  
Phoenix, AZ 85016  
[rkorcuska@phoenixchildrens.com](mailto:rkorcuska@phoenixchildrens.com)  
p 602-933-2717  
[phoenixchildrens.org](http://phoenixchildrens.org)

**Russ Korcуска**

Sr Vice President of Facilities and Supply Chain



**Phoenix Children's**  
1919 E. Thomas Road  
Phoenix, AZ 85016  
[rkorcuska@phoenixchildrens.com](mailto:rkorcuska@phoenixchildrens.com)  
p 602-933-2717  
[phoenixchildrens.org](http://phoenixchildrens.org)



---

This transmission, including any attachments, is for the sole use of the intended recipient(s) and may contain information that is confidential, proprietary, legally privileged, or otherwise protected by law from disclosure. Any unauthorized review, use, copying, disclosure, or distribution is prohibited. If you are not the intended recipient, or the person responsible for delivering this to an addressee, you should notify the sender immediately by telephone or by reply e-mail, and destroy all copies of the original message.