



City of Avondale
City Council Meeting
Monday, February 26, 2024

Mayor and Council

Kenneth Weise, Mayor

Mike Pineda, Vice Mayor

Tina Conde, Council Member | Curtis Nielson, Council Member
Veronica Malone, Council Member | Gloria Solorio, Council Member
Max White, Council Member

Administration

Ron Corbin, City Manager

Cherlene Penilla, Assistant City Manager | Tracy Stevens, Assistant City Manager

Nicholle Harris, City Attorney | Marcella Sarmiento, City Clerk

City Council Chamber

11465 West Civic Center Drive
Avondale, AZ 85323

Watch a City Council Meeting Online

Visit the link below to watch a City Council meeting live online:

<https://www.avondaleaz.new.swagit.com/views/540/>

Please note, the live stream will not be monitored by staff; therefore, anyone wishing to address City Council shall appear in person to speak.



City Council Meeting Notice & Agenda Monday, February 26, 2024

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

Request to Speak: Anyone wishing to address the Council regarding items listed on the agenda or under unscheduled public appearance should submit a Request to Speak online at <http://www.avondaleaz.gov/requesttospeak> prior to consideration of that agenda item.

REGULAR MEETING

5:30 PM

Physical Access to the Council Chambers will be available 30 minutes prior to the meeting.

CALL TO ORDER BY MAYOR PLEDGE OF ALLEGIANCE & MOMENT OF REFLECTION

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS (DISCUSSION ONLY)

a. EMPLOYEE INTRODUCTIONS AND ANNOUNCEMENTS

The following employee will be presented to City Council. This item is for discussion only.

Fire and Medical Department - New Employee Introductions

- Justin Shuman, Firefighter
- Ramon Camarena Valadez, Firefighter
- Jonathan Tompkins, Firefighter
- Brandon Grant, Firefighter
- Brendin Hartly, Firefighter
- Jeremy Mata, Firefighter
- Travis Samuelson, Fire Plans Examiner

Fire and Medical Department - Swearing-In Ceremony

- Kristina Lopez, Fire Captain (Promotion)

b. PROCLAMATION - TEEN DATING VIOLENCE AWARENESS MONTH

City Council will present a Proclamation recognizing February 2024 as Teen Dating Violence Awareness Month. This item is for discussion only.

c. PROCLAMATION - BLACK HISTORY MONTH

City Council will present a Proclamation recognizing February 2024 as Black History Month. This item is for discussion only.

d. AZ RED RAPTORS PROCLAMATION

City Council will present a Proclamation recognizing the Arizona Red Raptors.

3. UNSCHEDULED PUBLIC APPEARANCES (Time is limited per person. Please state your name.)

4. CONSENT AGENDA

Items on the consent agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion. Council members may pull items from consent if they would like them considered separately.

a. MINUTES

City Council will consider a request to approve the January 8, 2024 and January 22, 2024 City Council meeting minutes. The Council will take appropriate action.

b. AMENDED CALL AND NOTICE OF ELECTION

City Council will consider a request to: (a) approve the amended Call and Notice of Election of a candidate Primary Election to be held on July 30, 2024 and if necessary, a candidate runoff General Election on November 5, 2024; (b) authorize staff to add issues to the ballot as directed by Council, or by appropriate administrative action; and (c) authorize the City Clerk and the City Attorney to take all action necessary to conduct the election. The Council will take appropriate action.

c. WIRELESS PROVIDER MASTER LICENSE FOR USE OF RIGHT-OF-WAY FOR CROWN CASTLE FIBER LLC

City Council will consider a request to approve a Wireless Provider Master License for Use of Right-of-Way with Crown Castle Fiber LLC to install small wireless facilities (SWF) within the City's right-of-way and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

d. RESOLUTION 1018-0224 AND 1019-0224 – MAINTENANCE IMPROVEMENT DISTRICT NO. 34 - ALAMAR PHASE 5 - APPLICATION PL-23-0149

City Council will consider a request to: (a) approve a Petition for Formation; (b) adopt Resolution 1018-0224, declaring its intention to form the City of Avondale Maintenance Improvement District No. 34, Alamar Phase 5, providing for the assessment; (c) adopt Resolution 1019-0224, declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency; and (d) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. Alamar Phase 5 is located at the northeast corner of the intersection of Alamar Boulevard and Dysart Road, immediately west of Alamar Park. The Council will take appropriate action.

e. RESOLUTION 1020-0224 AND 1021-0224 – MAINTENANCE IMPROVEMENT DISTRICT NO. 35 - THREE RIVERS RANCH – MASTER PLAT

City Council will consider a request to: (a) approve the Petition for Formation; (b) adopt Resolution 1020-0224 declaring its intention to form the City of Avondale Maintenance Improvement District No. 35, Three Rivers Ranch – Master Plat, providing for the assessment; (c) adopt Resolution 1021-0224, declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency; and (d) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

f. THREE RIVERS RANCH MASTER FINAL PLAT – APPLICATION PL-23-0277

City Council will consider a request to: (a) approve Application PL-23-0277, a request by Jason Burm with Kimley-Horn and Associates, Inc., on behalf of Jim Stockwell with Three Rivers Ranch, LLC, for approval of a master final plat for Three Rivers Ranch located west of the intersection of Alamar Boulevard and Dysart Road, and (b) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

5. REGULAR AGENDA

a. PUBLIC HEARING AND RESOLUTION 1022-0224 - SUN DEPOT – MAJOR GENERAL PLAN AMENDMENT – APPLICATION PL-23-0053

City Council will hold a public hearing and consider a request to adopt Resolution 1022-0224, 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 and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. 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 Council will take appropriate action.

b. PUBLIC HEARING AND ORDINANCE 2004-0224 - SUN DEPOT - REZONE – APPLICATION PL-23-0177

City Council will hold a public hearing and consider a request to adopt Ordinance 2004-0224, 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) and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The proposed rezone would allow for a private battery energy storage facility. The Council will take appropriate action.

6. SUMMARY OF CURRENT EVENTS FROM MAYOR, VICE MAYOR, AND COUNCIL MEMBER
(5 minutes)

7. ADJOURNMENT INTO EXECUTIVE SESSION

City Council will consider a request to adjourn the Regular Meeting and hold an Executive Session pursuant to Ariz. Rev. Stat. § 38-431.03 (A)(3) and (A)(4), discussion with the City Attorney or attorneys for the City for legal advice concerning contemplated or pending litigation and to instruct the City Attorney and attorneys for the City on such litigation for the claim and matters of : (i) Rogelio Jacquez (ii) Keitha Tucker vs. City of Avondale, et al., (iii) Charles Montoya vs. City of Avondale, et al.

Council Members of the City of Avondale will attend either in person or by telephone or video conference call. 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 Council Meeting.

Los miembros del Concejo de la Ciudad de Avondale participaran ya sea en persona o por medio de llamada telefonica o por video. Personas con necesidades especiales de accesibilidad, incluyendo personas con impedimentos de vista u oido, o con necesidad de impresion grande o interprete, deben comunicarse con la Secretaria de la Ciudad at 623-333-1200 o TDD 623-333-0010 cuando menos dos dias habiles antes de la junta del Concejo.

ITEM NUMBER: 2.b.

SUBJECT: Proclamation - Teen Dating Violence Awareness Month

MEETING DATE: 2/26/2024

TO: Mayor and Council

FROM: Sandra Salas, Management Analyst

THROUGH: Ron Corbin, City Manager, (623) 333-1011

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This item supports the following Avondale Strategic Outcome Area:

- Innovative Program and Service Delivery - Avondale will continue to serve as a model of innovative, efficient, and responsive government.
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PURPOSE:

City Council will present a Proclamation recognizing February 2024 as Teen Dating Violence Awareness Month. This item is for discussion only.

BACKGROUND:

The City Council will present a Proclamation recognizing February 2024 as Teen Dating Violence Awareness Month.

DISCUSSION:

Teen dating violence is a serious public health problem that is common among adolescents and young adults ages 10 to 24 and is the most prevalent type of youth violence. Approximately 10% of adolescents across the U.S. report being the victim of physical dating violence annually. High school students who witness, experience or perpetrate physical violence in a dating relationship are more likely to use drugs and alcohol, are at greater risk of suicide and are much more likely to carry patterns of abuse into future relationships. Only 9% of teen victims report seeking help after their victimization experience. Nearly half of teens who experience dating violence report that incidents of abuse took place in a school building or on school grounds.

We recognize that teen dating violence can be prevented by educating young people about red flags and root causes of violence, building skills for healthy relationships, and changing attitudes that support violence. It is essential to raise community awareness and to provide training for trusted adults in the lives of adolescents, so that they may recognize the signs of dating violence and serve as allies for prevention. The recognition of Teen Dating Violence Awareness Month in February will benefit young people, their families, schools and communities regardless of socioeconomic status, gender, sexual orientation or ethnicity. Everyone has the right to a safe and healthy relationship and to be free from abuse.

BUDGET IMPACT:

This item does not have a budget impact.

RECOMMENDATION:

This item is for presentation only.

Contact person for document distribution: Torin Sadow, Aneyssa Romo, Sandra Salas



PROCLAMATION

Teen Dating Violence Awareness Month | February 2024

Whereas, teen dating violence is a serious public health problem that is common among adolescents and young adults ages 10 to 24 and is the most prevalent type of youth violence; and

Whereas, approximately 10% of adolescents across the U.S. report being the victim of physical dating violence annually; and

Whereas, high school students who witness, experience or perpetrate physical violence in a dating relationship are more likely to use drugs and alcohol, are at greater risk of suicide and are much more likely to carry patterns of abuse into future relationships; and

Whereas, only 9% of teen victims report seeking help after their victimization experience; and

Whereas, by educating young people about red flags and root causes of violence, building skills for healthy relationships and changing attitudes that support violence, we recognize that teen dating violence can be prevented; and

Whereas, nearly half of teens who experience dating violence report that incidents of abuse took place in a school building or on school grounds; and

Whereas, it is essential to raise community awareness and to provide training for the trusted adults in the lives of adolescents so that they may recognize the signs of dating violence and serve as allies for prevention; and

Whereas, the recognition of Teen Dating Violence Awareness Month in February will benefit young people, their families, schools and communities regardless of socioeconomic status, gender, sexual orientation or ethnicity; and

Whereas, everyone has the right to a safe and healthy relationship and to be free from abuse.

NOW, THEREFORE, Mayor and Council of the City of Avondale, Arizona, do hereby proclaim February 2024 Teen Dating Violence Awareness Month. I urge all citizens to work toward ending teen dating violence by empowering young people to develop healthier relationships, assisting victims in accessing the information and supportive services they need, creating better resources for young people in need, implementing effective intervention and prevention policies in schools and engaging in discussions with family members and peers to promote awareness and prevention of the quiet epidemic of teen dating violence.

Mayor Weise

Vice Mayor Pineda

Council Member Conde

Council Member Malone

Council Member Nielson

Council Member Solorio

Council Member White

Attest: _____
City Clerk

ITEM NUMBER: 2.c.

SUBJECT: Proclamation - Black History Month

MEETING DATE: 2/26/2024

TO: Mayor and Council

FROM: Sandra Salas, Management Analyst

THROUGH: Ron Corbin, City Manager, (623) 333-1011

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This item supports the following Avondale Strategic Outcome Area:

Innovative Program and Service Delivery - Avondale will continue to serve as a model of innovative, efficient, and responsive government.

PURPOSE:

City Council will present a Proclamation recognizing February 2024 as Black History Month. This item is for discussion only.

BACKGROUND:

While Black History Month initially began as Negro History Week, started by Carter B. Woodson in 1925, it is appropriate to celebrate the outstanding and often overlooked contributions and achievements of such a strong community of people throughout each year. This year's Black History Month's theme is "African Americans and the Arts" and is celebrated across the United States every February through recognition of the achievements of African Americans and all people of the African diaspora. The City of Avondale recognizes the enrichments of African Americans to the West Valley's rich heritage and success through the many impressions of those who came before us and those who live here now.

DISCUSSION:

The City Council will present a Proclamation recognizing February 2024 as Black History Month.

BUDGET IMPACT:

This item does not have a budget impact.

RECOMMENDATION:

This item is for presentation only.



BLACK HISTORY MONTH PROCLAMATION
February 2024

WHEREAS, In 1926, the first celebration of “Negro History Week”, was started by the educator and scholar Carter G. Woodson to honor the birthdays of President Abraham Lincoln and abolitionist Frederick Douglass. The objective was to educate people about Black History, share traditions from Black Culture, honor the contributions and focus positive attention on African Americans in the United States; and

WHEREAS, In 1976 President Gerald Ford extended this celebration to a month, and in 1986 Congress passed Public Law 99-244 to designate February as, “National Black (Afro-American) History Month;” and

WHEREAS, By celebrating Black History Month, we are celebrating the generations of African Americans who have been in this country since the 17th Century, have worked tirelessly to shape and strengthen the fabric of our city, our state, our nation, and have enriched every aspect of our global identity; and

WHEREAS, Black History Month honors and affirms the importance of African American History throughout our nation. By recognizing the significant contributions of the African American community over the years, it is also important to understand the many accomplishments that were made by Black Americans amid undue hardships, slavery, inequality, and extreme forms of institutionalized racism and violence; and

WHEREAS, While Black History Month initially began as Negro History Week, it is vital to continue to learn about and to celebrate the outstanding yet often overlooked contributions and achievements of the strong community of Black people throughout each year; and

WHEREAS 2024’s Black History Month’s theme is “African Americans and the Arts” and is celebrated across the United States every February through recognition of the achievements of African Americans and all people of the African diaspora; and

WHEREAS, The City of Avondale recognizes the enrichments of African Americans to the West Valley’s rich heritage, seeing success through the many impressions of those who came before us and those who live here now. We celebrate our City’s diversity recognizing we must work to extend the American Dream to Black people in our City as we Make Lives Better for all; and

NOW THEREFORE, Mayor and Council of the City of Avondale, Arizona, do hereby proclaim February 2024 as Black History Month in Avondale and urge all residents to celebrate the rich heritage, immense strength, and substantial contributions of people of African descent in our community today and everyday as we continue our efforts to support the principles of freedom and equality for a more just society.

Mayor Weise

Vice Mayor Pineda

Council Member Conde

Council Member Malone

Council Member Nielson

Council Member Solorio

Council Member White

Attest: _____
City Clerk

ITEM NUMBER: 2.d.

SUBJECT: AZ Red Raptors Proclamation

MEETING DATE: 2/26/2024

TO: Mayor and Council

FROM: Director's Name, Position

THROUGH: Ron Corbin, City Manager

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This item supports the following Avondale Strategic Outcome Area:
Innovative Program and Service Delivery - Avondale will continue to serve as a model of innovative, efficient, and responsive government.

PURPOSE:

City Council will present a Proclamation recognizing the Arizona Red Raptors.

BACKGROUND:

The Arizona Red Raptors organization is a little league baseball team from Avondale who recently won the championship.

DISCUSSION:

The Arizona Red Raptors organization provides an affordable alternative to traditional travel baseball. The Red Raptors are young athletes ranging in ages from 9 to 11, all of whom compete together in the dynamic arena of 11U tournaments. Players, coaches, and support staff have invested their hearts and souls into the pursuit of victory.

BUDGET IMPACT:

This item does not have a budget impact.

RECOMMENDATION:

This item is for presentation only.

*Contact person for document distribution: Torin Sadow, Sr. Management Analyst
Aneyssa Romo, Management Analyst
Sandra Salas, Management Analyst*



PROCLAMATION

Arizona Red Raptors

Whereas, the Arizona Red Raptors organization incorporated in 2023 as a Non-Profit 501C(3) and proudly stands as an affordable alternative to traditional travel baseball; and

Whereas, the dedicated volunteer coaching staff boasting over forty years of collective baseball expertise is committed to providing exceptional training and guidance to promising young athletes ranging in ages from 9 to 11, all of whom compete together in the dynamic arena of 11U tournaments; and

Whereas, through a commitment to integrating advanced baseball fundamentals in their practices, training sessions, and competitions, the team has displayed a remarkable upward trajectory; and

Whereas, supported by unwavering parental dedication, the Arizona Red Raptors emphasize the importance of teamwork not only on the field but also among the broader community of parents, families, and friends in the stands; and

Whereas, the collective team of players, coaches, and support staff have invested their hearts and souls into the pursuit of victory.

NOW, THEREFORE, I, Kenneth N. Weise, by virtue of the authority vested in me as Mayor of the City of Avondale, Arizona, wish to honor and congratulate the Arizona Red Raptors on their recent championship victory, by proclaiming February 26, 2024, as Arizona Red Raptors Day.

Mayor

Attest: _____
City Clerk

ITEM NUMBER: 4.a.

SUBJECT: Minutes

MEETING DATE: 2/26/2024

TO: Mayor and Council

FROM: Marcella Sarmiento, City Clerk

THROUGH: Cherlene Penilla, Assistant City Manager

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area: Connected Community - Avondale will work directly and closely with our communities to develop programs and infrastructure that connect residents to the city's resources, the region, and each other. The approval of this agenda item provides residents with access to a previous meeting's minutes. The meeting minutes provide another outlet for residents to connect with the City Council.

PURPOSE:

City Council will consider a request to approve the January 8, 2024 and January 22, 2024 City Council meeting minutes. The Council will take appropriate action.

BACKGROUND:

Pursuant to Arizona Revised Statute §§ 38-431.01(B), the City must provide written minutes of all City Council meetings.

DISCUSSION:

City Council held a meeting and the attached minutes have been prepared for approval.

BUDGET IMPACT:

This item has no budget impact.

RECOMMENDATION:

Staff recommends City Council approve the January 8, 2024 and the January 22, 2024 City Council meeting minutes.

Contact person for document distribution: Chris Pierson

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
January 08, 2024

A **Regular Meeting** of the City Council of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 5:30 p.m.

Mayor Kenn Weise led the Pledge of Allegiance, followed by a moment of silent reflection with thoughts for Charles M. Wolf, who recently lost his father.

Members Present: Mayor Kenn Weise; Vice Mayor Mike Pineda; Council Members Tina Conde, Veronica Malone, Curtis Nielson, Gloria Solorio, and Max White.

Members Absent: None.

Other Municipal Officials Present: Ron Corbin, City Manager; Cherlene Penilla, Assistant City Manager; Tracy Stevens, Assistant City Manager; Nicholle Harris, City Attorney; Marcella Sarmiento, City Clerk; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Barbara Coppage, City Auditor; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Bryan Hughes, Parks and Recreation Director; Julie Knoll, Deputy City Clerk; Craig Jennings, Judge; Andy Mesquita, Human Resources Director; Kimberly Moon, Engineering Director; Dale Nannenga, Public Safety Chief; Jodie Novak, Development Services Director; Abril Ruiz-Ortega, Court Administrator; Larry Rooney, Fire Chief; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately fifty members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS (DISCUSSION ONLY)

a. NEW EMPLOYEE INTRODUCTIONS

The following new employees were introduced to the City Council. This item was for discussion only.

City Clerk's Office

Veronica Moreno, Administrative Clerk
Julie Knoll, Deputy City Clerk

Finance and Budget Department

Allison Bland, Senior Accountant

Fire and Medical Department

Amelia Torres, Fire & Medical Specialist
Richard Kimme, Fleet Program Manager
Nathan Williams, Support Services Tech.
Scott Miller, Fire Marshal

Human Resources Department

Priscila Pimentel, Human Resources Specialist

Office of Public Safety

Nancy Moreno, Municipal Security Officer

Parks & Recreation Department

Stephanie Flood, Arts, Culture, & Library Mngr.
Jacob Andrada, Parks Maintenance Worker

b. SWEARING-IN CEREMONY

The following Fire and Medical Department employees were sworn into their new roles. This item was for discussion only.

- Brendan Weise, Fire Engineer
- Ryan Nuetzman, Fire Engineer
- Brent Riggs, Fire Engineer
- Scott Miller, Fire Marshal
- Randal Micula, Fire Captain
- Robert MacTurk, Fire Captain
- Daniel Guerrero, Fire Captain

Chief Rooney noted six firefighters will graduate from the academy on Friday, which will fill all positions within the Fire and Medical Department.

c. PROCLAMATION – DR. MARTIN LUTHER KING, JR. DAY

Council Member White read a proclamation recognizing January 15, 2024, as Dr. Martin Luther King, Jr. Day. This item was for discussion only.

d. PARKS AND RECREATION DEPARTMENT AMERICANS WITH DISABILITIES ACT ACCESS AUDIT AND TRANSITION PLAN

Bryan Hughes, Director of Parks and Recreation, explained during the Parks and Recreation Accreditation Standards process that it was determined the City's Americans with Disabilities Transition Plan (ADA Plan), was not current and a new plan must be developed to meet current ADA standards. John N. McGovern, JD and the WT Group were hired to conduct an audit and prepare an ADA plan. Mr. McGovern presented results from the Americans with Disabilities Act Access Audit and the proposed draft Transition Plan.

Mr. McGovern provided background information about himself and the WT Group and their process as well as an overview of what he will present. The presentation began by noting that all existing City facilities, such as sidewalks, traffic signals, and parks, are audited against two sets of requirements. The first is the Federal 2010 standards for accessible design, and the second are any Arizona requirements that are more stringent than the Federal requirements. Title II is a phased portion of the plan on how the retrofits will be completed. It is recommended to have Parks and Recreation retrofits completed within seven to ten years. A key component of the Transition Plan for existing sites is to conduct community engagement activities to hear from residents who have a disability and identify their access preferences and priorities. Local meetings were held along with online surveys, which provided direction for retrofits. New construction accessibility looks at three things: design, construction, and maintenance. The audit of new construction did reveal some noncompliant matters that need to be addressed.

The goal of the Transition Plan is to make enough programs in the parks and buildings dispersed throughout the community accessible. However, any new construction that occurs, including new playgrounds, must be fully ADA compliant. A program is an opportunity the City has chosen to make available to the public. Transition Plan factors include the severity of the barrier, that something is lacking, low hanging fruit, easy to do, high-use sites, and public access spaces, which were built into the plan.

In response to Mayor Weise's question, Mr. McGovern clarified other protections are an exception for endangered species or access that would harm the purpose of the site.

The Federal Government has not finalized a trail guideline; therefore, the pending trail guidance must be followed, and trails must be accessible. According to the Department of Justice, the Transition Plan must include four things: an identification of every barrier, the method to make the site accessible, a schedule for the retrofit, and an indication of the person responsible for the barrier removal.

Implementation of the first three phases, inclusion of smart practices, and enforceable standards bring a fiscal impact of approximately \$1.7 million. It is important to build and maintain relationships with the disability community, budget and expend funds yearly toward the Transition Plan, and publicize what is being done regarding accessibility and inclusion online and in print. It is also important to be aware of new ADA rules to ensure compliance.

In response to a question by Mayor Weise, Mr. Hughes stated items addressed in the audit report are all things that can be fixed over time. A final implementation process has not been developed; however, \$300,000 has been requested in next year's budget to begin to address some of these issues, which include Civic Center Library Park and Donnie Hale Park.

Councilmember White suggested focusing on the "low hanging fruit" as soon as possible, noting it is important to her and adds value. Mr. Hughes stated few community members attended the public meetings and twenty-seven community members responded to the online survey.

e. PHOTO RADAR PROGRAM

Memo Espinoza, Police Chief, provided an update on the implementation of the photo radar program that was approved by the City Council on May 2, 2023. This program was approved to mitigate speeding vehicles in the city with the use of portable camera system units designed to capture and record speeding vehicles who are later cited through mail or processor server. These units will be moved bi-monthly by the 3rd party vendor and will provide 24/7 uninterrupted enforcement. The cost of the program is \$63,000 per device per year. Chief Espinoza provided examples of signage that is required to be displayed 300 feet prior to the location of the photo radar unit.

Abril Ruiz-Ortega, Court Administrator, provided information related to the moving violations, noting the surcharge increased by \$5.00 in December 2022. In Avondale, 15% of moving violations were resolved through attendance at defensive driving school last year. The surcharge fees and additional fees were reviewed.

Chief Espinoza reiterated the goal of the program was to discourage drivers from speeding, and if they saw a decrease in the number of citations after a week, it would show that they are affecting drivers' behaviors. Phase I of the implementation will start in January 2024 with a marketing campaign on social media to educate drivers on the dangers of speeding and the capabilities of the photo radar. Phase II begins in April, with

the devices strategically placed at problem locations and set to issue warnings for speeding violations. Phase III will begin in May, with the devices again being placed in problem locations and set to issue citations for speeding violations.

In response to a question by Mayor Weise, Chief Espinoza stated the location of the photo radar units will be determined upon assessment of data from technologies used when complaints are received from residents and traffic units. Mayor Weise discussed Senator Rogers' proposed bills regarding photo radar and noted that the largest citizen complaints were speeding and noise.

In response to a question by Council Member Malone, Ms. Ruiz-Ortega stated there were 2,027 moving violations last year, of which 913 were for speeding.

In response to a question by Council Member Nielson, Chief Espinoza explained the photo radar unit would take a photo of the license plate, calculate the speed, and transfer that information to the 3rd party vendor to issue a citation through mail.

In response to a question by Vice Mayor Pineda, Chief Espinoza stated if the defendant does not answer the citation, a second notice is sent, and should that go unanswered, a process server attempts to serve the citation in person. Vice Mayor Pineda discussed the importance of educating the public on this program.

In response to a question by Council Member White, Currently, there are four officers in service who use their radar guns daily when on duty, and there are extra radar guns available to be signed out to patrol staff to be used when not responding to calls. To clarify, the state statute requires two signs within 300 feet prior to the photo radar to warn drivers of a unit ahead.

3. UNSCHEDULED PUBLIC APPEARANCES

The City Clerk read the following public comment by Diane DiCarlo into the record:

- “Good evening, I'd like to draw your attention to the safety needs of the new Alamar Division. Racing continues Broadway near the new school and along Avondale Boulevard, especially during rush hour and after dark. Also, speeding in the subdivision itself is a problem. Mornings when the busses come through. We do call some of these to the police, but the cars are mostly gone by the time we call. Cars are racing by putting kids and the elderly at risk. Request consideration of speed bumps in the subdivision and regular traffic patrols on Broadway and Avondale. Thank you for considering our new neighborhood's safety and security.”

4. CONSENT AGENDA

Items on the Consent Agenda are of a routine nature or have been previously studied by the City Council at a work session. They are intended to be acted upon in one motion.

Council members may pull items from consent if they would like them considered separately.

Mayor Weise asked if any Council Member wished to have an item removed from the Consent Agenda. Having no requests from Council, a motion was made by Council Member Solorio, seconded by Council Member Malone, to approve the Consent Agenda with the exception of item 4m as the item was pulled by staff to be presented on January 22, 2024.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Council Member White	Aye
Vice Mayor Pineda	Aye
Mayor Weise	Aye

a. MINUTES

City Council approved the December 4, 2023, City Council meeting minutes.

b. QUARTERLY BUDGET TRANSFER

City Council approved quarterly budget transfers as summarized in the attached Exhibit A, increasing the award authority for the projects and authorized Finance and Budget Department staff to take the steps necessary to execute the transfers.

c. RESOLUTION 1001-0124 — ADOPTING THE STATE OF ARIZONA NOMINATION FILING DATES, BALLOT PREPARATION DATES, AND STATE ELECTION PROCEDURES MANUAL FOR THE AUGUST 6, 2024, MUNICIPAL ELECTION

City Council a) adopted Resolution 1001-0124, adopting the State of Arizona nomination petition filing dates and ballot preparation date for the August 6, 2024, election, adopting the Arizona Secretary of State Election Procedures Manual, and declaring an emergency; b) authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

d. RESOLUTIONS 1002-0124, 1003-0124, 1004-0124, 1005-0124 — AUTHORIZING THE CITY TO ENTER INTO ADDITIONAL DEFERRED COMPENSATION AND RETIREMENT PLAN CONTRACTS

City Council a) adopted Resolution 1002-0124, approving the participating employer addendum; b) adopted Resolution 1003-0124, approving the PSPRS Supplemental 401(a) Plan Adoption Agreement; c) adopted Resolution 1004-0124, adopting the supplemental salary deferral plan administered by the Arizona State Retirement System; d) adopted Resolution 1005-0124, approving the Public Safety Personnel Retirement System 457(b) plan adoption agreement; and d) authorized the Mayor, City Manager, City Attorney, and City Clerk to execute the necessary documents.

e. RESOLUTION 1006-0124 — AUTHORIZING GRANT ACCEPTANCE FROM GOVERNOR'S OFFICE OF HIGHWAY SAFETY FOR DUI/IMPAIRED DRIVING ENFORCEMENT OVERTIME

City Council a) adopted Resolution 1006-0124, authorizing a grant provided by the Governor's Office of Highway Safety in the amount of \$25,000, which will support the Police Department's funding of Personnel Services (Overtime), and Employee Related Expenses to enhance DUI/Impaired Driving Enforcement Overtime throughout the City of Avondale; b) authorized and directed staff to take all steps necessary to cause the execution of the Agreement and to take all steps necessary to carry out the purpose and intent of this Resolution; and c) authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

f. RESOLUTION 1007-0124 — AUTHORIZING GRANT ACCEPTANCE FROM AZ DEPARTMENT OF ADMINISTRATION FOR THE ARIZONA 911 GRANT PROGRAM

City Council a) adopted Resolution 1007-0124, accepting grant funding from the Arizona Department of Administration for the AZ 911 Grant Program in the amount of \$300,943 for Fiscal Year 2024; b) authorized and directed staff to take all steps necessary to cause the execution of the Agreement and to take all steps necessary to carry out the purpose and intent of this Resolution; and c) authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

g. RESOLUTION 1008-0124 — AUTHORIZING GRANT ACCEPTANCE FROM ARIZONA STATE PARKS AND TRAILS FOR HERITAGE FUND LRSP PROJECT AT DECONCINI PARK

City Council a) adopted Resolution 1008-0124, approving acceptance of an Arizona State Parks and Trails Heritage Grant – Local, Regional, State Parks (LRSP) in an amount of up to \$500,000; b) authorized and directed staff to take all steps necessary to cause the execution of the Agreement and to take all steps necessary to carry out the purpose and intent of this Resolution; and c) authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

h. RESOLUTION 1009-0124 — AUTHORIZING GRANT ACCEPTANCE FROM THE U.S. DEPARTMENT OF JUSTICE (DOJ) FOR THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT (JAG) PROGRAM

City Council a) adopted Resolution 1009-0124, accepting grant funding from the U.S. Department of Justice (DOJ) for the Edward Byrne Memorial Justice Assistance Grant (JAG) Program in the amount of \$26,613; b) authorized and directed staff to take all steps necessary to cause the execution of the Agreement and to take all steps necessary to carry out the purpose and intent of this Resolution; and c) authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

i. ALAMAR PHASE 5 FINAL PLAT — APPLICATION PL-23-0149

City Council approved a request by Baylee Lopez, Wood, Patel, & Associates Inc., on behalf of the property owner Empire West Title Agency, LLC, for approval of the Alamar Phase 5 Final Plat, located north of the northwest corner of Alamar Boulevard

and El Mirage Road and authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The proposed Final Plat subdivides approximately 180.02 acres into 694 single-family lots (108.4 acres), 37 acres of open-space tracts, and dedicates approximately 34.65 acres of right-of-way and associated public utility easements throughout the subdivision.

j. SOMAR LEASING FINAL PLAT — APPLICATION PL-23-0170

City Council approved a request by Derek Jacques, Alliance Land Surveying LLC, on behalf of the property owner Somar Leasing LLC, for approval of a Re-Plat of a Final Plat for Somar Leasing on property located north of Main Street (MC85) in between Central Avenue and 3rd Avenue and authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The proposed Re-Plat reconfigures 5.675 acres of developed industrial property into two (2) lots.

k. AVONDALE TOWNHOMES ON DYSART FINAL PLAT — APPLICATION PL-23-0183

City Council approved a request by Ms. Stephanie Watney, Withey Morris Baugh PLC, on behalf of the property owner, 1020 North 4th Street LLC., for the approval of a Final Plat and authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The proposed Final Plat is for Avondale Townhomes on Dysart, a 296-lot single-family attached townhome development on approximately 25.9-acres (gross) of vacant land, generally located approximately 750 feet south of the southwest corner of Dysart Road and Van Buren Street - between North 4th Street (on the West) and North Dysart Road (on the East).

l. PARKSIDE 99TH AVENUE MAP OF DEDICATION — APPLICATION PL-20-0084

City Council approved a request by Michael Park, P.E., of Atwell, LLC, on behalf of property owners Liv Avondale LLC, and William Lyon Homes, Inc., for approval of a Map of Dedication for a site located at the southwest corner of 99th Avenue and Indian School Road and authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents. The proposed Map of Dedication dedicates right-of-way and a public utility easement along 99th Avenue.

The following item was pulled at the request of staff and will be brought back to City Council for consideration on January 22, 2024.

m. LIV AVONDALE MINOR LAND DIVISION — APPLICATION PL-23-0200

City Council was to consider a request to approve Application PL-23-0200, a request by Scott Lucas with Terrascope Consulting, on behalf of Beth Heath with Liv Avondale, LLC, for approval of a Minor Land Division for Liv Avondale located north of Indian School Road and east of El Mirage Road and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

5. REGULAR AGENDA

a. PUBLIC HEARING FOR ANNEXATION — TOLLESON UNION HIGH SCHOOL DISTRICT — APPLICATION PL-23-0266

Michelle Simerdla, Senior Planner, presented the request by Sandy Hayden of HILGARTWILSON, LLC, on behalf of the property owners Tolleson Union High School District No. 214, to annex approximately 54.73 acres of land located at the southeast corner of Alamar Boulevard and Dysart Road (Assessor Parcel Numbers 500-72-001L and 500-72-001C). An overview of the surrounding zoning districts and land uses was provided to the Council. Tolleson Union High School District #214 is the only owner of the property, and no adjacent right-of-way is included, and the request is already annexed into the City. The site is zoned Rural 43 and will be assigned City equivalent zoning of RR-43 upon annexation. The proposed use is a public high school, which is permitted in the RR-43 Rural district. No plans have been reviewed at this time, but the proposal does meet the State requirement for annexation. A blank petition and all required notifications have been completed.

This is the first of two public hearings with the second public hearing and consideration of the ordinance adoption being held on February 5, 2024.

Mayor Weise opened the public hearing and did not receive any requests to speak. Mayor Weise closed the public hearing and did not receive any comments from Council.

b. RESOLUTION 1010-0124 — AMENDMENTS TO THE PERSONNEL POLICIES AND PROCEDURES, CHAPTER 18 DISCIPLINE

Andy Mesquita, Director of Human Resources, presented a proposed amendment to the City's Chapter 18 Discipline Policy. This amendment will afford all employees the opportunity to have a representative present during an administrative interview and/or pre-disciplinary hearing. Mr. Mesquita explained the purpose of an administrative investigation and pre-disciplinary hearing.

Currently, only law enforcement and detention officers are provided this option under their Peace Officer Bill of Rights. This request was part of the APFFA negotiations, and to ensure consistency across the City, this policy update should be applicable to all City employees. As part of the counter proposal to the APFFA MOU, a commitment was made to bring this item forward for City Council consideration.

A representative must be an Avondale employee apart from an attorney and someone who is not a material witness. The representative may not participate in the meeting and is only present to observe and take notes, which cannot be considered part of the official record. No employee shall be subject to discipline or retaliation for requesting or serving as a representative in the proposed policy amendment.

A discussion ensued regarding who could serve as a representative. Mr. Corbin explained that the only restriction is the representative cannot be an attorney, but they must voluntarily join the process. The representative's role is essentially to be another set of ears. Mr. Corbin further stated that they must trust the process.

In response to a question by Council Member White, Mr. Mesquita clarified discipline processes are not part of MOU processes. During the current process, at least two investigators would participate in the process. A representative would be required to sign a formal document that outlines their responsibilities and prohibitions as well as what could occur if there were any infractions.

Mr. Corbin clarified that all interviews are recorded, so there is an official record of all proceedings. A discussion ensued related to the recordings.

Council Member Malone moved to adopt Resolution 1010-0124, amending the Personnel Policies and Procedures Chapter Policy 18, Discipline, to add language that would provide employees with the option of having a representative present during an administrative interview and/or a pre-disciplinary hearing and authorize the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents; Council Member White seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Council Member White	Aye
Vice Mayor Pineda	Aye
Mayor Weise	Aye

**c. ORDINANCE 2001-0124 — AMENDING CITY CODE CHAPTER 25 —
PROCUREMENT**

Renee Weatherless, Finance Director, provided an overview for amending City Code Chapter 25 for Procurement, which authorizes the City Procurement Agent to procure contracts for or execute agreements within a certain dollar threshold. The proposed amendments will make the city more agile and the procurement process more efficient.

Ms. Weatherless provided background information on how the procurement process works, noting Chapter 25 was created in 1995 with a \$10,000 threshold, amended in 2002 to \$25,000, and doubled to \$50,000 in 2006, which is where it has remained. Inflation has increased by over 50% since 2006. The proposal is to increase the threshold to \$100,000, increase the order limit to \$200,000, and increase the Job Order Contracting (JOC) to \$3 million, which is comparative with the State.

Changes to the Administrative Policy pertaining to receipt of gifts were proposed. The language recommended is to refer to the City Administrative Policy, which will establish consistency.

Council Member Malone moved to adopt Ordinance 2001-0124, amending Chapter 25 of the City Code pertaining to City administration and authorizing the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents; Vice Mayor Pineda seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Council Member White	Aye
Vice Mayor Pineda	Aye
Mayor Weise	Aye

d. RESOLUTION 1011-0124 — SETTING FEES FOR SHORT-TERM RENTALS AND THE AQUATICS CENTER

Robert Baer, Budget Manager, provided an overview of amendments to the Short-Term Rental License Program that was adopted by the City Council on October 23, 2023, with a delayed effective date of February 1, 2024. The proposed fee amendments are based on the State Statutes and costs associated with the licensing program. Therefore, the recommendation is to increase the Short-Term Rental license fee to \$250.00 and the license renewal fee to \$250.00.

In response to questions, Ms. Weatherless stated there are approximately 400 short-term rentals in Avondale, and this would be an annual cost. Mr. Corbin explained this is a new program that is still in the implementation stages.

Mark Foote, Aquatics Supervisor, provided an overview of the operational updates and fees for the Aquatic Center, noting the Aquatics Center is an inclusive facility that is accessible to all but will be using a resident-priority access system. This system has online priority access for Avondale residents to pre-reserve daily admission and a walk-up process where Avondale residents would have to show proof of residency to not have to wait in line. Avondale residents would also receive a discount for programs such as swim lessons or swim teams.

Anyone of the age of 11+ is permitted by themselves and anyone 10 and under must be accompanied by a responsible person at least 15 years of age. An overview of the fees was presented, noting the standard admission fee is \$3.00 per person regardless of age. The budgeted yearly revenue is \$300,000.

Councilmembers discussed rates for residents versus nonresidents, suggesting \$3.00 for residents and \$5.00 for nonresidents. Discussions also ensued related to time limits, bracelets that denote one's ability to swim, age limits, City employee use, and resident versus nonresident use during the initial 30 days, with the Council recommending only resident use during those days.

Mayor Weise inquired if the reservation system can show how busy the pool is at a specific time. Mr. Corbin noted they would work with IT to see what they can come up with.

Council Member White moved to adopt Resolution 1011-0124, setting fees for short-term rentals and the Aquatics Center and authorizing the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents; Council Member Nielson seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Council Member White	Aye
Vice Mayor Pineda	Aye
Mayor Weise	Aye

6. SUMMARY OF CURRENT EVENTS FROM MAYOR, VICE MAYOR, AND COUNCIL MEMBER

Council Member Malone did a ride along with the Public Works Department and expressed her appreciation to Mr. Beaty and his team.

Mayor Weise recognized the Police Department and Fire Department for their work on New Year's Eve, which is one of the busiest days of the year for both agencies.

7. ADJOURNMENT

There being no further business before the Council, Council Member Conde moved to adjourn the Regular Meeting; Council Member Solorio seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Council Member White	Aye
Vice Mayor Pineda	Aye
Mayor Weise	Aye

The meeting was adjourned at 8:02 p.m.

Kenn Weise, Mayor

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Council of the City of Avondale held on the 8th day of January 2024. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Sarmiento, City Clerk

Date Approved by City Council

MINUTES OF THE AVONDALE CITY COUNCIL
CITY OF AVONDALE, ARIZONA
CITY COUNCIL CHAMBER
January 22, 2024

A **Regular Meeting** of the City Council of the City of Avondale, Arizona was convened at 11465 West Civic Center Drive in open and public session at 5:30 p.m.

Mayor Kenn Weise led the Pledge of Allegiance, followed by a moment of silent reflection.

Members Present: Mayor Kenn Weise; Vice Mayor Mike Pineda; Council Members Tina Conde, Veronica Malone, Curtis Nielson, Gloria Solorio, and Max White.

Members Absent: None.

Other Municipal Officials Present: Ron Corbin, City Manager; Cherlene Penilla, Assistant City Manager; Tracy Stevens, Assistant City Manager; Nicholle Harris, City Attorney; Marcella Sarmiento, City Clerk; Liz Barker Alvarez, Intergovernmental Affairs Administrator; Kirk Beaty, Public Works Director; Ken Chapa, Economic Development Services Director; Barbara Copping, City Auditor; Memo Espinoza, Police Chief; Joel Evans, Facilities Director; Bryan Hughes, Parks and Recreation Director; Julie Knoll; Deputy City Clerk; Chris Lopez, Neighborhood and Family Services Director; Andy Mesquita, Human Resources Director; Kimberly Moon, Engineering Director; Dale Nannenga, Public Safety Chief; Jodie Novak, Development Services Director; Larry Rooney, Fire Chief; Jeffrey Scheetz, Chief Information Officer; Pier Simeri, Marketing and Public Relations Director; and Renee Weatherless, Finance and Budget Director.

Audience: Approximately 70 members of the public were present.

1. ROLL CALL BY THE CITY CLERK

2. PRESENTATION ITEMS

a. NEW EMPLOYEE INTRODUCTIONS

The following new employees were introduced to the City Council. This item was for discussion only.

Development Services Department
Sandra Freund, Senior Planner

Human Resources Department
Josue Macias, Sr. Management Analyst

Finance and Budget Department
Mayette Bailey, Sr. Revenue Analyst

Public Works Department
Cole Pihl, Water Resources Manager

b. PROCLAMATION — ANTI-HUMAN TRAFFICKING MONTH

Council Member Conde proclaimed January 2024 as Anti-Human Trafficking Month. This item was for discussion only.

c. PROCLAMATION — HONORING MAYOR BILL BEDOYA

Mayor Weise read a proclamation remembering and honoring Mayor Bill Bedoya. This item was for discussion only.

d. EXCEPTIONAL STUDENT OF AVONDALE RECOGNITION (AVI STAR STUDENT)

City Council recognized the following Avondale students from schools located in Avondale for their character and achievement. This item was for discussion only.

- Ivan Castro Gomez
- Mia Saenz
- Makayla Reid
- Lizbeth Sanchez

3. UNSCHEDULED PUBLIC APPEARANCES

Jeff Uber submitted a Request to Speak; however, he was not present at the time the agenda item was called.

4. CONSENT AGENDA

Mayor Weise asked if any Council Member wished to have an item removed from the Consent Agenda. Having no requests from Council, motion was made by Council Member Conde, seconded by Council Member White, to approve the Consent Agenda.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Council Member White	Aye
Vice Mayor Pineda	Aye
Mayor Weise	Aye

a. MINUTES

City Council approved the December 18, 2023, City Council meeting minutes.

b. CALL AND NOTICE OF ELECTION

City Council a) called a Primary Election on August 6, 2024, and if necessary, a General Election on November 5, 2024; b) authorized staff to add issues to the ballot as directed by Council or by appropriate administrative action; and c) authorized the City Clerk and the City Attorney to take all action necessary to conduct the election.

c. SERIES 12 (RESTAURANT) LIQUOR LICENSE — NUMBER 1 BUFFET & NUMBER 1 CAJUN SEAFOOD

City Council recommended approval to the Arizona Department of Liquor License and Control of an application for a Series 12 (Restaurant) Liquor License submitted by Guohui Chen for the sale of alcohol at Number 1 Buffet & Number 1 Cajun Seafood located at 10125 West McDowell Road in Avondale and authorized the City Clerk to execute the necessary documents.

d. RESOLUTION 1012-0124 — TRAFFIC CONTROL DEVICE DEVELOPMENT AGREEMENT WITH IDM DEVELOPMENT, LLC

City Council adopted Resolution 1012-0124 approving a Traffic Control Device Development Agreement with IDM Development, LLC, and authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

e. RESOLUTION 1013-0124 — INTERGOVERNMENTAL AGREEMENT WITH THE PHOENIX POLICE DEPARTMENT / ARIZONA INTERNET CRIMES AGAINST CHILDREN TASK FORCE

City Council adopted Resolution 1013-0124, authorizing an Intergovernmental Agreement (IGA) between the Avondale Police Department and the Phoenix Police Department/Arizona Internet Crimes Against Children (ICAC) Task Force and authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

f. RESOLUTION 1014-0124 — AMENDMENTS TO THE PERSONNEL POLICIES AND PROCEDURES, CHAPTER 12 SOLICITATION, CONFLICT OF INTEREST AND POLITICAL ACTIVITY

City Council adopted Resolution 1014-0124, amending the Personnel Policies and Procedures Chapter Policy 12, Solicitation, Conflict of Interest, and Political Activity to revise language regarding prohibition of political activity by employees and ensure the alignment of such policy with state and federal law and authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

g. LIV AVONDALE MINOR LAND DIVISION — APPLICATION PL-23-0200

City Council approved Application PL-23-0200, a request by Scott Lucas with Terrascape Consulting, on behalf of Beth Heath with Liv Avondale, LLC, for approval of a Minor Land Division for Liv Avondale located at the southwest corner of Indian School Road and 99th Avenue and authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents.

5. REGULAR AGENDA

a. MEMORANDUM OF UNDERSTANDING (MOU) WITH THE AVONDALE PROFESSIONAL FIREFIGHTERS' ASSOCIATION (APFFA) LOCAL 3924

Andrew Mesquita, Director of Human Resources, presented the proposed fiscal year 2025-2026 City of Avondale and the Avondale Professional Firefighters' Association (APFFA) Memorandum of Understanding (MOU). Members of the negotiating team were recognized, specifically Torin Sadow, Senior Management Analyst with the Senior Managers Office, for using his skills to keep the team on track throughout the process.

The guiding principle implemented by consensus was, "Be fiscally responsible, legal, and serve the best interest of the community." The proposed agreement incorporates the existing MOU language and introduces revised or new language. The term of the agreement is from July 1, 2024, through June 30, 2026. Mr. Mesquita reviewed the key changes within the proposed MOU. Salary and ranking adjustments will make Avondale more competitive and better support efforts to recruit and retain firefighters. The estimated annual budget impact is \$1.5 million.

Captain Ryan Tseng, Avondale Fire Department, stated this was a collaborative process and he could not have asked for a better team to work with. Over the past year and a half, many firefighters were lost to other cities and the priority in this MOU was creating wages and benefits that would retain and recruit employees. The other important aspect of this MOU was to allow the "casual viewer" to see what the City does for the firefighters and not leave anything for interpretation because the Fire Department operates differently than other entities within the City and public safety is very expensive. The only concern is the MOU will not be enacted until July, and there are some employees who may leave before then.

In response to Mayor Weise's question, Mr. Corbin noted the Fire Department is fully staffed and the final recruit will be entering the next academy.

A discussion ensued related to challenges with a fireman's presumptive cancer claims at the state level.

Council Member White commended all involved for creating a non-contentious MOU that supports the best interest of the Avondale firefighter family and clarity of the nepotism policy.

Council Member Nielson commended the team for their work on the MOU.

Council Member Solorio expressed appreciation to the staff presenting the changes clearing and the detail in explaining what has been changed.

Council Member Conde thanked all those involved for their work and showing up to the City Council meeting.

Council Member Malone thanked Mr. Corbin's team and all within the Fire and Medical Department. She is pleased to see the updates to the nepotism policy and spoke about taking care of those who are always there to respond to the community. In response to Council Member Malone's question, Mr. Mesquita explained the deferred compensation contribution for the city would increase to \$50.00 if the member contributes at least \$50.00.

Vice Mayor Pineda spoke about the importance of retaining an employee. He was pleased to hear there was nothing contentious about the MOU process and everyone worked together for the common good. He noted the Fire and Medical Department employees are the ambassadors for the city.

Council Member White moved to approve a Memorandum of Understanding with the Avondale Professional Firefighters Association Local 3924, which will be effective July 1, 2024, through June 30, 2026, and authorized the Mayor or City Manager, City Attorney, and City Clerk to execute the necessary documents; Council Member Nielson seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Council Member White	Aye
Vice Mayor Pineda	Aye
Mayor Weise	Aye

b. SENIOR SERVICES UPDATE

Sandy Lopez, Senior Services Manager of Neighborhood and Family Services, provided an update on Senior Services. There are many benefits to senior centers, including promoting healthy aging, providing access to health education screenings, resources, activities, and development of healthy habits. All of these prolong independence, improve the ability to manage chronic illnesses, provide measurable improvement in physical, relational, spiritual, emotional, mental, and economic wellbeing, and allow seniors to stay home longer.

In 2024, there will be 12,000 Americans turning 65 years old every day, the fastest growing adult population in the nation. Unfortunately, 1 in 10 of these adults live below the poverty level, and 1 in 4 scrimp on food and other health necessities due to the high costs of health care. In Avondale, 85% of the homeless service clients are over the age of 50. This requires programs to be reimaged, broadened, optimistic, inclusive, and relevant to reach this new demographic. In 2023, Avondale lowered their eligibility age to 50, which allowed soon-to-be retirees to become comfortable with the services the Senior Center offers.

Ms. Lopez reviewed services offered to Avondale seniors during the fiscal year 2023. There were 2,500 to 3,000 meals prepared monthly. Over 1,600 of those meals were gathered together at the Senior Center which is 26% more than last year. There were 1,200 hot meals provided to homebound seniors who are unable to provide meals for themselves, which included welfare checks. Clients were also encouraged to visit the center if they were able. The driver also provided referrals to other programs as appropriate, such as community assistance or home repair programs. Over 16,000 individuals were provided food through a partnership with St. Mary's Foodbank in fiscal year 2023 and approximately 20,000 in fiscal year 2024. There were over 4,700 rides for fiscal year and almost 6,000 for fiscal year 2024. There were over 966 rides per month, which was 23% more than previous years. The Senior Center provides rides to and from the center as well as field trips.

The average daily attendance is 182 individuals, which is a 9% increase over last year. Activities are covered daily and include games, exercise, education, arts and crafts, field trips, entertainment, and celebrations. The center collaborates not only with other entities within Neighborhood and Family Services, but also other City departments and outside entities.

Ms. Lopez recognized Chief Espinoza and Chief Rooney for their long-standing dedication to the Senior Center and willingness to grill on special occasions. Both were presented with grill kits. In closing, Ms. Lopez noted their tagline changed to "We are more than bingo but do that too!"

Council Member Solorio stated her company is more philanthropic because of the Senior Center's approach of giving back to the people in your backyard.

In response to a question by Council Member Conde, Ms. Lopez stated the Senior Center also provides services to Goodyear, Tolleson, Buckeye, and Litchfield Park. The St. Mary's Food Bank occurs four times a month in the parking lot of the Senior Center and is separate from the Aqua Fria Food and Clothing Bank.

Council Members White thanked staff for providing the mentioned services to the senior community.

In response to a question by Council Member Malone, Ms. Lopes stated at present, the center has five delivery routes that are serviced by three delivery drivers that take approximately four hours to complete. Approximately 70% of interactions are with Avondale residents with the rest to residents within Goodyear, Litchfield Park, and Tolleson.

6. SUMMARY OF CURRENT EVENTS FROM MAYOR, VICE MAYOR, AND COUNCIL MEMBERS

Mayor Weise spoke to a group that is taking over the Rio Reimagine project, a river restoration project.

Council Member White recognized the City Clerk's Office on passport services.

7. ADJOURNMENT

There being no further business before the Council, Council Member Nielson moved to adjourn the Regular Meeting; Council Member Malone seconded the motion.

Upon vote, the motion was carried unanimously 7 to 0.

Council Member Conde	Aye
Council Member Malone	Aye
Council Member Nielson	Aye
Council Member Solorio	Aye
Council Member White	Aye
Vice Mayor Pineda	Aye
Mayor Weise	Aye

The meeting was adjourned at 6:49 p.m.

Kenn Weise, Mayor

CERTIFICATION AND ATTESTATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Regular Meeting of the Council of the City of Avondale held on the 22nd day of January 2024. I further certify that the meeting was duly called and held, and that the quorum was present.

Marcella Sarmiento, City Clerk

Date Approved by City Council

ITEM NUMBER: 4.b.

SUBJECT: Amended Call and Notice of Election

MEETING DATE: 2/26/2024

TO: Mayor and Council

FROM: Marcella Sarmiento, City Clerk

THROUGH: Cherlene Penilla, Assistant City Manager, (623) 333-1015

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Connected Community - Avondale will work directly and closely with our communities to develop programs and infrastructure that connect residents to the city's resources, the region, and each other.
-

PURPOSE:

City Council will consider a request to: (a) approve the amended Call and Notice of Election of a candidate Primary Election to be held on July 30, 2024 and if necessary, a candidate runoff General Election on November 5, 2024; (b) authorize staff to add issues to the ballot as directed by Council, or by appropriate administrative action; and (c) authorize the City Clerk and the City Attorney to take all action necessary to conduct the election. The Council will take appropriate action.

BACKGROUND:

The terms for Mayor and Council Member expire in December of 2024. Therefore, a nonpartisan candidate Primary Election, and a possible run-off General Election, will be conducted to fill the upcoming vacancies.

On January 22, 2024, City Council approved a request to call a Primary Election on August 6, 2024 and if necessary, a General Election on November 5, 2024 and authorize staff to add issues to the ballot as directed by Council, or by appropriate administrative action.

On February 9, 2024, Governor Katie Hobbs Signed House Bill 2785, moving the Primary Election date from August 6, 2024 to July 30, 2024.

DISCUSSION:

As a result of House Bill 2785, staff are requesting City Council approve an amendment to the Call and Notice of Election and move the Primary Election date from August 6, 2024 to July 30, 2024.

Primary Election: Tuesday, ~~August 6, 2024~~ July 30, 2024

Voters will vote on the following issues:

- Mayor and three council members *

General Election: Tuesday, November 5, 2024 (if necessary)

Voters will vote on the following issues:

- Mayor and three council members (if necessary)*

**Any candidate receiving a majority of all votes cast at the Primary Election will be declared elected without running at the General Election.*

BUDGET IMPACT:

The costs associated with the 2024 elections are included within the City Clerk's Office's adopted budget.

RECOMMENDATION:

Staff recommends City Council approve the amended Call and Notice of Election of a nonpartisan candidate Primary Election to be held on July 30, 2024 and if necessary, a nonpartisan candidate runoff General Election on November 5, 2024; authorize staff to add issues to the ballot as directed by Council, or by appropriate administrative action; and authorize the City Clerk and City Attorney to take all action necessary to conduct the election.

Contact person for document distribution:

ITEM NUMBER: 4.c.

SUBJECT: Wireless Provider Master License for Use of Right-of-Way for Crown Castle Fiber LLC

MEETING DATE: 2/26/2024

TO: Mayor and Council

FROM: Kimberly Moon, Director, Engineering Department

THROUGH: Tracy Stevens, Assistant City Manager, (623) 333-1014

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Creative and Sustainable Community Development - Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride and common values.

The approval of this agenda item will maintain and expand quality infrastructure and improve connectivity to City amenities.

PURPOSE:

City Council will consider a request to approve a Wireless Provider Master License for Use of Right-of-Way with Crown Castle Fiber LLC to install small wireless facilities (SWF) within the City's right-of-way and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

On January 2, 2018, in response to legislation (HB 2365), City Council adopted the City of Avondale Small Cell Wireless Terms and Conditions document in addition to other documents and the overall process related to permitting the installation of third party small wireless facilities within the City right-of-way.

DISCUSSION:

Crown Castle Fiber LLC has submitted an application for a Wireless Provider Master License for Use of Right-of-Way (Master License), along with a Letter of Credit from Bank of America in the amount of \$60,000. The documents have been submitted in accordance with the Small Cell Wireless Terms and Conditions for SWF within the City right-of-way.

After the issuance of a Master License, Crown Castle Fiber LLC will have the ability to apply for future permits to install small wireless facilities within the City right-of-way.

BUDGET IMPACT:

Anticipated revenues from license are \$100.00 per facility annually. Licensee anticipates installation of 11-20 facilities.

RECOMMENDATION:

Staff recommends City Council approve a Wireless Provider Master License for Use of Right-of-Way with Crown Castle Fiber LLC, to install small wireless facilities within the City's right-of-way and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Contact person for document distribution: Natalie Railey, Yulonda Moore

WIRELESS PROVIDER MASTER LICENSE FOR USE OF RIGHT-OF-WAY

This Master License made January 22, 2024 ("Master License Effective Date"), between the City of Avondale, an Arizona municipal corporation ("City") and Crown Castle Fiber LLC, a New York limited liability company ("Licensee") for the use of City right-of-way.

1. Master License. This Master License is issued to Licensee to conduct the Permitted Uses in compliance with those documents entitled "Wireless Facilities in the Right-of-Way Standard Terms and Conditions" ("Terms and Conditions") and "Design Standards, Concepts and Requirements – Wireless Facilities in the Right-of-Way" ("Design Standards") adopted by the City Council and on file with the City Clerk of Avondale and as authorized by Section 708 of the City Zoning Ordinance. The Terms and Conditions and Design Standards are incorporated into this Master License by reference. In the event of a contradiction, modification or inconsistency between the Terms and Conditions or Design Standards and this Master License, the terms of this Master License shall govern. Capitalized terms used in this Master License shall have the same meaning described for them in the Terms and Conditions unless otherwise indicated herein. **LICENSEE WARRANTS AND REPRESENTS THAT LICENSEE HAD READ AND AGREES TO THE TERMS AND CONDITIONS AND DESIGN STANDARDS.**

2. Preliminary Site Plan Approval and Permit Application. Licensee agrees that the information it submits to City with any Preliminary Site Plan or Permit Application shall accurately sets forth and depicts the location of the Utility Pole it desires to use for Wireless Facilities in the Right-of-Way and the specific Permitted Uses Licensee desires on each Utility Pole, including all Licensee Facilities. All Licensee's work in the Right-of-Way shall comply with this Master License.

3. Term; Termination. The term of this Master License shall commence on the Master License Effective Date and continue for a term of ten years. City may terminate this Master License if Licensee violates any term of this Master License and such violation continues for ten (10) days following written notice to Licensee of such violation.

4. Fees. Licensee shall pay the applicable fees as adopted by resolution of the City Council, as set forth in the Terms and Conditions.

5. Approvals/Fiber. It is understood and agreed that Licensee's ability to use the Utility Poles in the Right-of-Way is contingent upon its obtaining all of the certificates, permits and other approvals (collectively the "Governmental Approvals") that may be required by any Federal, State or Local authorities, as well as a satisfactory fiber and electrical connections required for the Permitted Use. Licensee shall obtain such Governmental Approvals prior to commencing work in the Right-of-Way. In the event that Licensee is not able to obtain such Governmental Approvals or not able to obtain them in a satisfactory manner, or that the approved location is no longer technically compatible for its use, Licensee shall have the right to terminate this Master License of a Permit. Notice of Licensee's exercise of its right to terminate shall be given to Licensee in writing by certified mail, return receipt requested, and shall be effective upon the mailing of such notice by Licensee, or upon such later date as designated by Licensee. All rentals paid to said termination date shall be retained by City. Upon such termination, this Master License or the Permit, as applicable, shall be of no further force or effect except to the extent of the

representations, warranties and indemnities made by each party to the other hereunder. Otherwise, Licensee shall have no further obligations for the payment of rent to City.

6. Compliance with Law. Licensee acknowledges that this Master License does not constitute, and City has not promised or offered, any type of waiver of, or agreement to waive (or show any type of forbearance, priority or favoritism to Licensee with regard to any law, ordinance, power, regulation, tax, assessment or other legal requirement now or hereafter imposed by the City or any other governmental body upon or affecting Licensee's use of the Use Area.

7. Notices. All notices, requests, demands and other communications under this Master License shall be in writing and shall be deemed given if personally delivered or mailed, certified mail, return receipt requested, or sent by next-business-day delivery by a nationally recognized overnight carrier to the following addresses:

If to City:

City of Avondale
11465 W. Civic Center Drive
Avondale, Arizona 85323
Attn: City Manager

If to Licensee:

Crown Castle Fiber LLC
2055 S. Stearman Dr.,
Chandler, AZ 85286
Attn: Charles Thomas, Manager,
Permitting & Utilities

EXECUTED to be effective as of the date shown above.

IN WITNESS WHEREOF, the parties have executed this instrument as of the date and year first written above.

City:

City of Avondale,
an Arizona municipal corporation

Ron Corbin, City Manager

Licensee:

Crown Castle Fiber LLC,
a New York limited liability company

By:_____

Name:_____

ITEM NUMBER: 4.d.

SUBJECT: Resolution 1018-0224 and 1019-0224 – Maintenance Improvement District No. 34 - Alamar Phase 5 - Application PL-23-0149

MEETING DATE: 2/26/2024

TO: Mayor and Council

FROM: Jodie Novak, Development Services Director

THROUGH: Tracy Stevens, Assistant City Manager, (623) 333-1014

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

STRATEGIC OUTCOME: Creative and Sustainable Development

STRATEGY: Maintain and expand quality infrastructure and improve connectivity to City amenities.

PURPOSE:

City Council will consider a request to: (a) approve a Petition for Formation; (b) adopt Resolution 1018-0224, declaring its intention to form the City of Avondale Maintenance Improvement District No. 34, Alamar Phase 5, providing for the assessment; (c) adopt Resolution 1019-0224, declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency; and (d) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. Alamar Phase 5 is located at the northeast corner of the intersection of Alamar Boulevard and Dysart Road, immediately west of Alamar Park. The Council will take appropriate action.

BACKGROUND:

Under provisions of the City Code and Zoning Ordinance, developers are responsible for landscaping development projects prior to issuance of a Certificate of Occupancy. In particular, subdivisions are required to provide landscaping along certain arterial and collector streets and in other locations as provided in the zoning requirements, approval conditions, engineering requests or subdivision requirements. In addition, developers are often required to provide paths, trails, and other usable amenities in common open space areas within a community.

The purpose of the Maintenance Improvement District (MID) is to provide for the operations, maintenance, repair and improvements to landscaping and open space adjacent to designated public roadways and parkways within the proposed district, and private streets within the proposed district, as well as drainage and retention within each proposed district in the event a Homeowner's Association fails. Until such time as the Homeowner's Association fails, and the Council directs City Staff to assume maintenance responsibility, a line item of \$0.00 will display on the homeowners' property tax bills. Pursuant to the provision of A.R.S. 48-574, et. seq., the Mayor and Council are empowered to adopt a Resolution ordering the formation of a MID.

A Resolution of Intention for formation of City of Avondale MID No. 34, Alamar Phase 5, located at the northeast corner of the intersection of Alamar Boulevard and Dysart Road, is attached. In the case in which all of the property owners have consented to MID formation, the ordinary publication and protest period are not required by law; the Council may then adopt a Resolution ordering the improvements when necessary once the Resolution of Intention is first adopted. The Resolution ordering the improvements finalizes the formation of the MID process. In accordance with State statute, an assessment diagram and map listing each parcel of property within the district has been prepared.

DISCUSSION:

The proposed MID has been reviewed by the City Attorney and is in conformance with the City of Avondale's Subdivision Regulations and State statute governing MID formation.

BUDGET IMPACT:

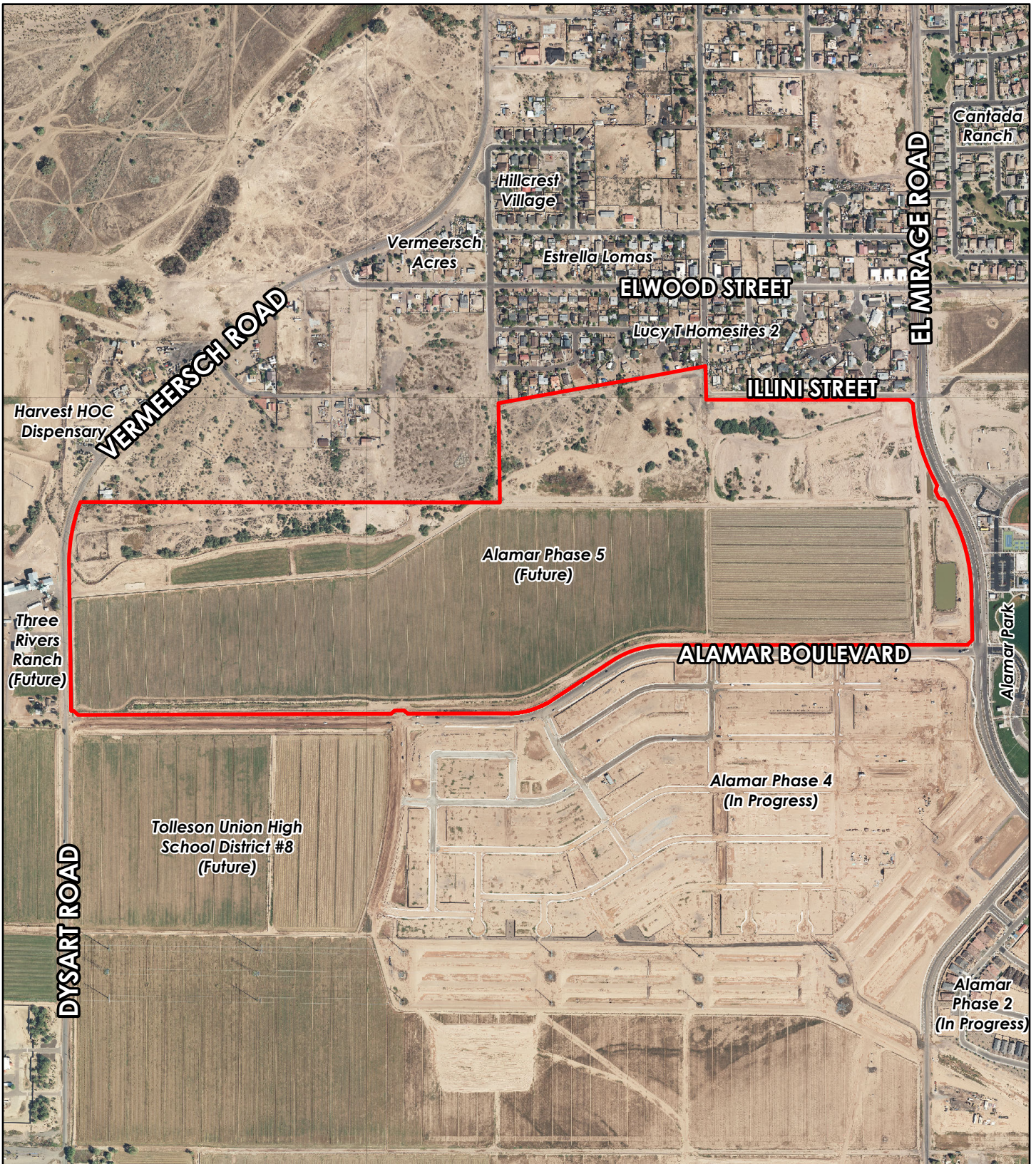
There is no direct budgetary impact to the City to approve the MID. However, the City would incur the additional charges associated with the maintenance responsibilities should the taxing district not be approved and recorded, and the Homeowners' Association fails.

RECOMMENDATION:

Staff recommends Council adopt a Resolution declaring its intention to create and adopt plans for the City of Avondale MID No. 34, Alamar Phase 5, providing for the assessment, and a second Resolution declaring its intention to order the improvements within the newly established MID, providing for the assessment and declaring an emergency, subject to the following conditions:

- 1) The final plat for the subdivision must be approved by City Council and recorded with the Maricopa County Recorder's Office prior to recordation of the MID; and
- 2) The developer must provide a fully executed Petition, Waiver and Consent to Formation of an MID.

Contact person for document distribution: Joshua Orton, AICP, Senior Planner



Aerial Map



Subject Parcels



Submitted January 4, 2024

**PETITION, WAIVER AND CONSENT TO FORMATION
OF A MUNICIPAL IMPROVEMENT DISTRICT
BY THE CITY OF AVONDALE**

34

MID#

Alamar - Phase 5

Subdivision Name

To: Honorable Mayor and Council
City of Avondale, Arizona

Pursuant to Arizona Revised Statutes, Section 48-574, the undersigned property owners respectfully petition the Council of the City of Avondale, Arizona (the "City Council") to order the formation of a Municipal Improvement District (the "District") under Arizona Revised Statutes, Title 48, Chapter 4, Article 2. In support of this petition, the undersigned agree to waive certain rights under Arizona Law and to consent to the formation and completion of the District.

1. Area of District. The proposed District is described by a diagram and by a legal description on Exhibit "A" that is attached hereto and incorporated herein by reference. The proposed District consists of 180.02 acres and is entirely within the corporate boundaries of the City of Avondale.
2. Ownership. The undersigned (is) (are) the sole owner(s) of the real property within the proposed District.
3. Purpose. The District is proposed to be formed for the purpose of the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways, and parkways within the proposed District.
4. Public Convenience and Necessity. The necessity for the proposed District is for the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed District by the levying of special assessments in the proposed District.
5. Waiver and Consent. The petitioners, with full knowledge of their rights being waived hereunder, hereby expressly waive all of the following:
 - (a) Any and all irregularities, illegalities or deficiencies which may exist in the acts or proceedings resulting in the adoption of the Resolution of Intention and the Resolution Ordering the Work relating to the District.
 - (b) All protest rights whatsoever under ARIZ. REV. STAT. §48-579(A) and (B), as amended.

- (c) All objections to the filing of and adoption by the City of the plans and specifications, the Engineer's estimate and the Assessment Diagram, all of which provide for the completion of the District.

Further, the improvements described above are of more than local or ordinary public benefit.

IN WITNESS WHEREOF, the parties have executed this Petition and Waiver Agreement as of _____, 20_____.

[SIGNATURES ON FOLLOWING PAGES]

"Property Owner"

Empire West Title Agency, LLC DBA Thomas Title & Escrow, An Arizona Limited
Entity Name: Liability Company, Acting not in its corporate capacity but solely as trustee under its
Trust No. 1305TRTAZ
Property Tax Parcel Numbers: 500-64-002R, 500-64-002J, 500-64-001K, 500-63-006B, 500-66-007P

By: [Signature]

Name: CHADWICK L. CAMPBELL

Title: UNWRITING COUNSEL & TRUST OFFICER

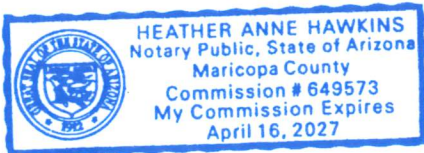
Address: 4800 N SCOTTSDALE RD STE 4300, SCOTTSDALE AZ 85251

Date: 3 JAN 24

(ACKNOWLEDGMENT)

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

On January 3, 20 24, before me personally appeared Chadwick Campbell, the Trust Officer of Empire West Title Agency, LLC, a(n) Arizona Limited Liability Company, whose identity was proven to me on the basis of satisfactory evidence to be the person who he/she claims to be, and acknowledged that he/she signed the above document on behalf of the trustee.



[Signature]
Notary Public

(Affix notary seal here)

[SIGNATURES CONTINUE ON FOLLOWING PAGES]

"Property Owner"

Entity Name: Brookfield Lakin, LLC

Property Tax Parcel Numbers: 500-64-002P

By: 

Name: Roger D. Theris

Title: Vice President

Address: 14646 N Kierland Blvd #165
Scottsdale, AZ 85254

Date: 1.3.24

(ACKNOWLEDGMENT)

STATE OF Arizona)
) ss.
COUNTY OF Maricopa)

On January 3, 2024, before me personally appeared Roger Theris, the Vice President of Brookfield Lakin LLC, a(n) Delaware Limited Liability Company whose identity was proven to me on the basis of satisfactory evidence to be the person who he/she claims to be, and acknowledged that he/she signed the above document on behalf of the Property Owner.



Heather Anne Hawkins
Notary Public

(Affix notary seal here)

[SIGNATURES CONTINUE ON FOLLOWING PAGES]

ACCEPTED AND APPROVED BY:

“City”

CITY OF AVONDALE,
an Arizona municipal corporation

Kenneth N. Weise, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

(ACKNOWLEDGMENT)

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On _____, 20 ____, before me personally appeared Kenneth N. Weise, the Mayor of the CITY OF AVONDALE, an Arizona municipal corporation, whose identity was proven to me on the basis of satisfactory evidence to be the person who he claims to be, and acknowledged that he signed the above document, on behalf of the City of Avondale.

Notary Public

(Affix notary seal here)

Exhibit C
Electronically Submitted May 16, 2023

CITY OF AVONDALE

MAINTENANCE IMPROVEMENT DISTRICT NO. 34
"Alamar – Phase 5" Tracts A through Z, AA through XX ZZ,AAA.

ENGINEER'S ESTIMATE

In compliance with the provisions of A.R.S. Title 48, Chapter 4, Article 2, Section §48-574, and all amendments and supplements thereto, we hereby estimate the costs and expenses of said improvement to be as follows:

Alamar Phase 5 AREA

- Right-of-Way: 34.66 Acres
- Tract Area: 37.00 Acres

ANNUAL MAINTENANCE FEE

- Right of Way
34.66 Acres x \$2,000/Acre = \$69,320
 - Tract Area
37.00 Acres x \$10,500/Acre = \$388,500
- \$457,820

ANNUAL ADMINISTRATIVE FEE

\$457,820 x 5% = \$22,891.00

TOTAL ANNUAL COST

\$457,820.00 + \$22,891.00 = \$480,711.00

TOTAL COST PER MONTH

\$480,711.00 ÷ 12 months = \$40,059.25

Dated: May 10, 2023



CITY OF AVONDALE
DEVELOPMENT & ENGINEERING SERVICES
ENGINEERING DIVISION


By: Kimberly Moon, P.E.
City Engineer

RESOLUTION 1018-0224

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO OPERATE, MAINTAIN AND REPAIR LANDSCAPING, IRRIGATION, DRAINAGE AND RETENTION FACILITIES AND HARDSCAPE ADJACENT TO DESIGNATED PUBLIC ROADWAYS WITHIN THE PROPOSED DISTRICT AND RELATED FACILITIES AS SHOWN ON THE PLANS, FOR MAINTENANCE WITHIN AN AREA IN THE CITY OF AVONDALE AS DESCRIBED HEREIN; ADOPTING PLANS FOR CITY OF AVONDALE MAINTENANCE IMPROVEMENT DISTRICT NO. 34 – ALAMAR – PHASE 5, AS MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT; PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Avondale (the “City”) has been presented with a Petition for Formation of a Maintenance Improvement District purporting to be signed by all of the real property owners within the proposed district and, according to ARIZ. REV. STAT. § 48-574(C), the City finds that such ownership has been verified; and

WHEREAS, the Council of the City of Avondale (the “City Council”) desires to declare its intent to form City of Avondale Maintenance Improvement District No. 34 – Alamar – Phase 5 (the “Assessment District”) over the area described and depicted on Exhibit A, attached hereto and incorporated herein by reference and including those lots, pieces or parcels of land lying within the Assessment District as shown in more detail on the duplicate diagrams made by or at the direction of the City Engineer showing each separate lot numbered consecutively, the area in square feet of each lot, the area of any building or buildings located on each lot, and the location of the lot in relation to the work proposed to be done (the “Assessment Diagram”) attached hereto as a part of Exhibit A and incorporated herein by reference; and

WHEREAS, the City Council declares that the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district and related facilities in the Assessment District to be of more than local or ordinary public benefit, and further that the cost of said activities shall be assessed on the Assessment District; and

WHEREAS, the City Council declares that the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district and related facilities in the Assessment District are incidental to the maintenance and preservation of the public roadways and parkway and related facilities, has aesthetic value, and maintains and increases the value of property within the Assessment District; and

WHEREAS, the City Council declares that the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district and related facilities preserves and promotes the health, safety, and welfare of those citizens of the City living within the Assessment District as well as preservation of the streets and parkways which may be adversely impacted by drainage and other water formations; and

WHEREAS, the City Council declares that the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district tend to preserve the structural integrity of the public streets and parkway and mitigate flooding of adjacent areas by draining water to and from the public streets and parkway in furtherance of the health, safety and welfare of those citizens of the City living within the Assessment District.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City of Avondale, Arizona, to order the following work (hereinafter the “Work”) to be performed: The operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district shown on the Assessment Diagram.

SECTION 3. The City Council designates as parkways those streets and rights-of-way areas set forth on the Assessment Diagram in accordance with Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and specifically including those portions of pedestrian facilities, retention, detention and storm water management facilities included within or adjacent to the Assessment District. The public interest and convenience require, and it is the intention of the City Council to order the Work adjacent to the designated parkways to be performed as stated herein. All items of the Work shall be performed as prescribed by the plans showing the engineer’s estimate for City of Avondale Maintenance Improvement District No. 34 – Alamar – Phase 5, filed with the City Clerk prior to the adoption of this Resolution (the “Plans and Specifications”), which are hereby approved and adopted by the City Council and which shall remain on file in the Office of the City Engineer; no assessment for any lot shall exceed its proportion of the estimate. The estimate of the cost and expenses of the work or improvements on file in the offices of the Superintendent of Streets (the City Engineer) and the City Clerk are hereby approved and adopted by the City Council. In addition to the requirements of law, the procedures set forth in the City

Code will be followed regarding acceptance of bids and setting tax levies. For purposes of this Resolution and of all resolutions, ordinances and notices pertaining to this Resolution, the improvement as herein described is hereby designated City of Avondale Maintenance Improvement District No. 34 – Alamar – Phase 5.

SECTION 4. In the opinion of the City Council, the Work is of more than local or ordinary public benefit. The City Council hereby orders that all amounts due or to become due with respect to the Work shall be chargeable upon the respective lots, pieces and parcels of land within the Assessment District.

SECTION 5. The City Engineer is hereby authorized and directed to prepare duplicate Assessment Diagrams of the property contained within the Assessment District.

SECTION 6. Any public street or alley within the boundaries of the Assessment District is hereby omitted from the assessment hereafter to be made. Any lot belonging to the United States, the State, a county, city, school district or any political subdivision or institution of the State or county, which is included within the Assessment District shall be omitted from the assessment hereafter made.

SECTION 7. In no event will the City or any officer thereof be liable for any portion of the cost of said Assessment District or for any delinquency of persons or property assessed.

SECTION 8. The City Council shall make annual statements and estimates of the expenses of the Assessment District which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all real and personal property in the Assessment District as provided in ARIZ. REV. STAT. § 48-574 and amendments thereto.

SECTION 9. The Work and all proceedings pertaining thereto shall be performed under the provisions of ARIZ. REV. STAT. § 48-574, and all amendments thereto and pursuant to Article I, Section 3 and Article XII, Section 8 of the Avondale City Charter.

SECTION 10. The City Engineer is hereby authorized to fill in any blanks and to make any minor corrections necessary to complete the Plans and Specifications.

SECTION 11. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to execute and submit all documents and any other necessary or desirable instruments and to take all steps necessary to carry out the purpose and intent of this Resolution.

SECTION 12. The immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety and an emergency is declared to exist, and this Resolution will be in full force and effect from and after its passage and approval by the City Council as required by law and is exempt from the referendum provisions of the Constitution and laws of the State of Arizona.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona,
February 26, 2024.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION 1018-0224

[Legal Description of Assessment District and Assessment Diagram]

See following pages.

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

Revised January 24, 2024
Revised May 2, 2023
Revised June 22, 2022
April 6, 2022
WP# 174612.11
Page 1 of 30
See Exhibit "A"

LEGAL DESCRIPTION
Alamar – Phase 5
Maintenance Improvement District No. 34

A portion of that certain parcel of land recorded in Document 2018-0474315, Maricopa County Records (MCR), lying within Sections 23 and 24, Township 1 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the southwest corner of said Section 23, a 3-inch Maricopa County Department of Transportation (MCDOT) brass cap flush stamped RLS 26411 T1N R1W S22 23 27 26, from which the west quarter corner of said Section 23, a 4-inch brass cap flush stamped SRP Survey Dept 1/4 S22 S23, bears North 00°48'19" West (basis of bearing), a distance of 2659.69 feet;

THENCE along the west line of said Section 23 and along the west line of Alamar – Phase 4, recorded in Book 1600, page 48, MCR, North 00°48'19" West, a distance of 57.08 feet, to the northwest corner of said Alamar – Phase 4;

THENCE leaving said west line, along the northerly line of said Alamar – Phase 4, North 89°11'42" East, a distance of 33.00 feet, to the westerly line of said certain parcel of land and the **POINT OF BEGINNING**;

THENCE leaving said northerly line, along said westerly line, North 00°48'19" West, a distance of 908.84 feet, to the beginning of a curve;

THENCE northerly along said curve to the right, having a radius of 922.37 feet, concave easterly, through a central angle of 23°07'44", a distance of 372.34 feet, to the northwest corner of said certain parcel of land and a point of intersection with a non-tangent line;

THENCE leaving said westerly line, along the northerly line of said certain parcel of land, South 89°56'32" East, a distance of 2514.74 feet;

THENCE North 00°51'18" West, a distance of 598.74 feet;

THENCE North 79°56'43" East, a distance of 711.97 feet, to the northwest corner of said certain parcel of land recorded in Document 2021-0515171, MCR;

THENCE leaving said northerly line, along the northerly line of said certain parcel of land, North 79°56'43" East, a distance of 610.36 feet, to the northeast corner of said certain parcel of land;

THENCE leaving said northerly line, along the east line of said certain parcel of land, South 01°00'58" East, a distance of 174.53 feet, to the monument line of Illini Street, recorded in Book 142, page 26, MCR;

THENCE leaving said east line, along said monument line, South 89°49'25" East, a distance of 1231.91 feet, to the westerly right-of-way line of El Mirage Road, recorded in Book 1537, page 35, MCR;

THENCE leaving said northerly line, along said westerly right-of-way line, South 00°10'35" West, a distance of 25.00 feet;

THENCE South 46°24'19" East, a distance of 36.32 feet, to a point of intersection with a non-tangent curve;

**Legal Description
Alamar – Phase 5
Maintenance Improvement District No. 34**

Revised January 24, 2024
Revised May 2, 2023
Revised June 22, 2022
April 6, 2022
WP# 174612.11
Page 2 of 30
See Exhibit "A"

THENCE southerly along said curve to the left, having a radius of 1150.00 feet, concave easterly, whose radius bears North 86°23'24" East, through a central angle of 23°36'38", a distance of 473.89 feet, to the curves end;

THENCE South 27°13'14" East, a distance of 50.00 feet;

THENCE South 17°46'46" West, a distance of 35.36 feet;

THENCE South 27°13'14" East, a distance of 50.00 feet;

THENCE South 72°13'14" East, a distance of 35.36 feet;

THENCE South 27°13'14" East, a distance of 100.00 feet, to the beginning of a curve;

THENCE southerly along said curve to the right, having a radius of 1050.00 feet, concave westerly, through a central angle of 26°02'37", a distance of 477.27 feet, to the curves end;

THENCE South 01°10'37" East, a distance of 303.29 feet;

THENCE South 44°22'34" West, a distance of 42.01 feet, to the northerly right of way line of Alamar Boulevard, recorded in Book 1600, page 48, MCR;

THENCE leaving said westerly right-of-way line, along said northerly right-of-way line, South 89°55'45" West, a distance of 1841.35 feet, to the beginning of a curve;

THENCE westerly along said curve to the left, having a radius of 590.00 feet, concave southerly, through a central angle of 33°03'12", a distance of 340.36 feet, to the curves end;

THENCE South 56°52'33" West, a distance of 433.90 feet, to the beginning of a curve;

THENCE westerly along said curve to the right, having a radius of 510.00 feet, concave northerly, through a central angle of 32°55'08", a distance of 293.02 feet, to the curves end;

THENCE South 89°47'41" West, a distance of 604.88 feet;

THENCE North 45°12'07" West, a distance of 28.28 feet;

THENCE South 89°49'25" West, a distance of 59.97 feet;

THENCE South 44°47'53" West, a distance of 28.33 feet;

THENCE South 89°47'41" West, a distance of 1907.16 feet;

THENCE North 45°30'19" West, a distance of 35.54 feet;

Legal Description
Alamar – Phase 5
Maintenance Improvement District No. 34

Revised January 24, 2024
Revised May 2, 2023
Revised June 22, 2022
April 6, 2022
WP# 174612.11
Page 3 of 30
See Exhibit "A"

THENCE South 89°11'42" West, a distance of 17.00 feet, to the **POINT OF BEGINNING**.

Containing 7,841,648 square feet or 180.0195 acres, more or less.

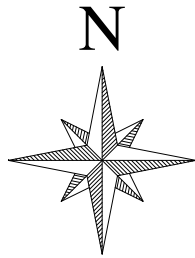
Subject to existing right-of-ways and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of July, 2018. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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EXPIRES 09-30-26



DYSART ROAD

SOUTHWEST
CORNER
SECTION 23,
T1N, R1W
3" MCDOT BCF
STAMPED RLS
26411
T1N R1W S22 23
27 26
POC

WOOD
PATEL

WEST 1/4 CORNER
SECTION 23, T1N, R1W
4" BCF SRP SURVEY
DEPT 1/4 S22 S23

ASSESSMENT DIAGRAM

CENTER OF SECTION 23,
T1N, R1W
3" BCH

N00°48'19"W 2659.69' (BASIS OF BEARING)

N00°48'19"W 908.84'

POB

TRACT HH

TRACT II

TRACT JJ

TRACT KK

TRACT LL

TRACT MM

TRACT NN

TRACT OO

TRACT PP

TRACT QQ

TRACT RR

TRACT SS

TRACT TT

TRACT UU

TRACT VV

TRACT WW

TRACT XX

TRACT YY

TRACT ZZ

TRACT AA

TRACT BB

TRACT CC

TRACT DD

TRACT EE

TRACT FF

TRACT GG

TRACT HH

TRACT II

TRACT JJ

TRACT KK

TRACT LL

TRACT MM

TRACT NN

TRACT OO

TRACT PP

TRACT QQ

TRACT RR

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TRACT TT

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TRACT YY

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TRACT EE

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TRACT HH

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TRACT YY

TRACT ZZ

TRACT AA

TRACT BB

TRACT CC

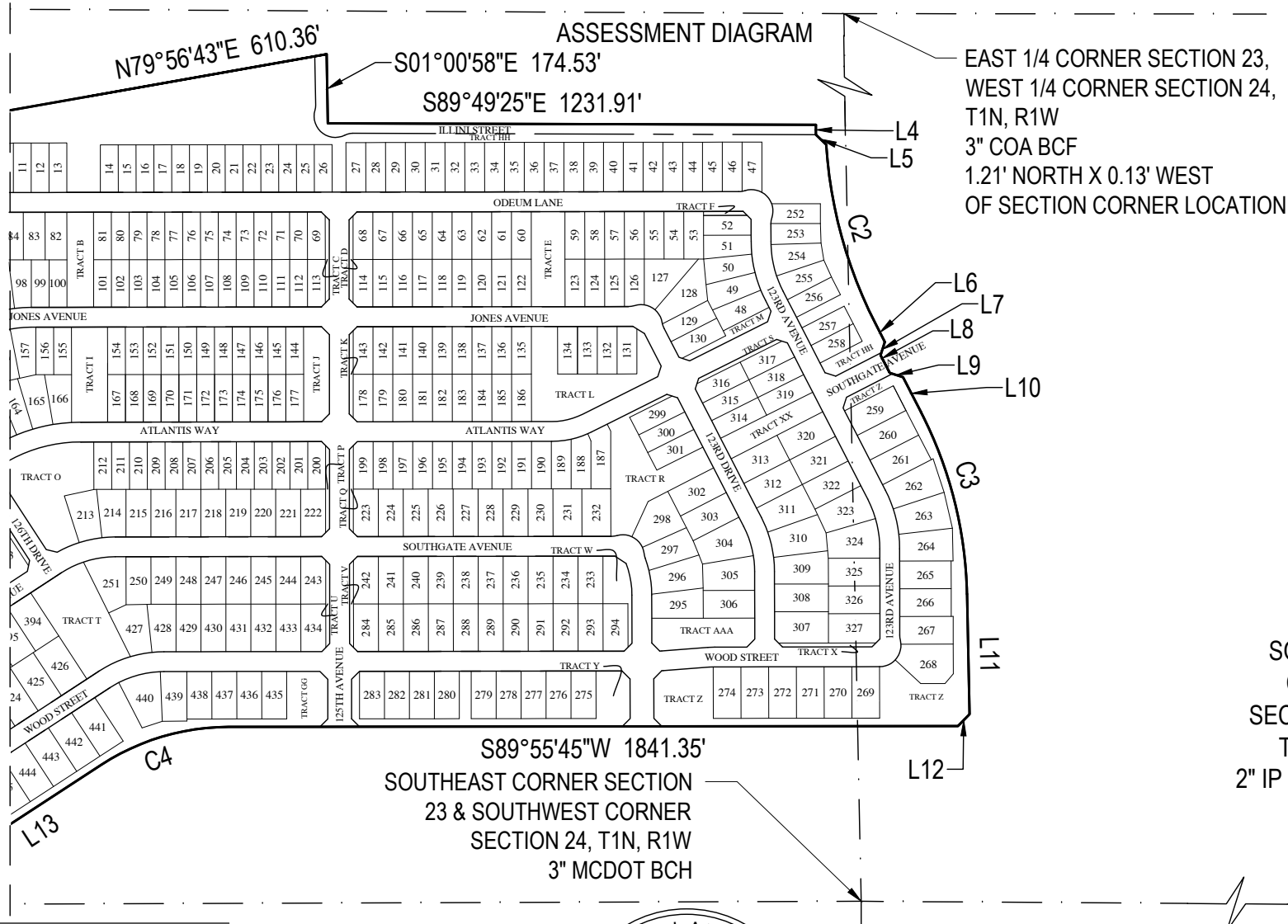
TRACT DD

TRACT EE

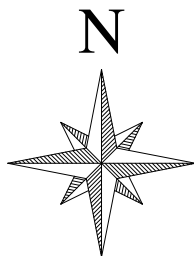
TRACT FF

TRACT GG

SEE SHEET 3



**WOOD
PATEL**



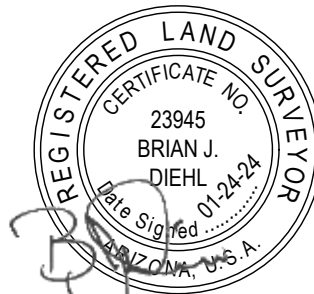
EXPIRES 09-30-26

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°48'19"W	57.08'
L2	N89°11'42"E	33.00'
L3	N79°56'43"E	711.97'
L4	S00°10'35"W	25.00'
L5	S46°24'19"E	36.32'
L6	S27°13'14"E	50.00'
L7	S17°46'46"W	35.36'
L8	S27°13'14"E	50.00'
L9	S72°13'14"E	35.36'
L10	S27°13'14"E	100.00'
L11	S01°10'37"E	303.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S44°22'34"W	42.01'
L13	S56°52'33"W	433.90'
L14	S89°47'41"W	604.88'
L15	N45°12'07"W	28.28'
L16	S89°49'25"W	59.97'
L17	S44°47'53"W	28.33'
L18	N45°30'19"W	35.54'
L19	S89°11'42"W	17.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	23°07'44"	922.37'	372.34'
C2	23°36'38"	1150.00'	473.89'
C3	26°02'37"	1050.00'	477.27'
C4	33°03'12"	590.00'	340.36'
C5	32°55'08"	510.00'	293.02'



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	5,322	0.1222
LOT 2	5,400	0.1240
LOT 3	5,400	0.1240
LOT 4	5,400	0.1240
LOT 5	5,448	0.1251
LOT 6	6,036	0.1386
LOT 7	6,036	0.1386
LOT 8	6,036	0.1386
LOT 9	6,036	0.1386
LOT 10	5,779	0.1327
LOT 11	5,625	0.1291

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 12	5,625	0.1291
LOT 13	5,625	0.1291
LOT 14	5,400	0.1240
LOT 15	5,400	0.1240
LOT 16	5,400	0.1240
LOT 17	5,400	0.1240
LOT 18	5,400	0.1240
LOT 19	5,400	0.1240
LOT 20	5,400	0.1240
LOT 21	5,400	0.1240
LOT 22	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 23	5,400	0.1240
LOT 24	5,400	0.1240
LOT 25	5,400	0.1240
LOT 26	5,400	0.1240
LOT 27	6,250	0.1435
LOT 28	6,250	0.1435
LOT 29	6,250	0.1435
LOT 30	6,250	0.1435
LOT 31	6,250	0.1435
LOT 32	6,250	0.1435
LOT 33	6,250	0.1435



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 34	6,250	0.1435
LOT 35	6,250	0.1435
LOT 36	6,250	0.1435
LOT 37	6,250	0.1435
LOT 38	6,250	0.1435
LOT 39	6,250	0.1435
LOT 40	6,250	0.1435
LOT 41	6,250	0.1435
LOT 42	6,250	0.1435
LOT 43	6,250	0.1435
LOT 44	6,250	0.1435

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 45	6,250	0.1435
LOT 46	6,248	0.1434
LOT 47	6,098	0.1400
LOT 48	7,019	0.1611
LOT 49	7,441	0.1708
LOT 50	6,929	0.1591
LOT 51	6,501	0.1492
LOT 52	5,950	0.1366
LOT 53	6,000	0.1377
LOT 54	6,000	0.1377
LOT 55	6,000	0.1377

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 56	6,000	0.1377
LOT 57	6,000	0.1377
LOT 58	6,000	0.1377
LOT 59	6,000	0.1377
LOT 60	6,000	0.1377
LOT 61	6,000	0.1377
LOT 62	6,000	0.1377
LOT 63	6,000	0.1377
LOT 64	6,000	0.1377
LOT 65	6,000	0.1377
LOT 66	6,000	0.1377



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 67	6,000	0.1377
LOT 68	5,950	0.1366
LOT 69	5,350	0.1228
LOT 70	5,400	0.1240
LOT 71	5,400	0.1240
LOT 72	5,400	0.1240
LOT 73	5,400	0.1240
LOT 74	5,400	0.1240
LOT 75	5,400	0.1240
LOT 76	5,400	0.1240
LOT 77	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 78	5,400	0.1240
LOT 79	5,400	0.1240
LOT 80	5,400	0.1240
LOT 81	5,400	0.1240
LOT 82	6,600	0.1515
LOT 83	6,600	0.1515
LOT 84	5,817	0.1335
LOT 85	6,852	0.1573
LOT 86	6,989	0.1604
LOT 87	5,717	0.1312
LOT 88	5,220	0.1198

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 89	5,220	0.1198
LOT 90	5,220	0.1198
LOT 91	5,275	0.1211
LOT 92	5,275	0.1211
LOT 93	5,220	0.1198
LOT 94	5,486	0.1259
LOT 95	5,985	0.1374
LOT 96	6,219	0.1428
LOT 97	6,235	0.1431
LOT 98	6,068	0.1393
LOT 99	5,400	0.1240



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 100	5,400	0.1240
LOT 101	5,400	0.1240
LOT 102	5,400	0.1240
LOT 103	5,400	0.1240
LOT 104	5,400	0.1240
LOT 105	5,400	0.1240
LOT 106	5,400	0.1240
LOT 107	5,400	0.1240
LOT 108	5,400	0.1240
LOT 109	5,400	0.1240
LOT 110	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 111	5,400	0.1240
LOT 112	5,400	0.1240
LOT 113	5,350	0.1228
LOT 114	5,950	0.1366
LOT 115	6,000	0.1377
LOT 116	6,000	0.1377
LOT 117	6,000	0.1377
LOT 118	6,000	0.1377
LOT 119	6,000	0.1377
LOT 120	6,000	0.1377
LOT 121	6,000	0.1377

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 122	6,000	0.1377
LOT 123	6,000	0.1377
LOT 124	6,000	0.1377
LOT 125	6,000	0.1377
LOT 126	5,879	0.1350
LOT 127	10,269	0.2357
LOT 128	10,430	0.2394
LOT 129	6,494	0.1491
LOT 130	6,483	0.1488
LOT 131	5,969	0.1370
LOT 132	6,000	0.1377



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 133	6,000	0.1377
LOT 134	6,000	0.1377
LOT 135	6,000	0.1377
LOT 136	6,000	0.1377
LOT 137	6,000	0.1377
LOT 138	6,000	0.1377
LOT 139	6,000	0.1377
LOT 140	6,000	0.1377
LOT 141	6,000	0.1377
LOT 142	6,000	0.1377
LOT 143	5,950	0.1366

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 144	5,400	0.1240
LOT 145	5,400	0.1240
LOT 146	5,400	0.1240
LOT 147	5,400	0.1240
LOT 148	5,400	0.1240
LOT 149	5,400	0.1240
LOT 150	5,400	0.1240
LOT 151	5,400	0.1240
LOT 152	5,400	0.1240
LOT 153	5,400	0.1240
LOT 154	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 155	5,400	0.1240
LOT 156	5,400	0.1240
LOT 157	6,595	0.1514
LOT 158	7,022	0.1612
LOT 159	6,165	0.1415
LOT 160	5,524	0.1268
LOT 161	5,474	0.1257
LOT 162	5,932	0.1362
LOT 163	6,328	0.1453
LOT 164	6,708	0.1540
LOT 165	7,955	0.1826



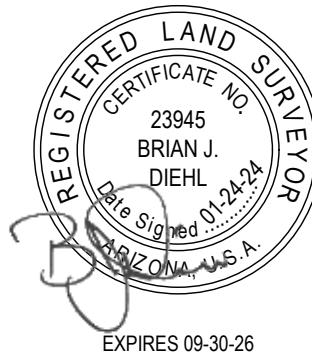
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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 166	7,118	0.1634
LOT 167	5,400	0.1240
LOT 168	5,400	0.1240
LOT 169	5,400	0.1240
LOT 170	5,400	0.1240
LOT 171	5,400	0.1240
LOT 172	5,400	0.1240
LOT 173	5,400	0.1240
LOT 174	5,400	0.1240
LOT 175	5,400	0.1240
LOT 176	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 177	5,400	0.1240
LOT 178	5,950	0.1366
LOT 179	6,000	0.1377
LOT 180	6,000	0.1377
LOT 181	6,000	0.1377
LOT 182	6,000	0.1377
LOT 183	6,000	0.1377
LOT 184	6,000	0.1377
LOT 185	6,000	0.1377
LOT 186	6,000	0.1377
LOT 187	7,756	0.1781

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 188	6,563	0.1507
LOT 189	6,087	0.1397
LOT 190	6,000	0.1377
LOT 191	6,000	0.1377
LOT 192	6,000	0.1377
LOT 193	6,000	0.1377
LOT 194	6,000	0.1377
LOT 195	6,000	0.1377
LOT 196	6,000	0.1377
LOT 197	6,000	0.1377
LOT 198	6,000	0.1377



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 199	5,950	0.1366
LOT 200	5,350	0.1228
LOT 201	5,400	0.1240
LOT 202	5,400	0.1240
LOT 203	5,400	0.1240
LOT 204	5,400	0.1240
LOT 205	5,400	0.1240
LOT 206	5,400	0.1240
LOT 207	5,400	0.1240
LOT 208	5,400	0.1240
LOT 209	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 210	5,400	0.1240
LOT 211	5,400	0.1240
LOT 212	5,400	0.1240
LOT 213	8,695	0.1996
LOT 214	8,125	0.1865
LOT 215	7,560	0.1736
LOT 216	7,560	0.1736
LOT 217	7,560	0.1736
LOT 218	7,560	0.1736
LOT 219	7,560	0.1736
LOT 220	7,560	0.1736

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 221	7,560	0.1736
LOT 222	7,510	0.1724
LOT 223	7,510	0.1724
LOT 224	7,560	0.1736
LOT 225	7,560	0.1736
LOT 226	7,560	0.1736
LOT 227	7,560	0.1736
LOT 228	7,560	0.1736
LOT 229	7,560	0.1736
LOT 230	7,560	0.1736
LOT 231	8,760	0.2011



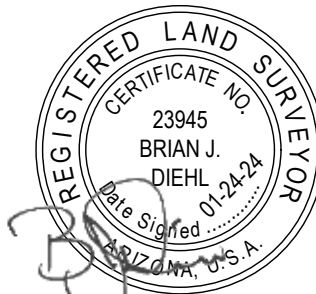
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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 232	8,760	0.2011
LOT 233	7,560	0.1736
LOT 234	7,560	0.1736
LOT 235	7,560	0.1736
LOT 236	7,560	0.1736
LOT 237	7,560	0.1736
LOT 238	7,560	0.1736
LOT 239	7,560	0.1736
LOT 240	7,560	0.1736
LOT 241	7,560	0.1736
LOT 242	7,510	0.1724

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 243	7,510	0.1724
LOT 244	7,560	0.1736
LOT 245	7,560	0.1736
LOT 246	7,560	0.1736
LOT 247	7,560	0.1736
LOT 248	7,560	0.1736
LOT 249	7,560	0.1736
LOT 250	7,598	0.1744
LOT 251	10,350	0.2376
LOT 252	6,092	0.1399
LOT 253	6,437	0.1478

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 254	7,892	0.1812
LOT 255	7,106	0.1631
LOT 256	6,250	0.1435
LOT 257	6,000	0.1377
LOT 258	6,000	0.1377
LOT 259	9,674	0.2221
LOT 260	9,674	0.2221
LOT 261	9,674	0.2221
LOT 262	10,688	0.2454
LOT 263	10,623	0.2439
LOT 264	10,138	0.2327



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 265	9,100	0.2089
LOT 266	9,100	0.2089
LOT 267	9,420	0.2163
LOT 268	11,998	0.2754
LOT 269	9,100	0.2089
LOT 270	9,100	0.2089
LOT 271	9,100	0.2089
LOT 272	9,100	0.2089
LOT 273	9,100	0.2089
LOT 274	9,100	0.2089
LOT 275	7,560	0.1736

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 276	7,560	0.1736
LOT 277	7,560	0.1736
LOT 278	7,560	0.1736
LOT 279	7,560	0.1736
LOT 280	7,560	0.1736
LOT 281	7,560	0.1736
LOT 282	7,560	0.1736
LOT 283	7,560	0.1736
LOT 284	7,510	0.1724
LOT 285	7,560	0.1736
LOT 286	7,560	0.1736

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 287	7,560	0.1736
LOT 288	7,560	0.1736
LOT 289	7,560	0.1736
LOT 290	7,560	0.1736
LOT 291	7,560	0.1736
LOT 292	7,560	0.1736
LOT 293	7,560	0.1736
LOT 294	7,510	0.1724
LOT 295	8,897	0.2043
LOT 296	9,622	0.2209
LOT 297	8,667	0.1990



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LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 298	10,612	0.2436
LOT 299	6,450	0.1481
LOT 300	6,500	0.1492
LOT 301	6,500	0.1492
LOT 302	9,100	0.2089
LOT 303	9,100	0.2089
LOT 304	11,042	0.2535
LOT 305	10,091	0.2317
LOT 306	9,100	0.2089
LOT 307	10,697	0.2456
LOT 308	9,520	0.2185

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 309	10,324	0.2370
LOT 310	11,075	0.2543
LOT 311	9,948	0.2284
LOT 312	9,100	0.2089
LOT 313	9,100	0.2089
LOT 314	6,515	0.1496
LOT 315	6,544	0.1502
LOT 316	6,523	0.1497
LOT 317	6,378	0.1464
LOT 318	6,457	0.1482
LOT 319	6,486	0.1489

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 320	9,100	0.2089
LOT 321	9,100	0.2089
LOT 322	9,100	0.2089
LOT 323	10,288	0.2362
LOT 324	10,866	0.2495
LOT 325	9,100	0.2089
LOT 326	9,100	0.2089
LOT 327	9,570	0.2197
LOT 328	5,400	0.1240
LOT 329	5,400	0.1240
LOT 330	5,400	0.1240

**WOOD
PATEL**



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 331	5,400	0.1240
LOT 332	5,400	0.1240
LOT 333	5,400	0.1240
LOT 334	5,400	0.1240
LOT 335	5,400	0.1240
LOT 336	5,400	0.1240
LOT 337	5,350	0.1228
LOT 338	5,148	0.1182
LOT 339	5,197	0.1193
LOT 340	5,198	0.1193
LOT 341	5,197	0.1193

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 342	5,198	0.1193
LOT 343	5,197	0.1193
LOT 344	7,008	0.1609
LOT 345	6,192	0.1421
LOT 346	6,000	0.1377
LOT 347	5,400	0.1240
LOT 348	5,400	0.1240
LOT 349	5,400	0.1240
LOT 350	5,400	0.1240
LOT 351	5,400	0.1240
LOT 352	5,351	0.1228

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 353	7,511	0.1724
LOT 354	7,560	0.1736
LOT 355	7,560	0.1736
LOT 356	7,560	0.1736
LOT 357	7,560	0.1736
LOT 358	7,560	0.1736
LOT 359	7,560	0.1736
LOT 360	9,100	0.2089
LOT 361	9,100	0.2089
LOT 362	9,100	0.2089
LOT 363	9,100	0.2089



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 364	9,050	0.2078
LOT 365	9,085	0.2086
LOT 366	9,135	0.2097
LOT 367	9,135	0.2097
LOT 368	9,135	0.2097
LOT 369	9,135	0.2097
LOT 370	9,150	0.2101
LOT 371	12,469	0.2863
LOT 372	8,190	0.1880
LOT 373	8,190	0.1880
LOT 374	8,190	0.1880

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 375	8,190	0.1880
LOT 376	8,190	0.1880
LOT 377	8,190	0.1880
LOT 378	8,141	0.1869
LOT 379	8,143	0.1869
LOT 380	8,190	0.1880
LOT 381	8,190	0.1880
LOT 382	8,190	0.1880
LOT 383	8,190	0.1880
LOT 384	8,190	0.1880
LOT 385	8,190	0.1880

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 386	12,241	0.2810
LOT 387	9,719	0.2231
LOT 388	9,100	0.2089
LOT 389	9,100	0.2089
LOT 390	9,100	0.2089
LOT 391	9,100	0.2089
LOT 392	9,100	0.2089
LOT 393	9,050	0.2078
LOT 394	9,100	0.2089
LOT 395	9,100	0.2089
LOT 396	9,100	0.2089



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 397	9,100	0.2089
LOT 398	9,100	0.2089
LOT 399	9,100	0.2089
LOT 400	9,887	0.2270
LOT 401	10,871	0.2496
LOT 402	10,732	0.2464
LOT 403	8,190	0.1880
LOT 404	8,190	0.1880
LOT 405	8,190	0.1880
LOT 406	8,190	0.1880
LOT 407	8,190	0.1880

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 408	8,190	0.1880
LOT 409	8,141	0.1869
LOT 410	8,143	0.1869
LOT 411	8,190	0.1880
LOT 412	8,190	0.1880
LOT 413	8,190	0.1880
LOT 414	8,190	0.1880
LOT 415	8,190	0.1880
LOT 416	8,190	0.1880
LOT 417	9,175	0.2106
LOT 418	11,046	0.2536

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 419	10,665	0.2448
LOT 420	9,108	0.2091
LOT 421	9,100	0.2089
LOT 422	9,100	0.2089
LOT 423	9,100	0.2089
LOT 424	9,100	0.2089
LOT 425	9,100	0.2089
LOT 426	10,017	0.2300
LOT 427	9,757	0.2240
LOT 428	8,065	0.1852
LOT 429	7,560	0.1736



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 430	7,560	0.1736
LOT 431	7,560	0.1736
LOT 432	7,560	0.1736
LOT 433	7,560	0.1736
LOT 434	7,510	0.1724
LOT 435	7,560	0.1736
LOT 436	7,560	0.1736
LOT 437	7,560	0.1736
LOT 438	7,560	0.1736
LOT 439	8,094	0.1858
LOT 440	10,480	0.2406

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 441	9,170	0.2105
LOT 442	9,170	0.2105
LOT 443	9,170	0.2105
LOT 444	9,170	0.2105
LOT 445	9,170	0.2105
LOT 446	9,170	0.2105
LOT 447	9,170	0.2105
LOT 448	10,404	0.2388
LOT 449	10,395	0.2386
LOT 450	10,335	0.2373
LOT 451	9,198	0.2112

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 452	8,190	0.1880
LOT 453	8,190	0.1880
LOT 454	8,190	0.1880
LOT 455	7,875	0.1808
LOT 456	7,875	0.1808
LOT 457	5,125	0.1177
LOT 458	5,175	0.1188
LOT 459	5,175	0.1188
LOT 460	5,175	0.1188
LOT 461	5,175	0.1188
LOT 462	5,175	0.1188



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 463	5,175	0.1188
LOT 464	5,175	0.1188
LOT 465	5,175	0.1188
LOT 466	5,175	0.1188
LOT 467	5,175	0.1188
LOT 468	5,175	0.1188
LOT 469	5,175	0.1188
LOT 470	5,175	0.1188
LOT 471	5,175	0.1188
LOT 472	5,175	0.1188
LOT 473	5,175	0.1188

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 474	5,311	0.1219
LOT 475	5,948	0.1365
LOT 476	7,175	0.1647
LOT 477	7,166	0.1645
LOT 478	5,853	0.1344
LOT 479	9,259	0.2126
LOT 480	10,053	0.2308
LOT 481	9,670	0.2220
LOT 482	8,828	0.2027
LOT 483	8,190	0.1880
LOT 484	8,190	0.1880

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 485	8,190	0.1880
LOT 486	8,143	0.1869
LOT 487	8,141	0.1869
LOT 488	8,190	0.1880
LOT 489	8,190	0.1880
LOT 490	8,190	0.1880
LOT 491	8,190	0.1880
LOT 492	8,190	0.1880
LOT 493	10,296	0.2364
LOT 494	9,901	0.2273
LOT 495	9,149	0.2100



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 496	7,466	0.1714
LOT 497	6,999	0.1607
LOT 498	6,651	0.1527
LOT 499	5,783	0.1328
LOT 500	5,441	0.1249
LOT 501	5,175	0.1188
LOT 502	5,175	0.1188
LOT 503	5,175	0.1188
LOT 504	5,175	0.1188
LOT 505	5,175	0.1188
LOT 506	5,175	0.1188

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 507	5,175	0.1188
LOT 508	5,175	0.1188
LOT 509	5,175	0.1188
LOT 510	5,175	0.1188
LOT 511	5,175	0.1188
LOT 512	5,175	0.1188
LOT 513	5,175	0.1188
LOT 514	5,175	0.1188
LOT 515	5,125	0.1177
LOT 516	5,125	0.1177
LOT 517	5,175	0.1188

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 518	5,175	0.1188
LOT 519	5,175	0.1188
LOT 520	5,175	0.1188
LOT 521	5,175	0.1188
LOT 522	5,175	0.1188
LOT 523	5,175	0.1188
LOT 524	5,175	0.1188
LOT 525	5,175	0.1188
LOT 526	5,175	0.1188
LOT 527	5,175	0.1188
LOT 528	5,175	0.1188



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 529	5,175	0.1188
LOT 530	5,175	0.1188
LOT 531	5,937	0.1363
LOT 532	6,558	0.1505
LOT 533	6,513	0.1495
LOT 534	7,636	0.1753
LOT 535	7,686	0.1764
LOT 536	8,409	0.1930
LOT 537	9,418	0.2162
LOT 538	9,519	0.2185
LOT 539	8,505	0.1952

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 540	8,190	0.1880
LOT 541	8,190	0.1880
LOT 542	8,190	0.1880
LOT 543	8,190	0.1880
LOT 544	7,472	0.1715
LOT 545	6,500	0.1492
LOT 546	6,500	0.1492
LOT 547	6,500	0.1492
LOT 548	6,500	0.1492
LOT 549	6,500	0.1492
LOT 550	6,503	0.1493

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 551	8,388	0.1926
LOT 552	7,599	0.1744
LOT 553	6,000	0.1377
LOT 554	6,000	0.1377
LOT 555	6,000	0.1377
LOT 556	6,000	0.1377
LOT 557	5,950	0.1366
LOT 558	7,549	0.1733
LOT 559	6,788	0.1558
LOT 560	6,750	0.1550
LOT 561	6,000	0.1377



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 562	6,000	0.1377
LOT 563	6,000	0.1377
LOT 564	6,000	0.1377
LOT 565	6,600	0.1515
LOT 566	6,000	0.1377
LOT 567	6,000	0.1377
LOT 568	6,000	0.1377
LOT 569	6,000	0.1377
LOT 570	6,000	0.1377
LOT 571	6,000	0.1377
LOT 572	5,950	0.1366

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 573	5,950	0.1366
LOT 574	6,000	0.1377
LOT 575	6,000	0.1377
LOT 576	6,000	0.1377
LOT 577	6,000	0.1377
LOT 578	6,000	0.1377
LOT 579	6,000	0.1377
LOT 580	6,000	0.1377
LOT 581	6,000	0.1377
LOT 582	6,000	0.1377
LOT 583	6,059	0.1391

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 584	6,060	0.1391
LOT 585	6,000	0.1377
LOT 586	6,000	0.1377
LOT 587	6,000	0.1377
LOT 588	6,000	0.1377
LOT 589	6,000	0.1377
LOT 590	6,000	0.1377
LOT 591	6,000	0.1377
LOT 592	6,000	0.1377
LOT 593	6,000	0.1377
LOT 594	5,950	0.1366



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 595	6,008	0.1379
LOT 596	6,236	0.1432
LOT 597	6,000	0.1377
LOT 598	6,000	0.1377
LOT 599	6,000	0.1377
LOT 600	6,250	0.1435
LOT 601	6,250	0.1435
LOT 602	5,988	0.1375
LOT 603	6,000	0.1377
LOT 604	6,000	0.1377
LOT 605	6,000	0.1377

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 606	6,250	0.1435
LOT 607	7,474	0.1716
LOT 608	9,162	0.2103
LOT 609	6,417	0.1473
LOT 610	6,200	0.1423
LOT 611	6,250	0.1435
LOT 612	6,250	0.1435
LOT 613	6,250	0.1435
LOT 614	6,294	0.1445
LOT 615	7,013	0.1610
LOT 616	7,428	0.1705

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 617	7,428	0.1705
LOT 618	7,385	0.1695
LOT 619	6,280	0.1442
LOT 620	6,250	0.1435
LOT 621	5,198	0.1435
LOT 622	6,500	0.1492
LOT 623	5,198	0.1492
LOT 624	6,500	0.1492
LOT 625	5,198	0.1435
LOT 626	6,250	0.1435
LOT 627	7,435	0.1707



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 628	6,259	0.1437
LOT 629	6,250	0.1435
LOT 630	6,250	0.1435
LOT 631	6,250	0.1435
LOT 632	6,250	0.1435
LOT 633	5,400	0.1240
LOT 634	5,400	0.1240
LOT 635	5,400	0.1240
LOT 636	5,400	0.1240
LOT 637	5,400	0.1240
LOT 638	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 639	5,400	0.1240
LOT 640	5,400	0.1240
LOT 641	5,400	0.1240
LOT 642	5,400	0.1240
LOT 643	5,400	0.1240
LOT 644	6,203	0.1424
LOT 645	7,812	0.1793
LOT 646	7,796	0.1790
LOT 647	6,002	0.1378
LOT 648	5,400	0.1240
LOT 649	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 650	5,400	0.1240
LOT 651	5,400	0.1240
LOT 652	5,400	0.1240
LOT 653	5,400	0.1240
LOT 654	5,400	0.1240
LOT 655	5,400	0.1240
LOT 656	5,400	0.1240
LOT 657	5,400	0.1240
LOT 658	5,400	0.1240
LOT 659	5,400	0.1240
LOT 660	5,400	0.1240



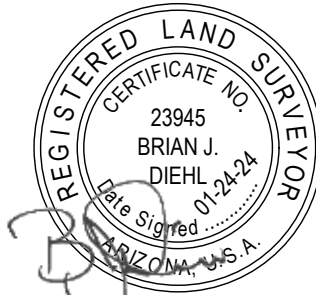
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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 661	5,400	0.1240
LOT 662	5,400	0.1240
LOT 663	5,400	0.1240
LOT 664	5,400	0.1240
LOT 665	5,654	0.1298
LOT 666	6,026	0.1383
LOT 667	6,036	0.1386
LOT 668	6,036	0.1386
LOT 669	6,009	0.1379
LOT 670	5,428	0.1246
LOT 671	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 672	8,731	0.2004
LOT 673	8,516	0.1955
LOT 674	7,778	0.1786
LOT 675	7,778	0.1786
LOT 676	7,778	0.1786
LOT 677	7,728	0.1774
LOT 678	5,195	0.1193
LOT 679	5,244	0.1204
LOT 680	5,244	0.1204
LOT 681	5,244	0.1204
LOT 682	5,244	0.1204

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 683	5,892	0.1353
LOT 684	8,184	0.1879
LOT 685	6,696	0.1537
LOT 686	5,351	0.1228
LOT 687	5,400	0.1240
LOT 688	5,400	0.1240
LOT 689	5,400	0.1240
LOT 690	5,400	0.1240
LOT 691	5,400	0.1240
LOT 692	5,400	0.1240
LOT 693	5,400	0.1240



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TRACT AREA TABLE		
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES
TRACT A	1,809	0.0415
TRACT AA	2,100	0.0482
TRACT AAA	19,448	0.4465
TRACT B	16,133	0.3704
TRACT BB	41,994	0.9640
TRACT C	2,100	0.0482
TRACT CC	2,300	0.0528
TRACT D	2,100	0.0482
TRACT DD	27,272	0.6261
TRACT E	20,425	0.4689
TRACT EE	2,300	0.0528

TRACT AREA TABLE		
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES
TRACT F	1,050	0.0241
TRACT FF	27,790	0.6380
TRACT G	2,155	0.0495
TRACT GG	98,069	2.2514
TRACT H	2,155	0.0495
TRACT HH	718,359	16.4912
TRACT I	21,835	0.5013
TRACT II	12,850	0.2950
TRACT J	15,200	0.3489
TRACT JJ	2,000	0.0459
TRACT K	2,100	0.0482

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 694	5,400	0.1240
TOTAL	4,720,437	108.3663

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TRACT AREA TABLE		
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES
TRACT KK	16,100	0.3696
TRACT L	37,883	0.8697
TRACT LL	22,362	0.5134
TRACT M	5,486	0.1259
TRACT MM	8,356	0.1918
TRACT N	2,305	0.0529
TRACT NN	2,300	0.0528
TRACT O	41,863	0.9610
TRACT OO	2,050	0.0471
TRACT P	2,100	0.0482
TRACT PP	16,450	0.3776

TRACT AREA TABLE		
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES
TRACT Q	2,100	0.0482
TRACT QQ	22,683	0.5207
TRACT R	36,279	0.8328
TRACT RR	2,120	0.0487
TRACT S	2,300	0.0528
TRACT SS	23,805	0.5465
TRACT T	36,549	0.8391
TRACT TT	2,100	0.0482
TRACT U	2,100	0.0482
TRACT UU	31,200	0.7163
TRACT V	2,100	0.0482



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TRACT AREA TABLE		
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES
TRACT VV	27,008	0.6200
TRACT W	8,893	0.2041
TRACT WW	78,504	1.8022
TRACT X	2,360	0.0542
TRACT XX	14,775	0.3392
TRACT Y	29,580	0.6791
TRACT Z	86,302	1.9812
TRACT ZZ	2,100	0.0482
TOTAL	1,611,656	36.9985

AREA TABLE		
	AREA SQUARE FEET	AREA ACRES
OVERALL	7,841,648	180.0194
RIGHT-OF-WAY	1,509,555	34.6546
LOTS	4,720,437	108.3663
TRACTS	1,611,656	36.9985



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RESOLUTION 1019-0224

RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA DECLARING ITS INTENTION TO ORDER THE IMPROVEMENTS OF A CERTAIN AREA WITHIN THE CORPORATE LIMITS OF THE CITY AND CREATING AN IMPROVEMENT DISTRICT KNOWN AS CITY OF AVONDALE MAINTENANCE IMPROVEMENT DISTRICT NO. 34 – ALAMAR – PHASE 5; PROVIDING THAT THE COST OF THE MAINTENANCE OF THE LANDSCAPING INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, SHALL BE ASSESSED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 2, ARIZONA REVISED STATUTES, AS AMENDED; AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Avondale (the “City Council”) has adopted Resolution 1018-0224 declaring its intent to form the City of Avondale Maintenance Improvement District No. 34 – Alamar – Phase 5; and

WHEREAS, pursuant to ARIZ. REV. STAT. § 48-574(C), as amended, the City Council has immediate jurisdiction to adopt a resolution ordering the improvements pursuant to ARIZ. REV. STAT. § 48-581, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The public interest or convenience require and it is the intention of the City Council to order the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district, and that the cost of such activities, together with appurtenant structures, be assessed upon a certain improvement district to be known as City of Avondale Maintenance Improvement District No. 34 – Alamar – Phase 5 (the “District”) as described and depicted on Exhibit A, attached hereto and incorporated herein by reference.

SECTION 3. The estimate of the cost and expenses for the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district, and on file with the

Superintendent of Streets (City Engineer) and the City Clerk is approved and adopted by the City Council.

SECTION 4. The City Council determines that the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district, are of more than local or ordinary public benefit, and are of special benefit to the respective lots, pieces and parcels of land within the real property described herein. The City Council makes and orders the cost and expense for the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district, and related facilities together with appurtenant structures be chargeable upon the District, the area of which is described and depicted as set forth on Exhibit A, and declare that the District benefited by the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district, and related facilities together with appurtenant structures to be assessed, shall pay the costs and expenses thereof in proportion to the benefits derived therefrom.

SECTION 5. The City shall not assess the costs and expenses for the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district, and related facilities together with appurtenant structures, which are for the general public benefit against the respective lots, pieces and parcels of land located within the boundaries of the District and if a portion of the costs and expenses for the maintenance of landscaping is for the general public benefit, the City shall assess the boundaries of the District only that portion of such costs and expenses which benefits the lots, pieces and parcels of land located within the boundaries of the District.

SECTION 6. The costs and expense for the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district shall be made and all proceedings therein taken; that the Superintendent of Streets of the City (the City Engineer) shall post or cause to be posted notices thereof; that the City Clerk shall certify to the passage of this Resolution of Intention; that the City Engineer shall prepare duplicate diagrams of the District to be assessed to pay the costs and expenses thereof, under and in accordance with the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, as amended.

SECTION 7. The immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety and an emergency is declared to exist, and this Resolution will be in full force and effect from and after its passage and approval by the City Council as required by law and is exempt from the referendum provisions of the Constitution and laws of the State of Arizona.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona,
February 26, 2024.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION 1019-0224

[Legal Description and Map of Assessment District]

See following pages.

Wood, Patel & Associates, Inc.
602.335.8500
www.woodpatel.com

Revised January 24, 2024
Revised May 2, 2023
Revised June 22, 2022
April 6, 2022
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See Exhibit "A"

LEGAL DESCRIPTION
Alamar – Phase 5
Maintenance Improvement District No. 34

A portion of that certain parcel of land recorded in Document 2018-0474315, Maricopa County Records (MCR), lying within Sections 23 and 24, Township 1 North, Range 1 West, of the Gila and Salt River Meridian, Maricopa County, Arizona, more particularly described as follows:

COMMENCING at the southwest corner of said Section 23, a 3-inch Maricopa County Department of Transportation (MCDOT) brass cap flush stamped RLS 26411 T1N R1W S22 23 27 26, from which the west quarter corner of said Section 23, a 4-inch brass cap flush stamped SRP Survey Dept 1/4 S22 S23, bears North 00°48'19" West (basis of bearing), a distance of 2659.69 feet;

THENCE along the west line of said Section 23 and along the west line of Alamar – Phase 4, recorded in Book 1600, page 48, MCR, North 00°48'19" West, a distance of 57.08 feet, to the northwest corner of said Alamar – Phase 4;

THENCE leaving said west line, along the northerly line of said Alamar – Phase 4, North 89°11'42" East, a distance of 33.00 feet, to the westerly line of said certain parcel of land and the **POINT OF BEGINNING**;

THENCE leaving said northerly line, along said westerly line, North 00°48'19" West, a distance of 908.84 feet, to the beginning of a curve;

THENCE northerly along said curve to the right, having a radius of 922.37 feet, concave easterly, through a central angle of 23°07'44", a distance of 372.34 feet, to the northwest corner of said certain parcel of land and a point of intersection with a non-tangent line;

THENCE leaving said westerly line, along the northerly line of said certain parcel of land, South 89°56'32" East, a distance of 2514.74 feet;

THENCE North 00°51'18" West, a distance of 598.74 feet;

THENCE North 79°56'43" East, a distance of 711.97 feet, to the northwest corner of said certain parcel of land recorded in Document 2021-0515171, MCR;

THENCE leaving said northerly line, along the northerly line of said certain parcel of land, North 79°56'43" East, a distance of 610.36 feet, to the northeast corner of said certain parcel of land;

THENCE leaving said northerly line, along the east line of said certain parcel of land, South 01°00'58" East, a distance of 174.53 feet, to the monument line of Illini Street, recorded in Book 142, page 26, MCR;

THENCE leaving said east line, along said monument line, South 89°49'25" East, a distance of 1231.91 feet, to the westerly right-of-way line of El Mirage Road, recorded in Book 1537, page 35, MCR;

THENCE leaving said northerly line, along said westerly right-of-way line, South 00°10'35" West, a distance of 25.00 feet;

THENCE South 46°24'19" East, a distance of 36.32 feet, to a point of intersection with a non-tangent curve;

Legal Description
Alamar – Phase 5
Maintenance Improvement District No. 34

Revised January 24, 2024
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THENCE southerly along said curve to the left, having a radius of 1150.00 feet, concave easterly, whose radius bears North 86°23'24" East, through a central angle of 23°36'38", a distance of 473.89 feet, to the curves end;

THENCE South 27°13'14" East, a distance of 50.00 feet;

THENCE South 17°46'46" West, a distance of 35.36 feet;

THENCE South 27°13'14" East, a distance of 50.00 feet;

THENCE South 72°13'14" East, a distance of 35.36 feet;

THENCE South 27°13'14" East, a distance of 100.00 feet, to the beginning of a curve;

THENCE southerly along said curve to the right, having a radius of 1050.00 feet, concave westerly, through a central angle of 26°02'37", a distance of 477.27 feet, to the curves end;

THENCE South 01°10'37" East, a distance of 303.29 feet;

THENCE South 44°22'34" West, a distance of 42.01 feet, to the northerly right of way line of Alamar Boulevard, recorded in Book 1600, page 48, MCR;

THENCE leaving said westerly right-of-way line, along said northerly right-of-way line, South 89°55'45" West, a distance of 1841.35 feet, to the beginning of a curve;

THENCE westerly along said curve to the left, having a radius of 590.00 feet, concave southerly, through a central angle of 33°03'12", a distance of 340.36 feet, to the curves end;

THENCE South 56°52'33" West, a distance of 433.90 feet, to the beginning of a curve;

THENCE westerly along said curve to the right, having a radius of 510.00 feet, concave northerly, through a central angle of 32°55'08", a distance of 293.02 feet, to the curves end;

THENCE South 89°47'41" West, a distance of 604.88 feet;

THENCE North 45°12'07" West, a distance of 28.28 feet;

THENCE South 89°49'25" West, a distance of 59.97 feet;

THENCE South 44°47'53" West, a distance of 28.33 feet;

THENCE South 89°47'41" West, a distance of 1907.16 feet;

THENCE North 45°30'19" West, a distance of 35.54 feet;

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THENCE South 89°11'42" West, a distance of 17.00 feet, to the **POINT OF BEGINNING**.

Containing 7,841,648 square feet or 180.0195 acres, more or less.

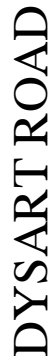
Subject to existing right-of-ways and easements.

This parcel description is based on client provided information and is located within an area surveyed by Wood, Patel & Associates, Inc. during the month of July, 2018. Any monumentation noted in this parcel description is within acceptable tolerance (as defined in Arizona Boundary Survey Minimum Standards dated 02/14/2002) of said positions based on said survey.

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WOOD PATEL



ASSESSMENT DIAGRAM

CENTER OF SECTION 23,
T1N, R1W
3" BCH

S89°56'32"E 2514.74'

N00°51'18"W 598.74'

N00°48'19"W 2659.69' (BASIS OF BEARING)

N00°48'19"W 908.84'

L1-

DD

- L18
- L19
- L2

S89°47'41"W 1907.16'

SOUTH 1/4 CORNER SECTION 23, T1N, R1W
NOTHING FOUND, NOTHING SET

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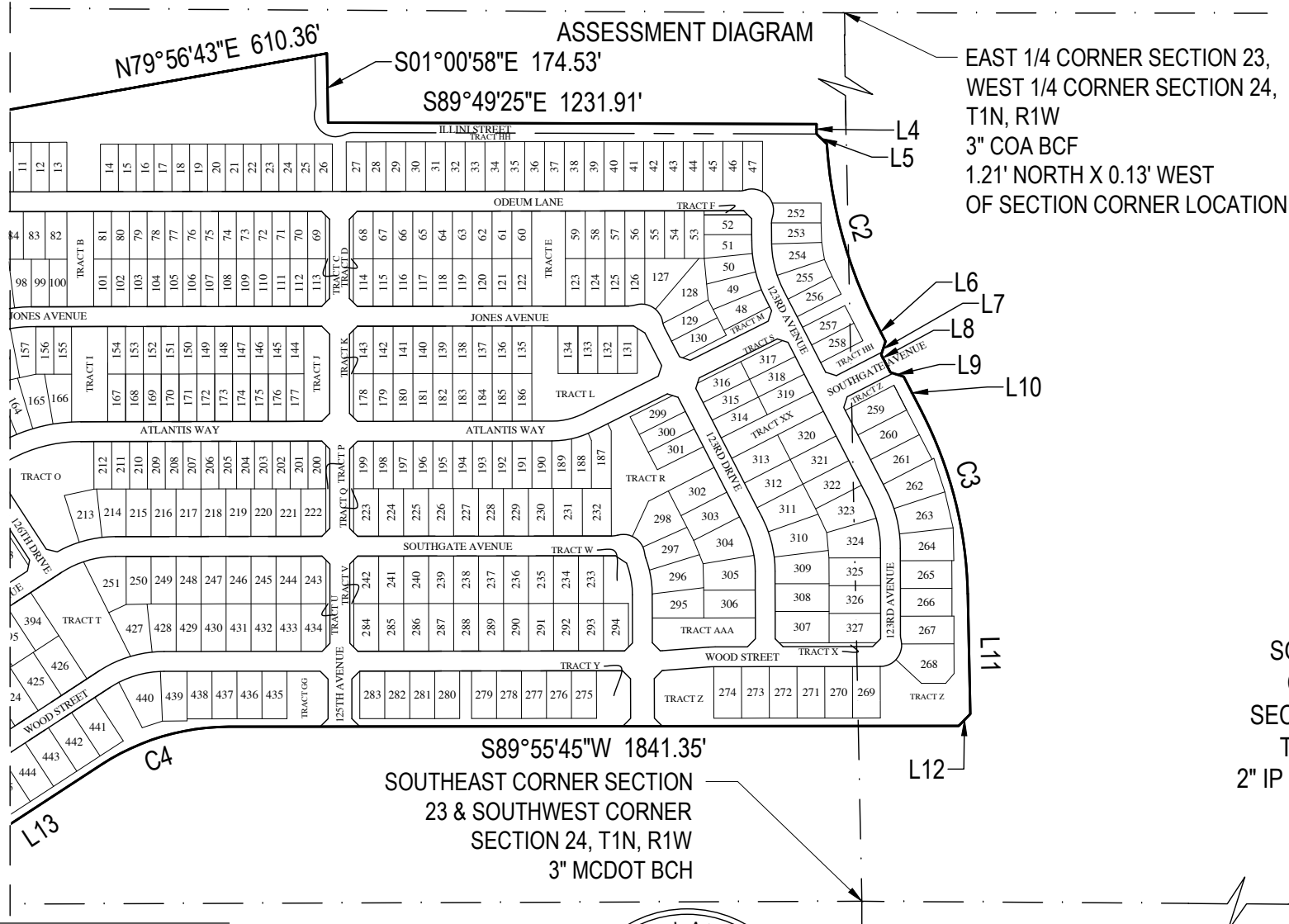
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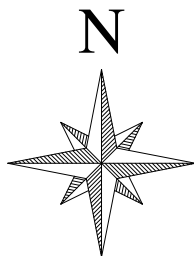
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SEE SHEET 4

SEE SHEET 3



**WOOD
PATEL**



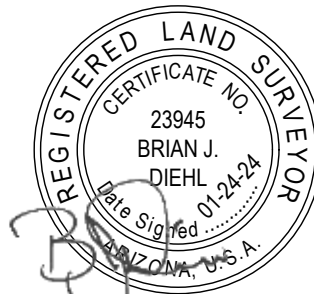
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LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°48'19"W	57.08'
L2	N89°11'42"E	33.00'
L3	N79°56'43"E	711.97'
L4	S00°10'35"W	25.00'
L5	S46°24'19"E	36.32'
L6	S27°13'14"E	50.00'
L7	S17°46'46"W	35.36'
L8	S27°13'14"E	50.00'
L9	S72°13'14"E	35.36'
L10	S27°13'14"E	100.00'
L11	S01°10'37"E	303.29'

LINE TABLE		
LINE	BEARING	DISTANCE
L12	S44°22'34"W	42.01'
L13	S56°52'33"W	433.90'
L14	S89°47'41"W	604.88'
L15	N45°12'07"W	28.28'
L16	S89°49'25"W	59.97'
L17	S44°47'53"W	28.33'
L18	N45°30'19"W	35.54'
L19	S89°11'42"W	17.00'

CURVE TABLE			
CURVE	DELTA	RADIUS	ARC
C1	23°07'44"	922.37'	372.34'
C2	23°36'38"	1150.00'	473.89'
C3	26°02'37"	1050.00'	477.27'
C4	33°03'12"	590.00'	340.36'
C5	32°55'08"	510.00'	293.02'



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 1	5,322	0.1222
LOT 2	5,400	0.1240
LOT 3	5,400	0.1240
LOT 4	5,400	0.1240
LOT 5	5,448	0.1251
LOT 6	6,036	0.1386
LOT 7	6,036	0.1386
LOT 8	6,036	0.1386
LOT 9	6,036	0.1386
LOT 10	5,779	0.1327
LOT 11	5,625	0.1291

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 12	5,625	0.1291
LOT 13	5,625	0.1291
LOT 14	5,400	0.1240
LOT 15	5,400	0.1240
LOT 16	5,400	0.1240
LOT 17	5,400	0.1240
LOT 18	5,400	0.1240
LOT 19	5,400	0.1240
LOT 20	5,400	0.1240
LOT 21	5,400	0.1240
LOT 22	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 23	5,400	0.1240
LOT 24	5,400	0.1240
LOT 25	5,400	0.1240
LOT 26	5,400	0.1240
LOT 27	6,250	0.1435
LOT 28	6,250	0.1435
LOT 29	6,250	0.1435
LOT 30	6,250	0.1435
LOT 31	6,250	0.1435
LOT 32	6,250	0.1435
LOT 33	6,250	0.1435



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 34	6,250	0.1435
LOT 35	6,250	0.1435
LOT 36	6,250	0.1435
LOT 37	6,250	0.1435
LOT 38	6,250	0.1435
LOT 39	6,250	0.1435
LOT 40	6,250	0.1435
LOT 41	6,250	0.1435
LOT 42	6,250	0.1435
LOT 43	6,250	0.1435
LOT 44	6,250	0.1435

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 45	6,250	0.1435
LOT 46	6,248	0.1434
LOT 47	6,098	0.1400
LOT 48	7,019	0.1611
LOT 49	7,441	0.1708
LOT 50	6,929	0.1591
LOT 51	6,501	0.1492
LOT 52	5,950	0.1366
LOT 53	6,000	0.1377
LOT 54	6,000	0.1377
LOT 55	6,000	0.1377

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 56	6,000	0.1377
LOT 57	6,000	0.1377
LOT 58	6,000	0.1377
LOT 59	6,000	0.1377
LOT 60	6,000	0.1377
LOT 61	6,000	0.1377
LOT 62	6,000	0.1377
LOT 63	6,000	0.1377
LOT 64	6,000	0.1377
LOT 65	6,000	0.1377
LOT 66	6,000	0.1377



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 67	6,000	0.1377
LOT 68	5,950	0.1366
LOT 69	5,350	0.1228
LOT 70	5,400	0.1240
LOT 71	5,400	0.1240
LOT 72	5,400	0.1240
LOT 73	5,400	0.1240
LOT 74	5,400	0.1240
LOT 75	5,400	0.1240
LOT 76	5,400	0.1240
LOT 77	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 78	5,400	0.1240
LOT 79	5,400	0.1240
LOT 80	5,400	0.1240
LOT 81	5,400	0.1240
LOT 82	6,600	0.1515
LOT 83	6,600	0.1515
LOT 84	5,817	0.1335
LOT 85	6,852	0.1573
LOT 86	6,989	0.1604
LOT 87	5,717	0.1312
LOT 88	5,220	0.1198

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 89	5,220	0.1198
LOT 90	5,220	0.1198
LOT 91	5,275	0.1211
LOT 92	5,275	0.1211
LOT 93	5,220	0.1198
LOT 94	5,486	0.1259
LOT 95	5,985	0.1374
LOT 96	6,219	0.1428
LOT 97	6,235	0.1431
LOT 98	6,068	0.1393
LOT 99	5,400	0.1240



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 100	5,400	0.1240
LOT 101	5,400	0.1240
LOT 102	5,400	0.1240
LOT 103	5,400	0.1240
LOT 104	5,400	0.1240
LOT 105	5,400	0.1240
LOT 106	5,400	0.1240
LOT 107	5,400	0.1240
LOT 108	5,400	0.1240
LOT 109	5,400	0.1240
LOT 110	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 111	5,400	0.1240
LOT 112	5,400	0.1240
LOT 113	5,350	0.1228
LOT 114	5,950	0.1366
LOT 115	6,000	0.1377
LOT 116	6,000	0.1377
LOT 117	6,000	0.1377
LOT 118	6,000	0.1377
LOT 119	6,000	0.1377
LOT 120	6,000	0.1377
LOT 121	6,000	0.1377

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 122	6,000	0.1377
LOT 123	6,000	0.1377
LOT 124	6,000	0.1377
LOT 125	6,000	0.1377
LOT 126	5,879	0.1350
LOT 127	10,269	0.2357
LOT 128	10,430	0.2394
LOT 129	6,494	0.1491
LOT 130	6,483	0.1488
LOT 131	5,969	0.1370
LOT 132	6,000	0.1377



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 133	6,000	0.1377
LOT 134	6,000	0.1377
LOT 135	6,000	0.1377
LOT 136	6,000	0.1377
LOT 137	6,000	0.1377
LOT 138	6,000	0.1377
LOT 139	6,000	0.1377
LOT 140	6,000	0.1377
LOT 141	6,000	0.1377
LOT 142	6,000	0.1377
LOT 143	5,950	0.1366

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 144	5,400	0.1240
LOT 145	5,400	0.1240
LOT 146	5,400	0.1240
LOT 147	5,400	0.1240
LOT 148	5,400	0.1240
LOT 149	5,400	0.1240
LOT 150	5,400	0.1240
LOT 151	5,400	0.1240
LOT 152	5,400	0.1240
LOT 153	5,400	0.1240
LOT 154	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 155	5,400	0.1240
LOT 156	5,400	0.1240
LOT 157	6,595	0.1514
LOT 158	7,022	0.1612
LOT 159	6,165	0.1415
LOT 160	5,524	0.1268
LOT 161	5,474	0.1257
LOT 162	5,932	0.1362
LOT 163	6,328	0.1453
LOT 164	6,708	0.1540
LOT 165	7,955	0.1826



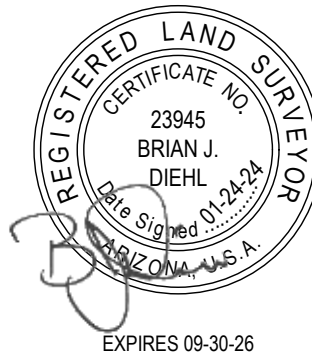
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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 166	7,118	0.1634
LOT 167	5,400	0.1240
LOT 168	5,400	0.1240
LOT 169	5,400	0.1240
LOT 170	5,400	0.1240
LOT 171	5,400	0.1240
LOT 172	5,400	0.1240
LOT 173	5,400	0.1240
LOT 174	5,400	0.1240
LOT 175	5,400	0.1240
LOT 176	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 177	5,400	0.1240
LOT 178	5,950	0.1366
LOT 179	6,000	0.1377
LOT 180	6,000	0.1377
LOT 181	6,000	0.1377
LOT 182	6,000	0.1377
LOT 183	6,000	0.1377
LOT 184	6,000	0.1377
LOT 185	6,000	0.1377
LOT 186	6,000	0.1377
LOT 187	7,756	0.1781

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 188	6,563	0.1507
LOT 189	6,087	0.1397
LOT 190	6,000	0.1377
LOT 191	6,000	0.1377
LOT 192	6,000	0.1377
LOT 193	6,000	0.1377
LOT 194	6,000	0.1377
LOT 195	6,000	0.1377
LOT 196	6,000	0.1377
LOT 197	6,000	0.1377
LOT 198	6,000	0.1377



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 199	5,950	0.1366
LOT 200	5,350	0.1228
LOT 201	5,400	0.1240
LOT 202	5,400	0.1240
LOT 203	5,400	0.1240
LOT 204	5,400	0.1240
LOT 205	5,400	0.1240
LOT 206	5,400	0.1240
LOT 207	5,400	0.1240
LOT 208	5,400	0.1240
LOT 209	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 210	5,400	0.1240
LOT 211	5,400	0.1240
LOT 212	5,400	0.1240
LOT 213	8,695	0.1996
LOT 214	8,125	0.1865
LOT 215	7,560	0.1736
LOT 216	7,560	0.1736
LOT 217	7,560	0.1736
LOT 218	7,560	0.1736
LOT 219	7,560	0.1736
LOT 220	7,560	0.1736

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 221	7,560	0.1736
LOT 222	7,510	0.1724
LOT 223	7,510	0.1724
LOT 224	7,560	0.1736
LOT 225	7,560	0.1736
LOT 226	7,560	0.1736
LOT 227	7,560	0.1736
LOT 228	7,560	0.1736
LOT 229	7,560	0.1736
LOT 230	7,560	0.1736
LOT 231	8,760	0.2011



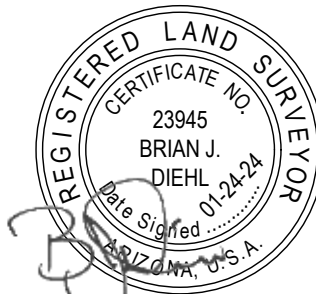
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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 232	8,760	0.2011
LOT 233	7,560	0.1736
LOT 234	7,560	0.1736
LOT 235	7,560	0.1736
LOT 236	7,560	0.1736
LOT 237	7,560	0.1736
LOT 238	7,560	0.1736
LOT 239	7,560	0.1736
LOT 240	7,560	0.1736
LOT 241	7,560	0.1736
LOT 242	7,510	0.1724

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 243	7,510	0.1724
LOT 244	7,560	0.1736
LOT 245	7,560	0.1736
LOT 246	7,560	0.1736
LOT 247	7,560	0.1736
LOT 248	7,560	0.1736
LOT 249	7,560	0.1736
LOT 250	7,598	0.1744
LOT 251	10,350	0.2376
LOT 252	6,092	0.1399
LOT 253	6,437	0.1478

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 254	7,892	0.1812
LOT 255	7,106	0.1631
LOT 256	6,250	0.1435
LOT 257	6,000	0.1377
LOT 258	6,000	0.1377
LOT 259	9,674	0.2221
LOT 260	9,674	0.2221
LOT 261	9,674	0.2221
LOT 262	10,688	0.2454
LOT 263	10,623	0.2439
LOT 264	10,138	0.2327



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 265	9,100	0.2089
LOT 266	9,100	0.2089
LOT 267	9,420	0.2163
LOT 268	11,998	0.2754
LOT 269	9,100	0.2089
LOT 270	9,100	0.2089
LOT 271	9,100	0.2089
LOT 272	9,100	0.2089
LOT 273	9,100	0.2089
LOT 274	9,100	0.2089
LOT 275	7,560	0.1736

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 276	7,560	0.1736
LOT 277	7,560	0.1736
LOT 278	7,560	0.1736
LOT 279	7,560	0.1736
LOT 280	7,560	0.1736
LOT 281	7,560	0.1736
LOT 282	7,560	0.1736
LOT 283	7,560	0.1736
LOT 284	7,510	0.1724
LOT 285	7,560	0.1736
LOT 286	7,560	0.1736

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 287	7,560	0.1736
LOT 288	7,560	0.1736
LOT 289	7,560	0.1736
LOT 290	7,560	0.1736
LOT 291	7,560	0.1736
LOT 292	7,560	0.1736
LOT 293	7,560	0.1736
LOT 294	7,510	0.1724
LOT 295	8,897	0.2043
LOT 296	9,622	0.2209
LOT 297	8,667	0.1990



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LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 298	10,612	0.2436
LOT 299	6,450	0.1481
LOT 300	6,500	0.1492
LOT 301	6,500	0.1492
LOT 302	9,100	0.2089
LOT 303	9,100	0.2089
LOT 304	11,042	0.2535
LOT 305	10,091	0.2317
LOT 306	9,100	0.2089
LOT 307	10,697	0.2456
LOT 308	9,520	0.2185

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 309	10,324	0.2370
LOT 310	11,075	0.2543
LOT 311	9,948	0.2284
LOT 312	9,100	0.2089
LOT 313	9,100	0.2089
LOT 314	6,515	0.1496
LOT 315	6,544	0.1502
LOT 316	6,523	0.1497
LOT 317	6,378	0.1464
LOT 318	6,457	0.1482
LOT 319	6,486	0.1489

LOT AREA TABLE

LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 320	9,100	0.2089
LOT 321	9,100	0.2089
LOT 322	9,100	0.2089
LOT 323	10,288	0.2362
LOT 324	10,866	0.2495
LOT 325	9,100	0.2089
LOT 326	9,100	0.2089
LOT 327	9,570	0.2197
LOT 328	5,400	0.1240
LOT 329	5,400	0.1240
LOT 330	5,400	0.1240

**WOOD
PATEL**



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 331	5,400	0.1240
LOT 332	5,400	0.1240
LOT 333	5,400	0.1240
LOT 334	5,400	0.1240
LOT 335	5,400	0.1240
LOT 336	5,400	0.1240
LOT 337	5,350	0.1228
LOT 338	5,148	0.1182
LOT 339	5,197	0.1193
LOT 340	5,198	0.1193
LOT 341	5,197	0.1193

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 342	5,198	0.1193
LOT 343	5,197	0.1193
LOT 344	7,008	0.1609
LOT 345	6,192	0.1421
LOT 346	6,000	0.1377
LOT 347	5,400	0.1240
LOT 348	5,400	0.1240
LOT 349	5,400	0.1240
LOT 350	5,400	0.1240
LOT 351	5,400	0.1240
LOT 352	5,351	0.1228

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 353	7,511	0.1724
LOT 354	7,560	0.1736
LOT 355	7,560	0.1736
LOT 356	7,560	0.1736
LOT 357	7,560	0.1736
LOT 358	7,560	0.1736
LOT 359	7,560	0.1736
LOT 360	9,100	0.2089
LOT 361	9,100	0.2089
LOT 362	9,100	0.2089
LOT 363	9,100	0.2089



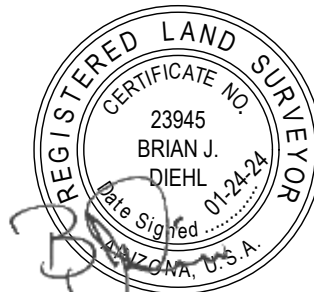
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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 364	9,050	0.2078
LOT 365	9,085	0.2086
LOT 366	9,135	0.2097
LOT 367	9,135	0.2097
LOT 368	9,135	0.2097
LOT 369	9,135	0.2097
LOT 370	9,150	0.2101
LOT 371	12,469	0.2863
LOT 372	8,190	0.1880
LOT 373	8,190	0.1880
LOT 374	8,190	0.1880

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 375	8,190	0.1880
LOT 376	8,190	0.1880
LOT 377	8,190	0.1880
LOT 378	8,141	0.1869
LOT 379	8,143	0.1869
LOT 380	8,190	0.1880
LOT 381	8,190	0.1880
LOT 382	8,190	0.1880
LOT 383	8,190	0.1880
LOT 384	8,190	0.1880
LOT 385	8,190	0.1880

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 386	12,241	0.2810
LOT 387	9,719	0.2231
LOT 388	9,100	0.2089
LOT 389	9,100	0.2089
LOT 390	9,100	0.2089
LOT 391	9,100	0.2089
LOT 392	9,100	0.2089
LOT 393	9,050	0.2078
LOT 394	9,100	0.2089
LOT 395	9,100	0.2089
LOT 396	9,100	0.2089



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 397	9,100	0.2089
LOT 398	9,100	0.2089
LOT 399	9,100	0.2089
LOT 400	9,887	0.2270
LOT 401	10,871	0.2496
LOT 402	10,732	0.2464
LOT 403	8,190	0.1880
LOT 404	8,190	0.1880
LOT 405	8,190	0.1880
LOT 406	8,190	0.1880
LOT 407	8,190	0.1880

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 408	8,190	0.1880
LOT 409	8,141	0.1869
LOT 410	8,143	0.1869
LOT 411	8,190	0.1880
LOT 412	8,190	0.1880
LOT 413	8,190	0.1880
LOT 414	8,190	0.1880
LOT 415	8,190	0.1880
LOT 416	8,190	0.1880
LOT 417	9,175	0.2106
LOT 418	11,046	0.2536

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 419	10,665	0.2448
LOT 420	9,108	0.2091
LOT 421	9,100	0.2089
LOT 422	9,100	0.2089
LOT 423	9,100	0.2089
LOT 424	9,100	0.2089
LOT 425	9,100	0.2089
LOT 426	10,017	0.2300
LOT 427	9,757	0.2240
LOT 428	8,065	0.1852
LOT 429	7,560	0.1736



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 430	7,560	0.1736
LOT 431	7,560	0.1736
LOT 432	7,560	0.1736
LOT 433	7,560	0.1736
LOT 434	7,510	0.1724
LOT 435	7,560	0.1736
LOT 436	7,560	0.1736
LOT 437	7,560	0.1736
LOT 438	7,560	0.1736
LOT 439	8,094	0.1858
LOT 440	10,480	0.2406

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 441	9,170	0.2105
LOT 442	9,170	0.2105
LOT 443	9,170	0.2105
LOT 444	9,170	0.2105
LOT 445	9,170	0.2105
LOT 446	9,170	0.2105
LOT 447	9,170	0.2105
LOT 448	10,404	0.2388
LOT 449	10,395	0.2386
LOT 450	10,335	0.2373
LOT 451	9,198	0.2112

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 452	8,190	0.1880
LOT 453	8,190	0.1880
LOT 454	8,190	0.1880
LOT 455	7,875	0.1808
LOT 456	7,875	0.1808
LOT 457	5,125	0.1177
LOT 458	5,175	0.1188
LOT 459	5,175	0.1188
LOT 460	5,175	0.1188
LOT 461	5,175	0.1188
LOT 462	5,175	0.1188



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 463	5,175	0.1188
LOT 464	5,175	0.1188
LOT 465	5,175	0.1188
LOT 466	5,175	0.1188
LOT 467	5,175	0.1188
LOT 468	5,175	0.1188
LOT 469	5,175	0.1188
LOT 470	5,175	0.1188
LOT 471	5,175	0.1188
LOT 472	5,175	0.1188
LOT 473	5,175	0.1188

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 474	5,311	0.1219
LOT 475	5,948	0.1365
LOT 476	7,175	0.1647
LOT 477	7,166	0.1645
LOT 478	5,853	0.1344
LOT 479	9,259	0.2126
LOT 480	10,053	0.2308
LOT 481	9,670	0.2220
LOT 482	8,828	0.2027
LOT 483	8,190	0.1880
LOT 484	8,190	0.1880

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 485	8,190	0.1880
LOT 486	8,143	0.1869
LOT 487	8,141	0.1869
LOT 488	8,190	0.1880
LOT 489	8,190	0.1880
LOT 490	8,190	0.1880
LOT 491	8,190	0.1880
LOT 492	8,190	0.1880
LOT 493	10,296	0.2364
LOT 494	9,901	0.2273
LOT 495	9,149	0.2100



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 496	7,466	0.1714
LOT 497	6,999	0.1607
LOT 498	6,651	0.1527
LOT 499	5,783	0.1328
LOT 500	5,441	0.1249
LOT 501	5,175	0.1188
LOT 502	5,175	0.1188
LOT 503	5,175	0.1188
LOT 504	5,175	0.1188
LOT 505	5,175	0.1188
LOT 506	5,175	0.1188

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 507	5,175	0.1188
LOT 508	5,175	0.1188
LOT 509	5,175	0.1188
LOT 510	5,175	0.1188
LOT 511	5,175	0.1188
LOT 512	5,175	0.1188
LOT 513	5,175	0.1188
LOT 514	5,175	0.1188
LOT 515	5,125	0.1177
LOT 516	5,125	0.1177
LOT 517	5,175	0.1188

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 518	5,175	0.1188
LOT 519	5,175	0.1188
LOT 520	5,175	0.1188
LOT 521	5,175	0.1188
LOT 522	5,175	0.1188
LOT 523	5,175	0.1188
LOT 524	5,175	0.1188
LOT 525	5,175	0.1188
LOT 526	5,175	0.1188
LOT 527	5,175	0.1188
LOT 528	5,175	0.1188



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 529	5,175	0.1188
LOT 530	5,175	0.1188
LOT 531	5,937	0.1363
LOT 532	6,558	0.1505
LOT 533	6,513	0.1495
LOT 534	7,636	0.1753
LOT 535	7,686	0.1764
LOT 536	8,409	0.1930
LOT 537	9,418	0.2162
LOT 538	9,519	0.2185
LOT 539	8,505	0.1952

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 540	8,190	0.1880
LOT 541	8,190	0.1880
LOT 542	8,190	0.1880
LOT 543	8,190	0.1880
LOT 544	7,472	0.1715
LOT 545	6,500	0.1492
LOT 546	6,500	0.1492
LOT 547	6,500	0.1492
LOT 548	6,500	0.1492
LOT 549	6,500	0.1492
LOT 550	6,503	0.1493

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 551	8,388	0.1926
LOT 552	7,599	0.1744
LOT 553	6,000	0.1377
LOT 554	6,000	0.1377
LOT 555	6,000	0.1377
LOT 556	6,000	0.1377
LOT 557	5,950	0.1366
LOT 558	7,549	0.1733
LOT 559	6,788	0.1558
LOT 560	6,750	0.1550
LOT 561	6,000	0.1377



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 562	6,000	0.1377
LOT 563	6,000	0.1377
LOT 564	6,000	0.1377
LOT 565	6,600	0.1515
LOT 566	6,000	0.1377
LOT 567	6,000	0.1377
LOT 568	6,000	0.1377
LOT 569	6,000	0.1377
LOT 570	6,000	0.1377
LOT 571	6,000	0.1377
LOT 572	5,950	0.1366

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 573	5,950	0.1366
LOT 574	6,000	0.1377
LOT 575	6,000	0.1377
LOT 576	6,000	0.1377
LOT 577	6,000	0.1377
LOT 578	6,000	0.1377
LOT 579	6,000	0.1377
LOT 580	6,000	0.1377
LOT 581	6,000	0.1377
LOT 582	6,000	0.1377
LOT 583	6,059	0.1391

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 584	6,060	0.1391
LOT 585	6,000	0.1377
LOT 586	6,000	0.1377
LOT 587	6,000	0.1377
LOT 588	6,000	0.1377
LOT 589	6,000	0.1377
LOT 590	6,000	0.1377
LOT 591	6,000	0.1377
LOT 592	6,000	0.1377
LOT 593	6,000	0.1377
LOT 594	5,950	0.1366



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 595	6,008	0.1379
LOT 596	6,236	0.1432
LOT 597	6,000	0.1377
LOT 598	6,000	0.1377
LOT 599	6,000	0.1377
LOT 600	6,250	0.1435
LOT 601	6,250	0.1435
LOT 602	5,988	0.1375
LOT 603	6,000	0.1377
LOT 604	6,000	0.1377
LOT 605	6,000	0.1377

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 606	6,250	0.1435
LOT 607	7,474	0.1716
LOT 608	9,162	0.2103
LOT 609	6,417	0.1473
LOT 610	6,200	0.1423
LOT 611	6,250	0.1435
LOT 612	6,250	0.1435
LOT 613	6,250	0.1435
LOT 614	6,294	0.1445
LOT 615	7,013	0.1610
LOT 616	7,428	0.1705

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 617	7,428	0.1705
LOT 618	7,385	0.1695
LOT 619	6,280	0.1442
LOT 620	6,250	0.1435
LOT 621	5,198	0.1435
LOT 622	6,500	0.1492
LOT 623	5,198	0.1492
LOT 624	6,500	0.1492
LOT 625	5,198	0.1435
LOT 626	6,250	0.1435
LOT 627	7,435	0.1707



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 628	6,259	0.1437
LOT 629	6,250	0.1435
LOT 630	6,250	0.1435
LOT 631	6,250	0.1435
LOT 632	6,250	0.1435
LOT 633	5,400	0.1240
LOT 634	5,400	0.1240
LOT 635	5,400	0.1240
LOT 636	5,400	0.1240
LOT 637	5,400	0.1240
LOT 638	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 639	5,400	0.1240
LOT 640	5,400	0.1240
LOT 641	5,400	0.1240
LOT 642	5,400	0.1240
LOT 643	5,400	0.1240
LOT 644	6,203	0.1424
LOT 645	7,812	0.1793
LOT 646	7,796	0.1790
LOT 647	6,002	0.1378
LOT 648	5,400	0.1240
LOT 649	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 650	5,400	0.1240
LOT 651	5,400	0.1240
LOT 652	5,400	0.1240
LOT 653	5,400	0.1240
LOT 654	5,400	0.1240
LOT 655	5,400	0.1240
LOT 656	5,400	0.1240
LOT 657	5,400	0.1240
LOT 658	5,400	0.1240
LOT 659	5,400	0.1240
LOT 660	5,400	0.1240



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LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 661	5,400	0.1240
LOT 662	5,400	0.1240
LOT 663	5,400	0.1240
LOT 664	5,400	0.1240
LOT 665	5,654	0.1298
LOT 666	6,026	0.1383
LOT 667	6,036	0.1386
LOT 668	6,036	0.1386
LOT 669	6,009	0.1379
LOT 670	5,428	0.1246
LOT 671	5,400	0.1240

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 672	8,731	0.2004
LOT 673	8,516	0.1955
LOT 674	7,778	0.1786
LOT 675	7,778	0.1786
LOT 676	7,778	0.1786
LOT 677	7,728	0.1774
LOT 678	5,195	0.1193
LOT 679	5,244	0.1204
LOT 680	5,244	0.1204
LOT 681	5,244	0.1204
LOT 682	5,244	0.1204

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 683	5,892	0.1353
LOT 684	8,184	0.1879
LOT 685	6,696	0.1537
LOT 686	5,351	0.1228
LOT 687	5,400	0.1240
LOT 688	5,400	0.1240
LOT 689	5,400	0.1240
LOT 690	5,400	0.1240
LOT 691	5,400	0.1240
LOT 692	5,400	0.1240
LOT 693	5,400	0.1240



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TRACT AREA TABLE		
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES
TRACT A	1,809	0.0415
TRACT AA	2,100	0.0482
TRACT AAA	19,448	0.4465
TRACT B	16,133	0.3704
TRACT BB	41,994	0.9640
TRACT C	2,100	0.0482
TRACT CC	2,300	0.0528
TRACT D	2,100	0.0482
TRACT DD	27,272	0.6261
TRACT E	20,425	0.4689
TRACT EE	2,300	0.0528

TRACT AREA TABLE		
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES
TRACT F	1,050	0.0241
TRACT FF	27,790	0.6380
TRACT G	2,155	0.0495
TRACT GG	98,069	2.2514
TRACT H	2,155	0.0495
TRACT HH	718,359	16.4912
TRACT I	21,835	0.5013
TRACT II	12,850	0.2950
TRACT J	15,200	0.3489
TRACT JJ	2,000	0.0459
TRACT K	2,100	0.0482

LOT AREA TABLE		
LOT NO.	LOT AREA SQUARE FEET	LOT AREA ACRES
LOT 694	5,400	0.1240
TOTAL	4,720,437	108.3663

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TRACT AREA TABLE		
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES
TRACT KK	16,100	0.3696
TRACT L	37,883	0.8697
TRACT LL	22,362	0.5134
TRACT M	5,486	0.1259
TRACT MM	8,356	0.1918
TRACT N	2,305	0.0529
TRACT NN	2,300	0.0528
TRACT O	41,863	0.9610
TRACT OO	2,050	0.0471
TRACT P	2,100	0.0482
TRACT PP	16,450	0.3776

TRACT AREA TABLE		
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES
TRACT Q	2,100	0.0482
TRACT QQ	22,683	0.5207
TRACT R	36,279	0.8328
TRACT RR	2,120	0.0487
TRACT S	2,300	0.0528
TRACT SS	23,805	0.5465
TRACT T	36,549	0.8391
TRACT TT	2,100	0.0482
TRACT U	2,100	0.0482
TRACT UU	31,200	0.7163
TRACT V	2,100	0.0482



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TRACT AREA TABLE		
TRACT NO.	TRACT AREA SQUARE FEET	TRACT AREA ACRES
TRACT VV	27,008	0.6200
TRACT W	8,893	0.2041
TRACT WW	78,504	1.8022
TRACT X	2,360	0.0542
TRACT XX	14,775	0.3392
TRACT Y	29,580	0.6791
TRACT Z	86,302	1.9812
TRACT ZZ	2,100	0.0482
TOTAL	1,611,656	36.9985

AREA TABLE		
	AREA SQUARE FEET	AREA ACRES
OVERALL	7,841,648	180.0194
RIGHT-OF-WAY	1,509,555	34.6546
LOTS	4,720,437	108.3663
TRACTS	1,611,656	36.9985



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ITEM NUMBER: 4.e.

SUBJECT: Resolution 1020-0224 and 1021-0224 – Maintenance Improvement District No. 35 - Three Rivers Ranch – Master Plat

MEETING DATE: 2/26/2024

TO: Mayor and Council

FROM: Kimberly Moon, Director, Engineering Department

THROUGH: Tracy Stevens, Assistant City Manager, (623) 333-1014

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Creative and Sustainable Community Development - Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride and common values.

The approval of this agenda item will maintain and expand quality infrastructure and improve connectivity to City amenities.

PURPOSE:

City Council will consider a request to: (a) approve the Petition for Formation; (b) adopt Resolution 1020-0224 declaring its intention to form the City of Avondale Maintenance Improvement District No. 35, Three Rivers Ranch – Master Plat, providing for the assessment; (c) adopt Resolution 1021-0224, declaring its intention to order the improvements within the newly established maintenance improvement district, providing for the assessment and declaring an emergency; and (d) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

Under provisions of the City Code and Zoning Ordinance, developers are responsible for landscaping development projects prior to issuance of a Certificate of Occupancy. In particular, subdivisions are required to provide landscaping along certain arterial and collector streets and in other locations as provided in the zoning requirements, approval conditions, engineering requests or subdivision requirements. In addition, developers are often required to provide paths, trails, and other usable amenities in common open space areas within a community.

The purpose of the Maintenance Improvement District (MID) is to provide for the operations, maintenance, repair, and improvements to landscaping and open space adjacent to designated public roadways and parkways within the proposed district, as well as drainage and retention within each proposed district in the event a Homeowner's Association fails. Until such time as the Homeowner's Association fails, and the Council

directs City Staff to assume maintenance responsibility, a line item of \$0.00 will be displayed on the homeowners' property tax bills. Pursuant to the provision of A.R.S. 48-574, et. seq., the Mayor and Council are empowered to adopt a Resolution ordering the formation of a Maintenance Improvement District.

A Resolution of Intention for formation of City of Avondale Maintenance Improvement District No. 35, Three Rivers Ranch – Master Plat, located west of the intersection of Alamar Boulevard and Dysart Road, is attached. In the case in which all of the property owners have consented to MID formation, the ordinary publication and protest period are not required by law; the Council may then adopt a Resolution ordering the improvements when necessary once the Resolution of Intention is first adopted. The Resolution ordering the improvements finalizes the formation of the Maintenance Improvement District process. In accordance with state statute, an assessment diagram and map, listing each parcel of property within the district has been prepared.

DISCUSSION:

The acceptance of this Maintenance Improvement District will allow any additional charges associated with the maintenance responsibilities, should the Homeowner's Association fail, to be assessed on the property tax bill for the properties located within the District.

The Maintenance Improvement District has been approved through the Engineering Department, which recommends that City Council formally approve the Maintenance Improvement District to allow for the taxing district to be recorded and in place in the event the Homeowner's Association fails.

It should be noted that not approving the Maintenance Improvement District will prevent any charges from being assessed on the property tax bills for those properties located within the District in the event that the Homeowner's Association fails.

The proposed MID has been reviewed by the City Attorney and is in conformance with the City of Avondale's Subdivision Regulations and State statute governing Maintenance Improvement District formation.

BUDGET IMPACT:

There is no direct budgetary impact to the City to approve the Maintenance Improvement District. However, the City would incur the additional charges associated with the maintenance responsibilities should the taxing district not be approved and recorded, and the Homeowner's Association fails.

RECOMMENDATION:

Staff recommends Council adopt a Resolution declaring its intention to create and adopt plans for the City of Avondale Maintenance Improvement District No. 35, Three Rivers Ranch – Master Plat, providing for the assessment, and a second Resolution declaring its intention to order the improvements within the newly established Maintenance Improvement District, providing for the assessment and declaring an emergency, subject to the following conditions:

1. The final plat for the subdivision must be approved by City Council and recorded with the Maricopa County Recorder's Office prior to recordation of the Maintenance Improvement District; and
2. The developer must provide a fully executed Petition, Waiver and Consent to Formation of a Municipal Improvement District.

Staff recommends Council authorize the Mayor, City Attorney and City Clerk to execute the necessary documents.

Contact person for document distribution: Yulonda Moore, Natalie Railey



PETITION, WAIVER AND CONSENT TO
FORMATION OF A MUNICIPAL
IMPROVEMENT DISTRICT
BY THE CITY OF
AVONDALE

District #35

MID # (assigned by City of Avondale)

Three Rivers Ranch

Subdivision Name

To: Honorable Mayor and Council
City of Avondale, Arizona

Pursuant to Arizona Revised Statutes, Section 48-574, the undersigned property owners respectfully petition the Council of the City of Avondale, Arizona (the "City Council") to order the formation of a Municipal Improvement District (the "District") under Arizona Revised Statutes, Title 48, Chapter 4, Article 2. In support of this petition, the undersigned agree to waive certain rights under Arizona Law and to consent to the formation and completion of the District.

1. Area of District. The proposed District is described by a diagram and by a legal description on Exhibit A that is attached hereto and incorporated herein by reference. The proposed District consists of 8.371 acres and is entirely within the corporate boundaries of the City of Avondale.
2. Ownership. The undersigned (is) (are) the sole owner(s) of the real property within the proposed District.
3. Purpose. The District is proposed to be formed for the purpose of the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways, and parkways within the proposed District.
4. Public Convenience and Necessity. The necessity for the proposed District is for the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed District by the levying of special assessments in the proposed District.
5. Waiver and Consent. The petitioners, with full knowledge of their rights being waived hereunder, hereby expressly waive all of the following:
 - (a) Any and all irregularities, illegalities or deficiencies which may exist in the acts or proceedings resulting in the adoption of the Resolution of Intention and the Resolution Ordering the Work relating to the District.
 - (b) All protest rights whatsoever under ARIZ. REV. STAT. §48-579(A) and (B), as amended.
 - (c) All objections to the filing of and adoption by the City of the plans and specifications, the Engineer's Estimate and the Assessment Diagram, all of which provide for the completion of the District.

Engineering Department

11465 W. Civic Center Drive, Avondale, AZ 85323 • Phone (623) 333-4200 • Fax (623) 333-0420 • TDD (623) 333-0010 [Engineering Department | City of Avondale \(avondaleaz.gov\)](http://EngineeringDepartment|CityofAvondale(avondaleaz.gov))

Per A.R.S. § 9-495, an employee able to provide additional information is available at 623-333-4000 and
Email: EmailEngineering@avondaleaz.gov

All inquiries will receive a response within five business days.

Further, the improvements described above are of more than local or ordinary public benefit. The Engineer's Estimate of the cost and expenses of the improvements are attached as part of Exhibit A.

IN WITNESS WHEREOF, the parties have executed this Petition and Waiver

Agreement as of SEPTEMBER, 15, 2023.

"Property Owner"

Entity Name: Three Rivers Ranch LLC

Property Tax Parcel Numbers: 500-60-001C, 500-60-001D, and 500-77-005A

By: _____

Name: James C Stockwell Jr

Title: Manager

Address: _____

Date: 9/15/23

(ACKNOWLEDGMENT)

STATE OF Arizona)
COUNTY OF Maricopa) ss.

On September 15th, 2023, before me personally appeared James C Stockwell Jr, the Manager of Three Rivers Ranch LLC, a(n) Delaware LLC, whose identity was proven to me on the basis of satisfactory evidence to be the person who he/she claims to be, and acknowledged that he/she signed the above document on behalf of the Company.

[Signature]
Notary Public

(Affix notary seal here)



(SIGNATURES CONTINUE ON FOLLOWING PAGES)

Engineering Department

11465 W. Civic Center Drive, Avondale, AZ 85323 • Phone (623) 333-4200 • Fax (623) 333-0420 • TDD (623) 333-0010 [Engineering Department | City of Avondale \(avondaleaz.gov\)](https://www.avondaleaz.gov/Engineering-Department)

Per A.R.S. § 9-495, an employee able to provide additional information is available at 623-333-4000 and EmailEngineering@avondaleaz.gov

All inquiries will receive a response within five business days.



"Property Owner"

Entity Name: _____

Property Tax Parcel Numbers: 500-60-001C, 500-60-001D, and 500-77-005A

By: _____

Name: _____

Title: _____

Address: _____

Date: _____

(ACKNOWLEDGMENT)

STATE OF _____)
) ss.
COUNTY OF _____)

On _____, 20____, before me personally appeared _____, the _____ of _____, a(n) _____, _____ on behalf of the _____, whose identity was proven to me on the basis of satisfactory evidence to be the person who he/she claims to be, and acknowledged that he/she signed the above document on behalf of the _____.

Notary Public

(Affix notary seal here)

(SIGNATURES CONTINUE ON FOLLOWING PAGES)

Engineering Department

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EXHIBIT "A"
MAINTENANCE IMPROVEMENT DISTRICT
LEGAL DESCRIPTION & EXHIBIT MAP FOR
THREE RIVERS RANCH – MASTER PLAT

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF SECTION 27 TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A BRASS CAP FLUSH, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY AN ALUMINUM CAP IN HANDHOLE, BEARS NORTH 00 DEGREES 48 MINUTES 24 SECONDS WEST, 2659.71 FEET, BEING THE BASIS OF BEARING;

THENCE SOUTH 89 DEGREES, 39 MINUTES, 02 SECONDS WEST, 33.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00° 06' 28" WEST, 1296.40 FEET;

THENCE NORTH 88° 28' 30" WEST, 2554.25 FEET;

THENCE NORTH 00° 10' 41" EAST, 1313.42 FEET;

THENCE SOUTH 88° 07' 16" EAST, 10.01 FEET;

THENCE NORTH 00° 34' 13" WEST, 1308.61 FEET;

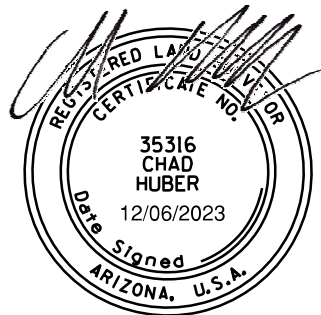
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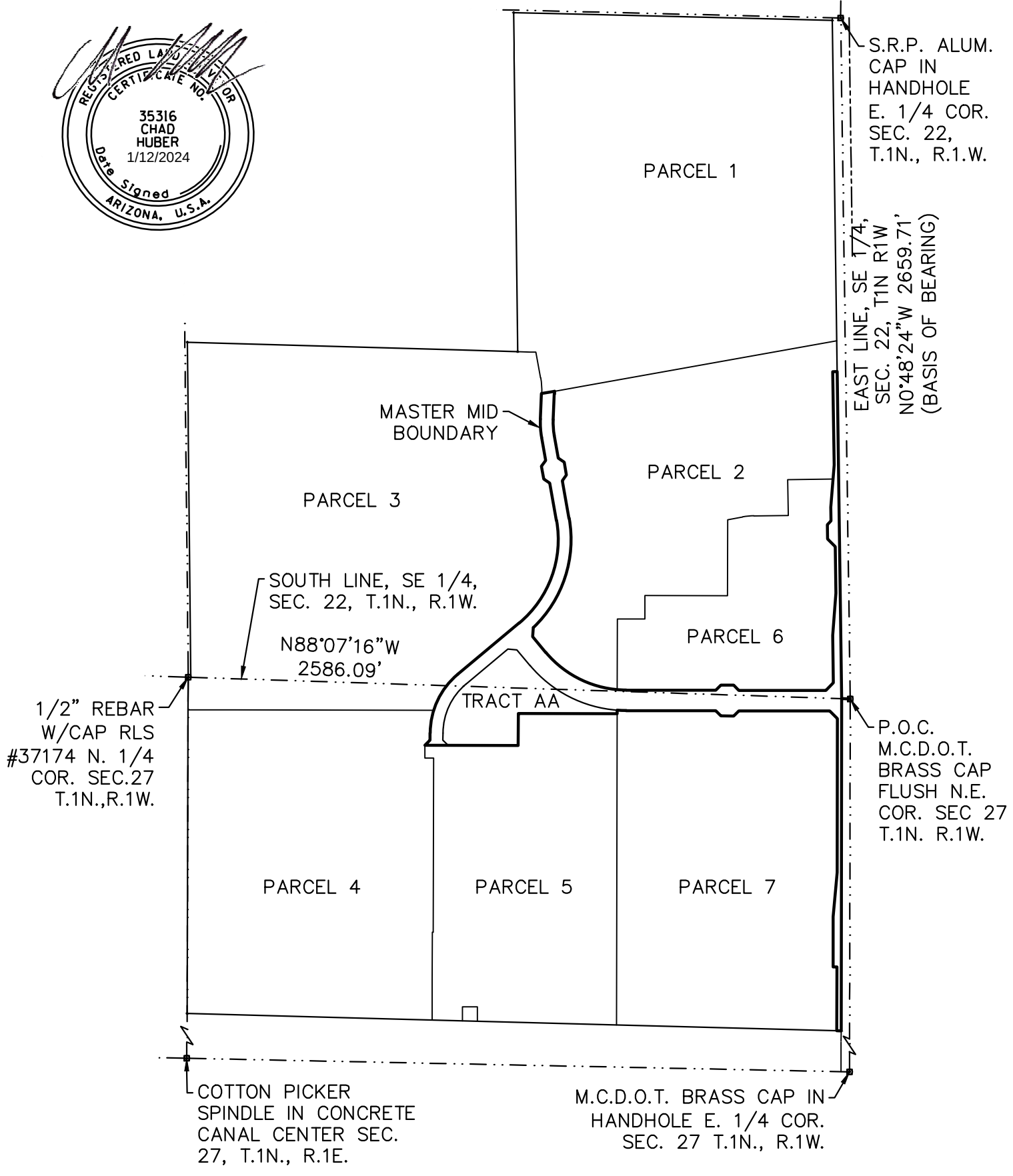
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THENCE SOUTH 88° 36' 43" EAST, 1244.12 FEET;

THENCE SOUTH 00° 48' 24" EAST, 2650.71 FEET TO THE **POINT OF BEGINNING**;

SAID RIGHT-OF-WAY AND TRACT CONTAINS 8,319,312 SQUARE FEET OR 190.985 ACRES, MORE OR LESS.



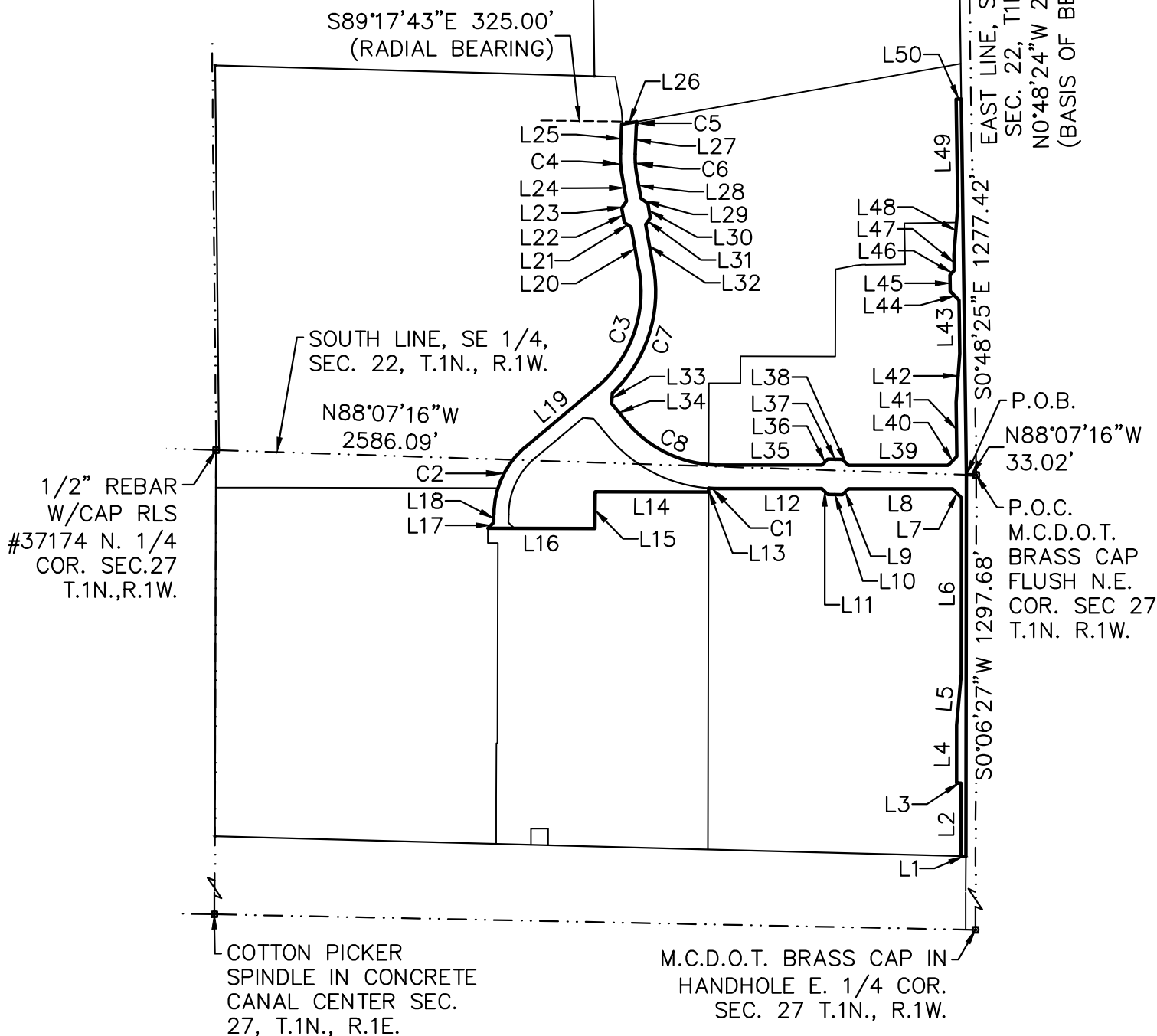
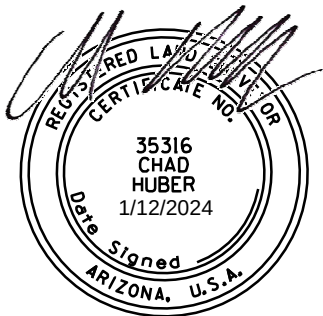


CHAD W. HUBER
RLS 35316

MAINTENANCE IMPROVEMENT DISTRICT
ASSESSMENT DIAGRAM FOR
THREE RIVERS RANCH - MASTER MID
EXHIBIT "A"
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

Kimley»Horn
7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 500'	ZTW	CWH	Jan. 2024	291705009	1 OF 5



CHAD W. HUBER
RLS 35316

MAINTENANCE IMPROVEMENT DISTRICT
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THREE RIVERS RANCH - MASTER MID
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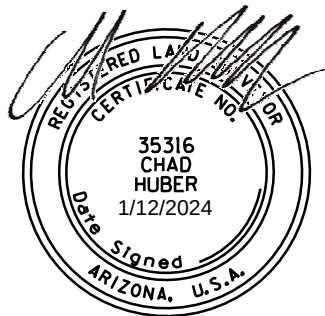
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TRACT TABLE			
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CHAD W. HUBER RLS 35316	MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM FOR THREE RIVERS RANCH - MASTER MID EXHIBIT "A"	Kimley»»Horn 7740 N. 16TH ST, Suite 300 PHOENIX, AZ 85020 Tel. No. (602) 837-5511					
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LINE TABLE		
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L30	50.00	S10°07'33"E
L31	28.28	S34°52'27"W
L32	148.28	S10°07'33"E
L33	36.08	S3°55'20"W
L34	80.03	S39°53'32"E
L35	350.07	S89°53'32"E
L36	28.28	N45°06'28"E
L37	50.00	S89°53'32"E
L38	28.28	S44°53'32"E
L39	339.40	S89°53'32"E
L40	42.09	N44°39'02"E



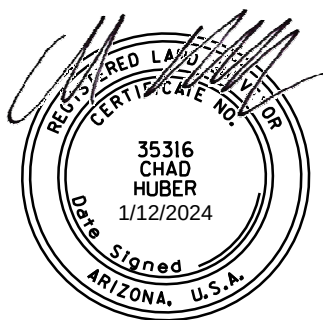
CHAD W. HUBER
RLS 35316

MID No. 35

MAINTENANCE IMPROVEMENT DISTRICT
ASSESSMENT DIAGRAM FOR
THREE RIVERS RANCH - MASTER MID
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CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

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Scale N/A	Drawn by ZTW	Checked by CWH	Date Jan. 2024	Project No. 291705009	Sheet No. 4 OF 5
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LINE TABLE		
LINE	LENGTH	BEARING
L41	185.21	N0°48'24"W
L42	165.68	N4°23'16"E
L43	181.75	N0°48'24"W
L44	42.43	N45°48'24"W
L45	55.69	N0°48'24"W
L46	21.21	N44°11'36"E
L47	53.39	N0°48'24"W
L48	165.61	N4°23'24"E
L49	364.31	N0°48'24"W
L50	17.01	N89°11'36"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°05'46"	490.00'	35.03'	N87°50'39"W	35.02'
C2	50°00'00"	300.00'	261.80'	N25°06'28"E	253.57'
C3	60°14'01"	425.00'	446.79'	N19°59'27"E	426.50'
C4	12°44'39"	325.00'	72.29'	N3°45'13"W	72.14'
C5	1°54'50"	325.00'	10.86'	S1°39'41"W	10.85'
C6	12°44'39"	275.00'	61.17'	S3°45'13"E	61.04'
C7	56°27'07"	475.00'	468.00'	S18°06'01"W	449.30'
C8	50°00'00"	410.00'	357.79'	S64°53'32"E	346.55'

CHAD W. HUBER RLS 35316	MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM FOR THREE RIVERS RANCH - MASTER MID EXHIBIT "A" CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA	 7740 N. 16TH ST, Suite 300 PHOENIX, AZ 85020 Tel. No. (602) 837-5511					
MID No. 35		Scale N/A	Drawn by ZTW	Checked by CWH	Date Jan. 2024	Project No. 291705009	Sheet No. 5 OF 5

Engineer's Estimate**Kimley»Horn**

Project Name: Three Rivers Ranch

Project Phase: Dysart Road, Onsite Infrastructure, Park

**City of Avondale
Maintenance Improvement District No. 35
Three Rivers Ranch Offsite Improvements**

In compliance with the provisions A.R.S Title 48, Chapter 4, Article 2, Section §48-574, and all amendments and supplements thereto, we hereby estimate the costs and expenses of said improvements to be as follows:

Area

Right-of-way: 5.72 AC

Tract AA: 2.65 AC

Annual Maintenance Fee

Right-of-way: 5.72 AC x \$ 2,000 / AC = \$ 11,440.00

Tract AA: 2.65 AC x \$ 10,500 / AC = \$ 27,825.00

= \$ 39,265.00**Annual Administrative Fee**

\$ 39,265.00 x 5% = \$ 1,963.25

Total Annual Cost

\$ 39,265.00 + \$ 1,963.25 = \$ 41,228.25

Total Cost per Month

\$ 41,228.25 / 12 Months = \$ 3,435.69



City of Avondale
Development & Engineering Services
Engineering Division

Dated

1/18/24By:

RESOLUTION 1020-0224

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, DECLARING ITS INTENTION TO CREATE AN IMPROVEMENT DISTRICT TO OPERATE, MAINTAIN AND REPAIR LANDSCAPING, IRRIGATION, DRAINAGE AND RETENTION FACILITIES AND HARDSCAPE ADJACENT TO DESIGNATED PUBLIC ROADWAYS WITHIN THE PROPOSED DISTRICT AND RELATED FACILITIES AS SHOWN ON THE PLANS, FOR MAINTENANCE WITHIN AN AREA IN THE CITY OF AVONDALE AS DESCRIBED HEREIN; ADOPTING PLANS FOR CITY OF AVONDALE MAINTENANCE IMPROVEMENT DISTRICT NO. 35 – THREE RIVERS RANCH MASTER PLAT, AS MORE PARTICULARLY DESCRIBED HEREIN, AND DECLARING THE WORK OR IMPROVEMENT TO BE OF MORE THAN LOCAL OR ORDINARY PUBLIC BENEFIT, AND THAT THE COST OF SAID WORK OR IMPROVEMENT SHALL BE ASSESSED UPON A CERTAIN DISTRICT; PROVIDING THAT THE PROPOSED WORK OR IMPROVEMENT SHALL BE PERFORMED UNDER ARIZONA REVISED STATUTES TITLE 48, CHAPTER 4, ARTICLE 2, AND AMENDMENTS THERETO; AND DECLARING AN EMERGENCY.

WHEREAS, the City of Avondale (the “City”) has been presented with a Petition for Formation of a Maintenance Improvement District purporting to be signed by all of the real property owners within the proposed district and, according to ARIZ. REV. STAT. § 48-574(C), the City finds that such ownership has been verified; and

WHEREAS, the Council of the City of Avondale (the “City Council”) desires to declare its intent to form the City of Avondale Maintenance Improvement District No. 35 – Three Rivers Ranch Master Plat (the “Assessment District”) over the area described and depicted on Exhibit A, attached hereto and incorporated herein by reference and including those lots, pieces or parcels of land lying within the Assessment District as shown in more detail on the duplicate diagrams made by or at the direction of the City Engineer showing each separate lot numbered consecutively, the area in square feet of each lot, the area of any building or buildings located on each lot, and the location of the lot in relation to the work proposed to be done (the “Assessment Diagram”) attached hereto as a part of Exhibit A and incorporated herein by reference; and

WHEREAS, the City Council declares that the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district and related facilities in the Assessment District to be of more than local or ordinary public benefit, and further that the cost of said activities shall be assessed on the Assessment District; and

WHEREAS, the City Council declares that the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district and related facilities in the Assessment District are incidental to the maintenance and preservation of the public roadways and parkway and related facilities, has aesthetic value, and maintains and increases the value of property within the Assessment District; and

WHEREAS, the City Council declares that the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district and related facilities preserves and promotes the health, safety, and welfare of those citizens of the City living within the Assessment District as well as preservation of the streets and parkways which may be adversely impacted by drainage and other water formations; and

WHEREAS, the City Council declares that the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district tend to preserve the structural integrity of the public streets and parkway and mitigate flooding of adjacent areas by draining water to and from the public streets and parkway in furtherance of the health, safety and welfare of those citizens of the City living within the Assessment District.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The public interest or convenience requires, and it is the intention of the Mayor and Council of the City of Avondale, Arizona, to order the following work (hereinafter the “Work”) to be performed: The operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district shown on the Assessment Diagram.

SECTION 3. The City Council designates as parkways those streets and rights-of-way areas set forth on the Assessment Diagram in accordance with Title 48, Chapter 4, Article 2, Arizona Revised Statutes, and specifically including those portions of pedestrian facilities, retention, detention and storm water management facilities included within or adjacent to the Assessment District. The public interest and convenience require, and it is the intention of the City Council to order the Work adjacent to the designated parkways to be performed as stated herein. All items of the Work shall be performed as prescribed by the plans showing the engineer’s estimate for the City of Avondale Maintenance Improvement District No. 35 – Three Rivers Ranch Master Plat, filed with the City Clerk prior to the adoption of this Resolution (the “Plans and Specifications”), which are hereby approved and adopted by the City Council and which shall remain on file in the Office of the City Engineer; no assessment for any lot shall exceed its proportion of the estimate. The estimate of the cost and expenses of the work or improvements on file in the offices of the Superintendent of Streets (the City Engineer) and the City Clerk are hereby approved and adopted by the City Council. In addition to the requirements of law, the procedures set forth in

the City Code will be followed regarding acceptance of bids and setting tax levies. For purposes of this Resolution and of all resolutions, ordinances and notices pertaining to this Resolution, the improvement as herein described is hereby designated City of Avondale Maintenance Improvement District No. 35 – Three Rivers Ranch Master Plat.

SECTION 4. In the opinion of the City Council, the Work is of more than local or ordinary public benefit. The City Council hereby orders that all amounts due or to become due with respect to the Work shall be chargeable upon the respective lots, pieces and parcels of land within the Assessment District.

SECTION 5. The City Engineer is hereby authorized and directed to prepare duplicate Assessment Diagrams of the property contained within the Assessment District.

SECTION 6. Any public street or alley within the boundaries of the Assessment District is hereby omitted from the assessment hereafter to be made. Any lot belonging to the United States, the State, a county, city, school district or any political subdivision or institution of the State or county, which is included within the Assessment District shall be omitted from the assessment hereafter made.

SECTION 7. In no event will the City or any officer thereof be liable for any portion of the cost of said Assessment District or for any delinquency of persons or property assessed.

SECTION 8. The City Council shall make annual statements and estimates of the expenses of the Assessment District which shall be provided for by the levy and collection of ad valorem taxes upon the assessed value of all real and personal property in the Assessment District as provided in ARIZ. REV. STAT. § 48-574 and amendments thereto.

SECTION 9. The Work and all proceedings pertaining thereto shall be performed under the provisions of ARIZ. REV. STAT. § 48-574, and all amendments thereto and pursuant to Article I, Section 3 and Article XII, Section 8 of the Avondale City Charter.

SECTION 10. The City Engineer is hereby authorized to fill in any blanks and to make any minor corrections necessary to complete the Plans and Specifications.

SECTION 11. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to execute and submit all documents and any other necessary or desirable instruments and to take all steps necessary to carry out the purpose and intent of this Resolution.

SECTION 12. The immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety and an emergency is declared to exist, and this Resolution will be in full force and effect from and after its passage and approval by the City Council as required by law and is exempt from the referendum provisions of the Constitution and laws of the State of Arizona.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona,
February 26, 2024.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION 1020-0224

[Legal Description of Assessment District and Assessment Diagram]

See following pages.

EXHIBIT "A"
MAINTENANCE IMPROVEMENT DISTRICT
LEGAL DESCRIPTION & EXHIBIT MAP FOR
THREE RIVERS RANCH – MASTER PLAT

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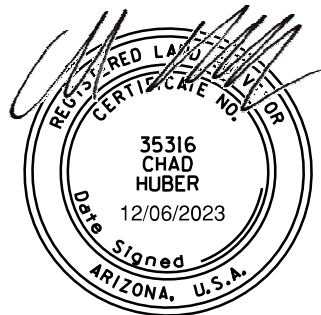
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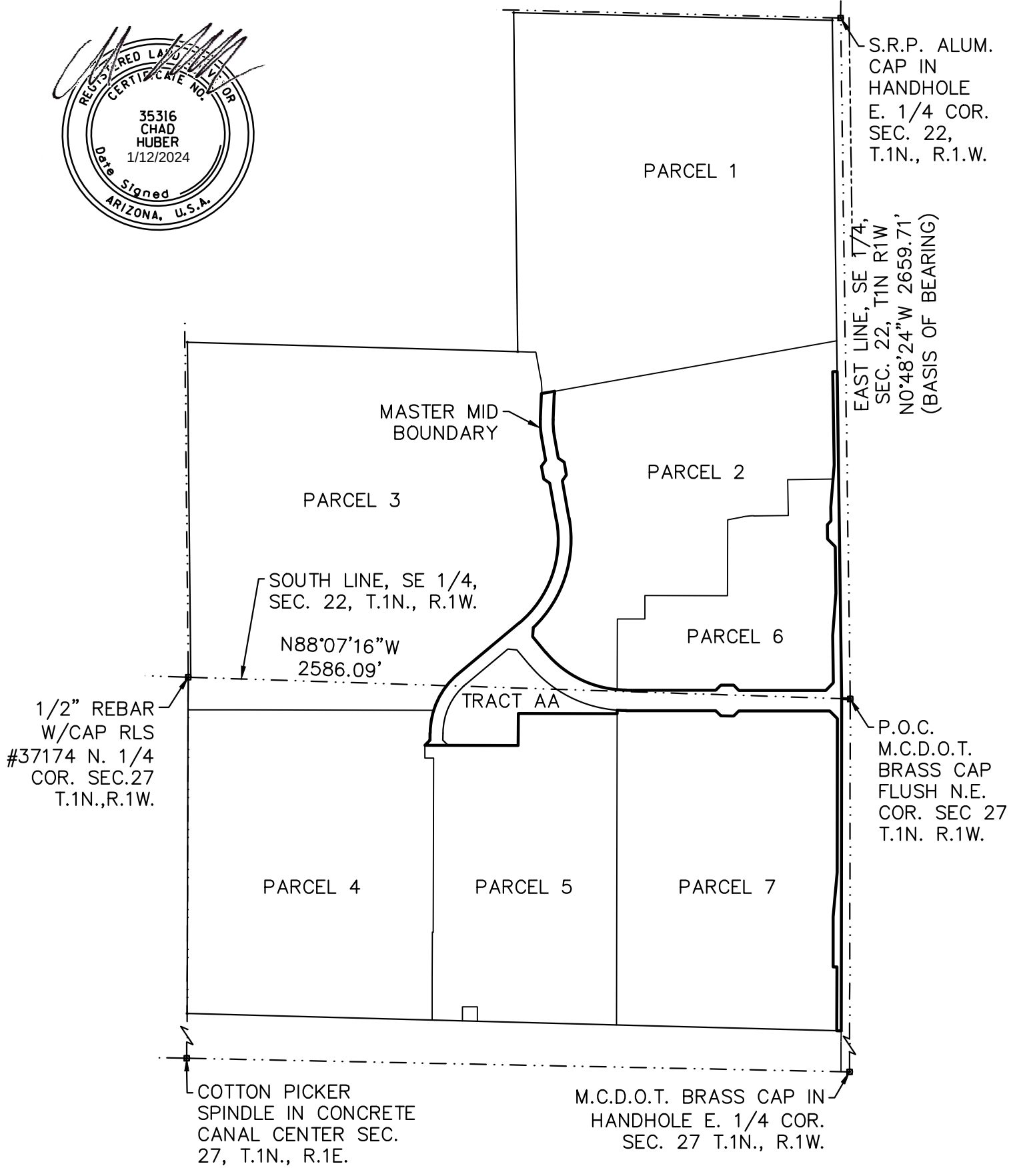
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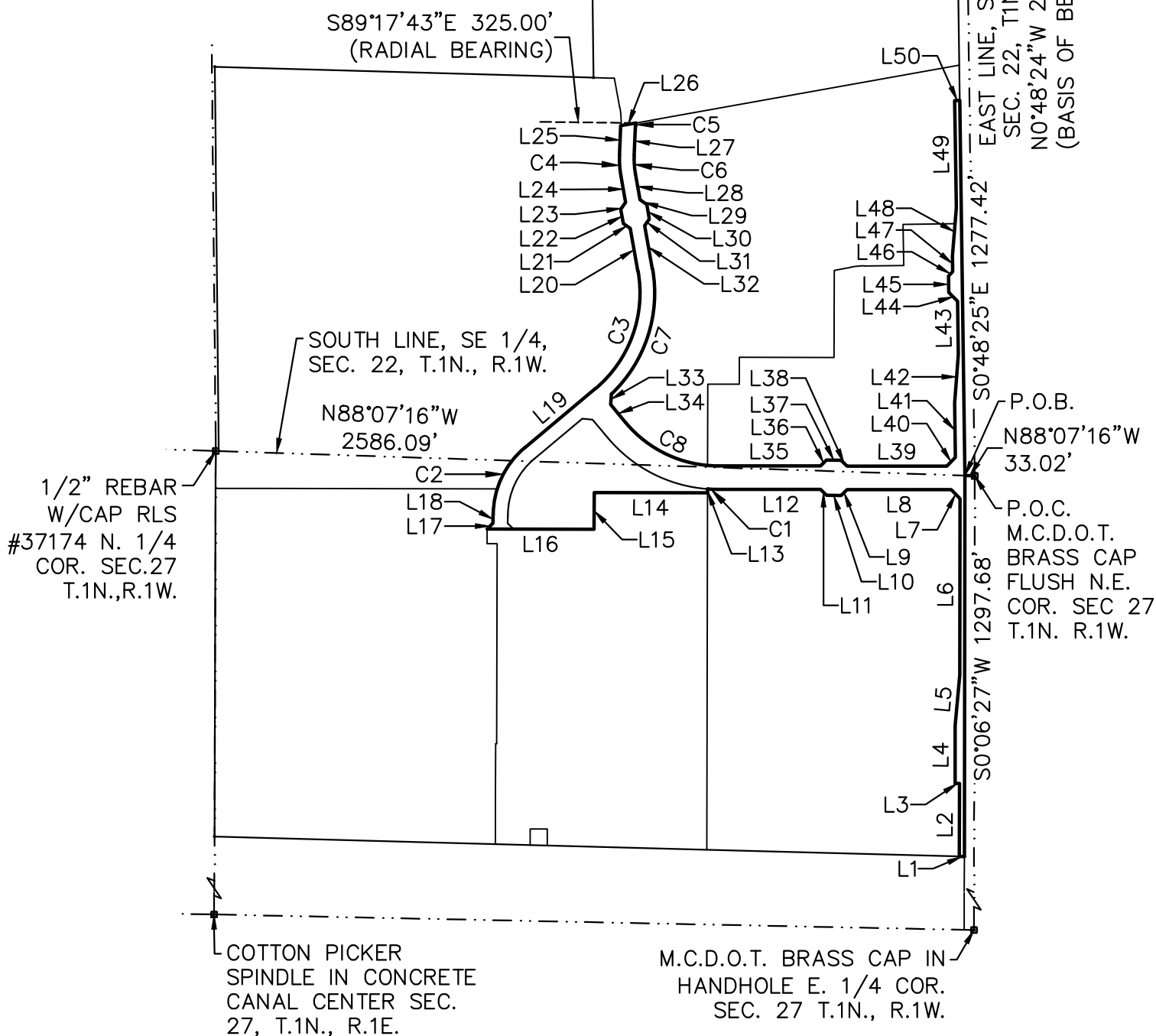
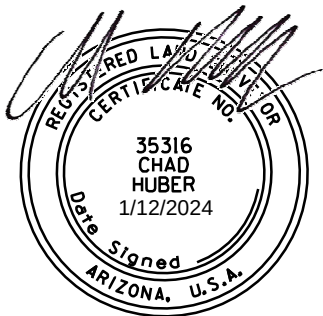


CHAD W. HUBER
RLS 35316

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CHAD W. HUBER
RLS 35316

MID No. 35

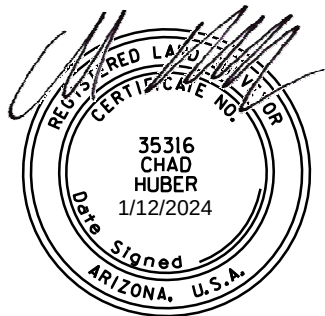
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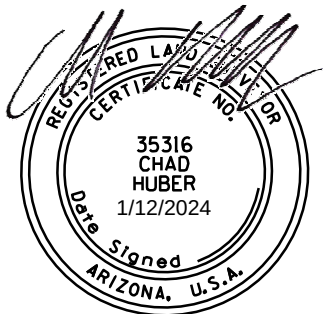
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L30	50.00	S10°07'33"E
L31	28.28	S34°52'27"W
L32	148.28	S10°07'33"E
L33	36.08	S3°55'20"W
L34	80.03	S39°53'32"E
L35	350.07	S89°53'32"E
L36	28.28	N45°06'28"E
L37	50.00	S89°53'32"E
L38	28.28	S44°53'32"E
L39	339.40	S89°53'32"E
L40	42.09	N44°39'02"E



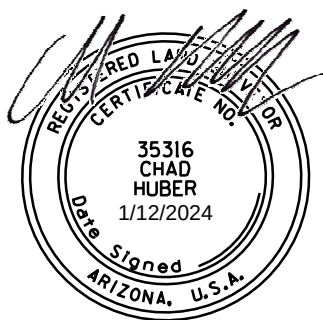
CHAD W. HUBER
RLS 35316

MID No. 35

MAINTENANCE IMPROVEMENT DISTRICT
ASSESSMENT DIAGRAM FOR
THREE RIVERS RANCH - MASTER MID
EXHIBIT "A"
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

Kimley»Horn
7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ZTW	CWH	Jan. 2024	291705009	4 OF 5



LINE TABLE		
LINE	LENGTH	BEARING
L41	185.21	N0°48'24"W
L42	165.68	N4°23'16"E
L43	181.75	N0°48'24"W
L44	42.43	N45°48'24"W
L45	55.69	N0°48'24"W
L46	21.21	N44°11'36"E
L47	53.39	N0°48'24"W
L48	165.61	N4°23'24"E
L49	364.31	N0°48'24"W
L50	17.01	N89°11'36"E

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
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C2	50°00'00"	300.00'	261.80'	N25°06'28"E	253.57'
C3	60°14'01"	425.00'	446.79'	N19°59'27"E	426.50'
C4	12°44'39"	325.00'	72.29'	N3°45'13"W	72.14'
C5	1°54'50"	325.00'	10.86'	S1°39'41"W	10.85'
C6	12°44'39"	275.00'	61.17'	S3°45'13"E	61.04'
C7	56°27'07"	475.00'	468.00'	S18°06'01"W	449.30'
C8	50°00'00"	410.00'	357.79'	S64°53'32"E	346.55'

CHAD W. HUBER
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ZTW	CWH	Jan. 2024	291705009	5 OF 5

RESOLUTION 1021-0224

RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA DECLARING ITS INTENTION TO ORDER THE IMPROVEMENTS OF A CERTAIN AREA WITHIN THE CORPORATE LIMITS OF THE CITY AND CREATING AN IMPROVEMENT DISTRICT KNOWN AS THE CITY OF AVONDALE MAINTENANCE IMPROVEMENT DISTRICT NO. 35 – THREE RIVERS RANCH MASTER PLAT; PROVIDING THAT THE COST OF THE MAINTENANCE OF THE LANDSCAPING INCLUDED WITHIN, NEAR, AND ADJACENT TO A PARKWAY AND RELATED FACILITIES TOGETHER WITH APPURTENANT STRUCTURES AS SHOWN ON THE PLANS, SHALL BE ASSESSED UNDER THE PROVISIONS OF TITLE 48, CHAPTER 4, ARTICLE 2, ARIZONA REVISED STATUTES, AS AMENDED; AND DECLARING AN EMERGENCY.

WHEREAS, the Council of the City of Avondale (the “City Council”) has adopted Resolution 1020-0224 declaring its intent to form the City of Avondale Maintenance Improvement District No. 35 – Three Rivers Ranch Master Plat; and

WHEREAS, pursuant to ARIZ. REV. STAT. § 48-574(C), as amended, the City Council has immediate jurisdiction to adopt a resolution ordering the improvements pursuant to ARIZ. REV. STAT. § 48-581, as amended.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The public interest or convenience require and it is the intention of the City Council to order the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district, and that the cost of such activities, together with appurtenant structures, be assessed upon a certain improvement district to be known as Avondale Maintenance Improvement District No. 35 – Three Rivers Ranch Master Plat (the “District”) as described and depicted on Exhibit A, attached hereto and incorporated herein by reference.

SECTION 3. The estimate of the cost and expenses for the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district, and on file with the

Superintendent of Streets (City Engineer) and the City Clerk is approved and adopted by the City Council.

SECTION 4. The City Council determines that the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district, are of more than local or ordinary public benefit, and are of special benefit to the respective lots, pieces and parcels of land within the real property described herein. The City Council makes and orders the cost and expense for the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district, and related facilities together with appurtenant structures be chargeable upon the District, the area of which is described and depicted as set forth on Exhibit A, and declare that the District benefited by the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district, and related facilities together with appurtenant structures to be assessed, shall pay the costs and expenses thereof in proportion to the benefits derived therefrom.

SECTION 5. The City shall not assess the costs and expenses for the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district, and related facilities together with appurtenant structures, which are for the general public benefit against the respective lots, pieces and parcels of land located within the boundaries of the District and if a portion of the costs and expenses for the maintenance of landscaping is for the general public benefit, the City shall assess the boundaries of the District only that portion of such costs and expenses which benefits the lots, pieces and parcels of land located within the boundaries of the District.

SECTION 6. The costs and expense for the operation, maintenance, repair and improvements of landscape, irrigation, drainage and retention facilities and hardscape adjacent to designated public roadways and parkways within the proposed district shall be made and all proceedings therein taken; that the Superintendent of Streets of the City (the City Engineer) shall post or cause to be posted notices thereof; that the City Clerk shall certify to the passage of this Resolution of Intention; that the Engineer shall prepare duplicate diagrams of the District to be assessed to pay the costs and expenses thereof, under and in accordance with the provisions of Title 48, Chapter 4, Article 2, Arizona Revised Statutes, as amended.

SECTION 7. The immediate operation of the provisions of this Resolution is necessary for the preservation of the public peace, health and safety and an emergency is declared to exist, and this Resolution will be in full force and effect from and after its passage and approval by the City Council as required by law and is exempt from the referendum provisions of the Constitution and laws of the State of Arizona.

[SIGNATURES ON FOLLOWING PAGE]

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona,
February 26, 2024.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED AS TO FORM:

Nicholle Harris, City Attorney

EXHIBIT A
TO
RESOLUTION 1021-0224

[Legal Description and Map of Assessment District]

See following pages.

EXHIBIT "A"
MAINTENANCE IMPROVEMENT DISTRICT
LEGAL DESCRIPTION & EXHIBIT MAP FOR
THREE RIVERS RANCH – MASTER PLAT

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF SECTION 27 TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A BRASS CAP FLUSH, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY AN ALUMINUM CAP IN HANDHOLE, BEARS NORTH 00 DEGREES 48 MINUTES 24 SECONDS WEST, 2659.71 FEET, BEING THE BASIS OF BEARING;

THENCE SOUTH 89 DEGREES, 39 MINUTES, 02 SECONDS WEST, 33.00 FEET TO THE **POINT OF BEGINNING**;

THENCE SOUTH 00° 06' 28" WEST, 1296.40 FEET;

THENCE NORTH 88° 28' 30" WEST, 2554.25 FEET;

THENCE NORTH 00° 10' 41" EAST, 1313.42 FEET;

THENCE SOUTH 88° 07' 16" EAST, 10.01 FEET;

THENCE NORTH 00° 34' 13" WEST, 1308.61 FEET;

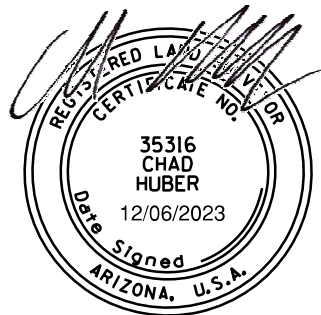
THENCE SOUTH 88° 21' 57" EAST, 1290.10 FEET;

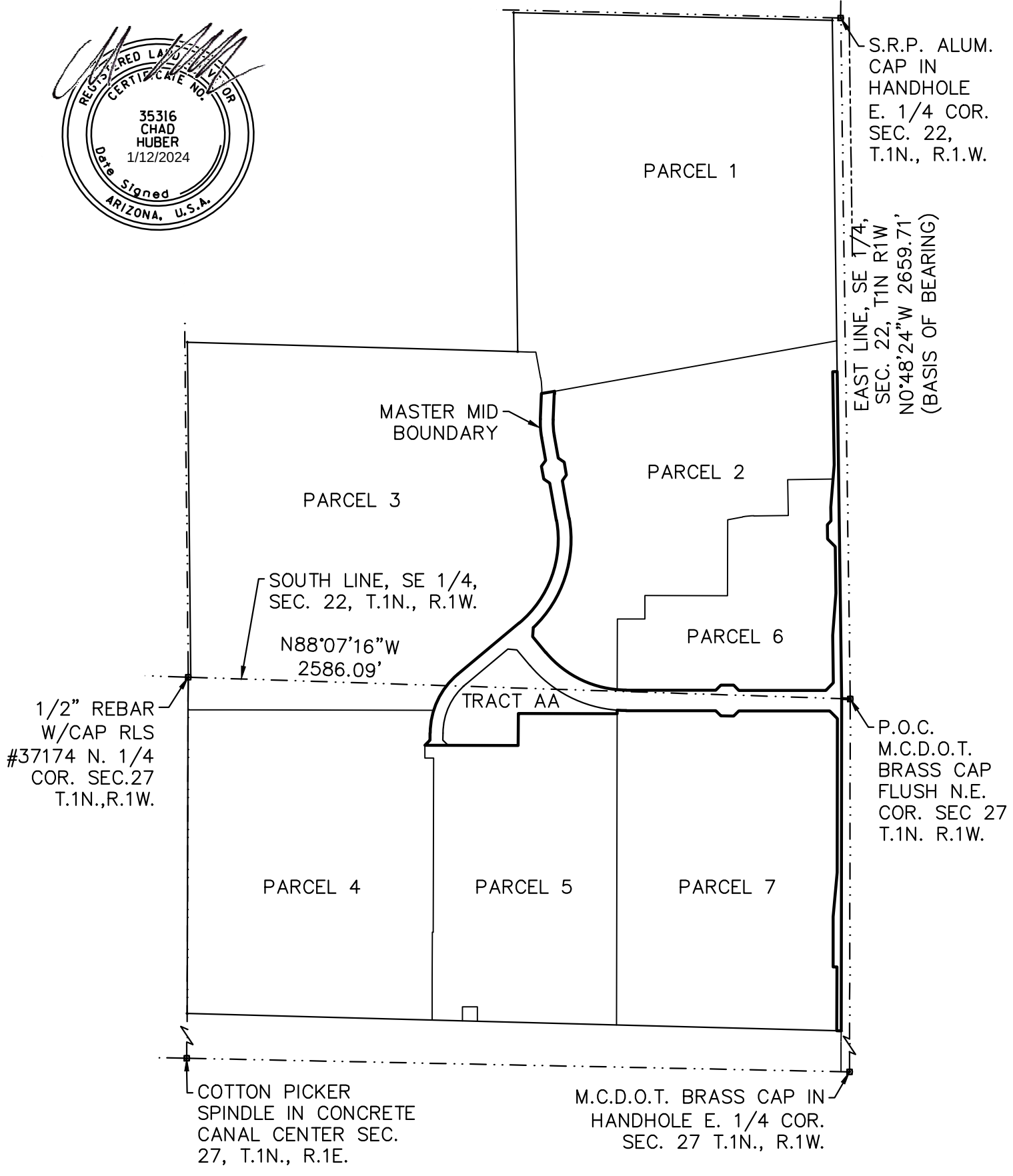
THENCE NORTH 00° 41' 20" WEST, 1324.26 FEET;

THENCE SOUTH 88° 36' 43" EAST, 1244.12 FEET;

THENCE SOUTH 00° 48' 24" EAST, 2650.71 FEET TO THE **POINT OF BEGINNING**;

SAID RIGHT-OF-WAY AND TRACT CONTAINS 8,319,312 SQUARE FEET OR 190.985 ACRES, MORE OR LESS.



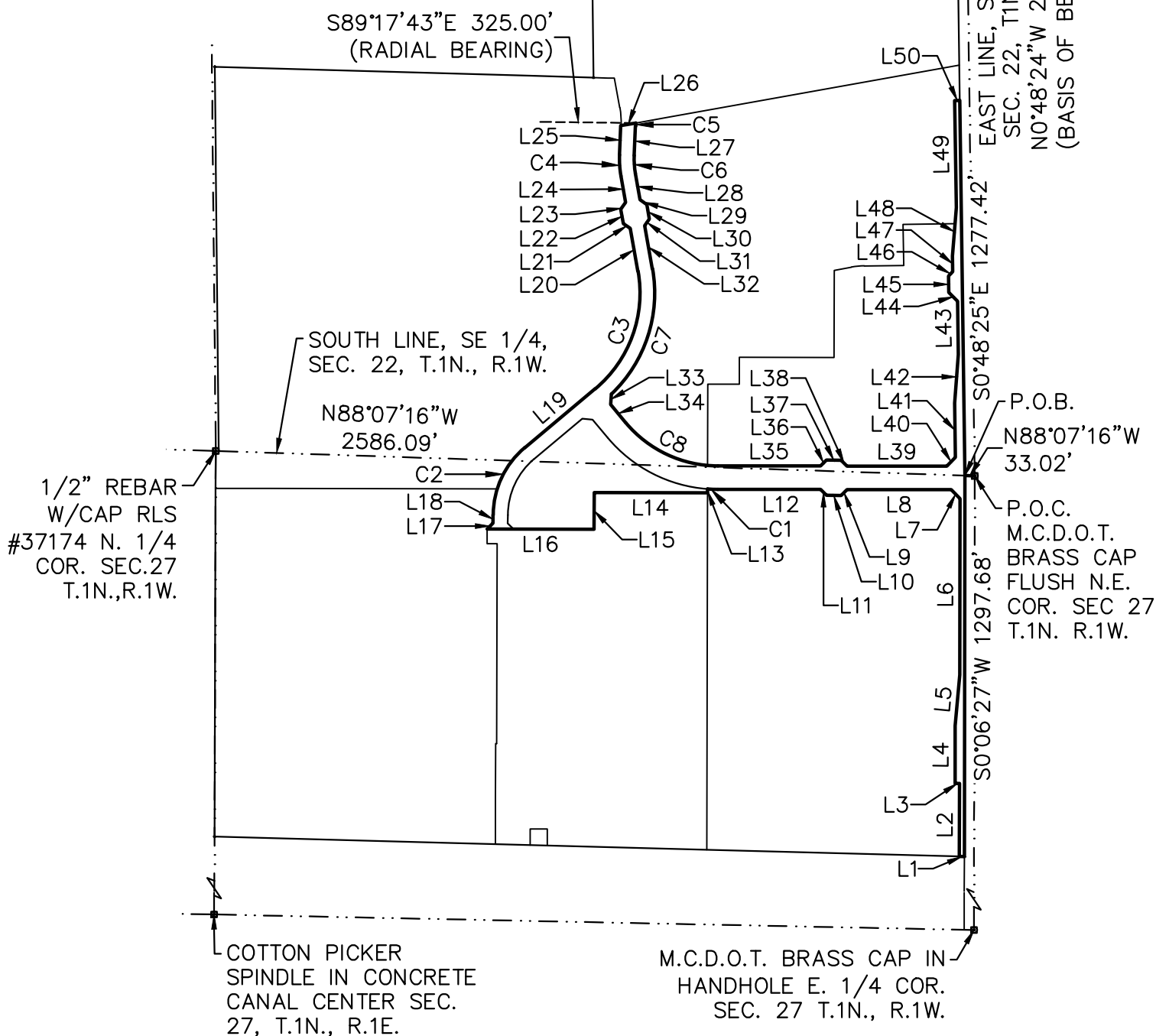
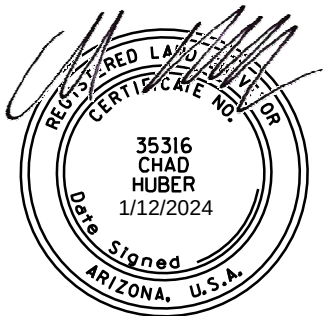


CHAD W. HUBER
RLS 35316

MAINTENANCE IMPROVEMENT DISTRICT
ASSESSMENT DIAGRAM FOR
THREE RIVERS RANCH - MASTER MID
EXHIBIT "A"
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

Kimley»Horn
7740 N. 16TH ST, Suite 300
PHOENIX, AZ 85020
Tel. No. (602) 837-5511

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 500'	ZTW	CWH	Jan. 2024	291705009	1 OF 5



CHAD W. HUBER
RLS 35316

MID No. 35

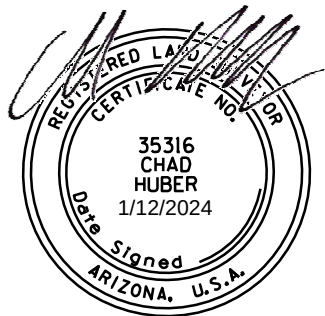
MAINTENANCE IMPROVEMENT DISTRICT
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THREE RIVERS RANCH - MASTER MID
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1" = 500'	ZTW	CWH	Jan. 2024	291705009	2 OF 5

TRACT TABLE			
TRACT	SQUARE FEET	ACRES	USAGE
AA	115,526	2.6521	LANDSCAPE / PUBLIC UTILITY EASEMENT / RETENTION

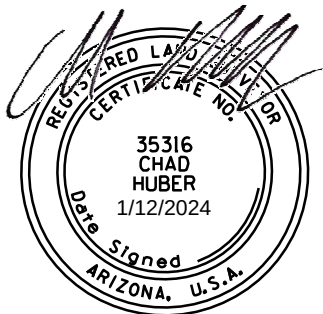
RIGHT-OF-WAY			
USAGE	SQUARE FEET	ACRES	STREET NAMES
RIGHT-OF-WAY	249,103	5.7186	THREE RIVERS RANCH PARKWAY / 133RD AVE



CHAD W. HUBER RLS 35316	MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM FOR THREE RIVERS RANCH - MASTER MID EXHIBIT "A"			7740 N. 16TH ST, Suite 300 PHOENIX, AZ 85020		Tel. No. (602) 837-5511	
MID No. 35	CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA	Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
		N/A	ZTW	CWH	Jan. 2024	291705009	3 OF 5

LINE TABLE		
LINE	LENGTH	BEARING
L1	17.01	N88°28'30"W
L2	248.99	N0°06'28"E
L3	15.00	N89°53'32"W
L4	196.16	N0°06'28"E
L5	173.73	N5°03'40"E
L6	600.67	N0°06'28"E
L7	42.43	N44°53'32"W
L8	354.93	N89°53'32"W
L9	28.28	S45°06'28"W
L10	50.00	N89°53'32"W
L11	28.28	N44°53'32"W
L12	350.07	N89°53'32"W
L13	13.30	S0°06'28"W
L14	385.76	N89°53'32"W
L15	125.00	S0°06'34"W
L16	364.15	N89°53'32"W
L17	28.28	N45°06'28"E
L18	27.70	N0°06'28"E
L19	312.19	N50°06'28"E
L20	148.28	N10°07'33"W

LINE TABLE		
LINE	LENGTH	BEARING
L21	28.28	N55°07'33"W
L22	50.00	N10°07'33"W
L23	28.28	N34°52'27"E
L24	91.00	N10°07'33"W
L25	99.59	N2°37'06"E
L26	51.08	N79°52'27"E
L27	100.00	S2°37'06"W
L28	91.00	S10°07'33"E
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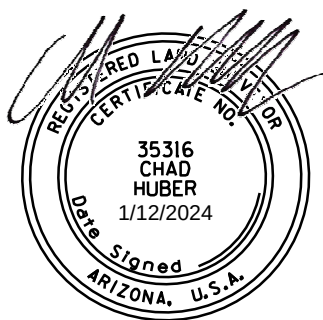
CHAD W. HUBER
RLS 35316

MID No. 35

MAINTENANCE IMPROVEMENT DISTRICT
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THREE RIVERS RANCH - MASTER MID
EXHIBIT "A"
CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	ZTW	CWH	Jan. 2024	291705009	4 OF 5



LINE TABLE		
LINE	LENGTH	BEARING
L41	185.21	N0°48'24"W
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CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	4°05'46"	490.00'	35.03'	N87°50'39"W	35.02'
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C5	1°54'50"	325.00'	10.86'	S1°39'41"W	10.85'
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C8	50°00'00"	410.00'	357.79'	S64°53'32"E	346.55'

CHAD W. HUBER RLS 35316	MAINTENANCE IMPROVEMENT DISTRICT ASSESSMENT DIAGRAM FOR THREE RIVERS RANCH - MASTER MID EXHIBIT "A" CITY OF AVONDALE, MARICOPA COUNTY, ARIZONA			7740 N. 16TH ST, Suite 300 PHOENIX, AZ 85020		Tel. No. (602) 837-5511	
				Scale N/A	Drawn by ZTW	Checked by CWH	Date Jan. 2024
MID No. 35							

ITEM NUMBER: 4.f.

SUBJECT: Three Rivers Ranch Master Final Plat – Application PL-23-0277

MEETING DATE: 2/26/2024

TO: Mayor and Council

FROM: Kimberly Moon, Director, Engineering Department

THROUGH: Tracy Stevens, Assistant City Manager, (623) 333-1014

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

This agenda item supports the following Avondale Strategic Outcome Area:

- Creative and Sustainable Community Development - Avondale is committed to creating a sense of place, a community of residents and local businesses unified by pride and common values.

The approval of this agenda item will maintain and expand quality infrastructure and improve connectivity to City amenities.

PURPOSE:

City Council will consider a request to: (a) approve Application PL-23-0277, a request by Jason Burm with Kimley-Horn and Associates, Inc., on behalf of Jim Stockwell with Three Rivers Ranch, LLC, for approval of a master final plat for Three Rivers Ranch located west of the intersection of Alamar Boulevard and Dysart Road, and (b) authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The Council will take appropriate action.

BACKGROUND:

Sonoma Communities has submitted a proposal for Three Rivers Ranch subdivision located on 190.993± gross acres of property identified by APNs 500-60-001C, 500-60-001D and 500-77-005A, located west of the intersection of Alamar Boulevard and Dysart Road. The development will consist of residential units across seven (7) development parcels, offering a mixture of housing options to include single-family residential homes, rental homes, and single-family attached townhomes along with open spaces and amenity sites. Parcels 1 through 5 will consist of traditional single-family residential housing, while Parcels 6 and 7 will consist of townhomes and build-to-rent (BTR) housing.

On December 5, 2022, City Council adopted Resolution 1076-1122, amending the General Plan 2030 Land Use Map designations for the property from Estate/Low Density Residential and Mixed-Use to Medium Density and Medium/High Density.

At the same meeting, City Council adopted Ordinance 2064-1122, annexing the project property into the City's corporate limits, and Ordinance 2065-1122, to change the zoning of the subject site from Rural Residential

(RR-43) to Planned Area Development (PAD) to allow for residential and multifamily residential uses.

City Staff approved the preliminary plat for Three Rivers Ranch on June 7, 2023.

DISCUSSION:

The Three Rivers Ranch PAD will allow for 961 residential units across the seven (7) development parcels. Due to drainage constraints for the site, Parcels 1 through 5 are designed for 512 single-family residential lots. Parcel 6 and Parcel 7 will be submitted per a separate application at a future date.

This request is to establish the boundaries for Parcels 1 through 7, the boundary for Dysart Road along the Three Rivers Ranch frontage and the right-of-way for the collector roads.

The plat will also establish a community park and the location of a sewer lift station to be dedicated to the City later by separate instrument.

The proposed plat will dedicate right-of-way for Dysart Road and Three Rivers Ranch Parkway along with 8-foot public utility easements.

The proposed Master Final Plat has been reviewed by the City's contracted Registered Land Surveyor (R.L.S.) and the document has been confirmed as geometrically accurate and in conformance with Arizona Statutes governing the subdivision of real property.

Approval of the Master Final Plat conforms to the boundaries of the Master Final Plat certified by the R.L.S. dated January 24, 2024.

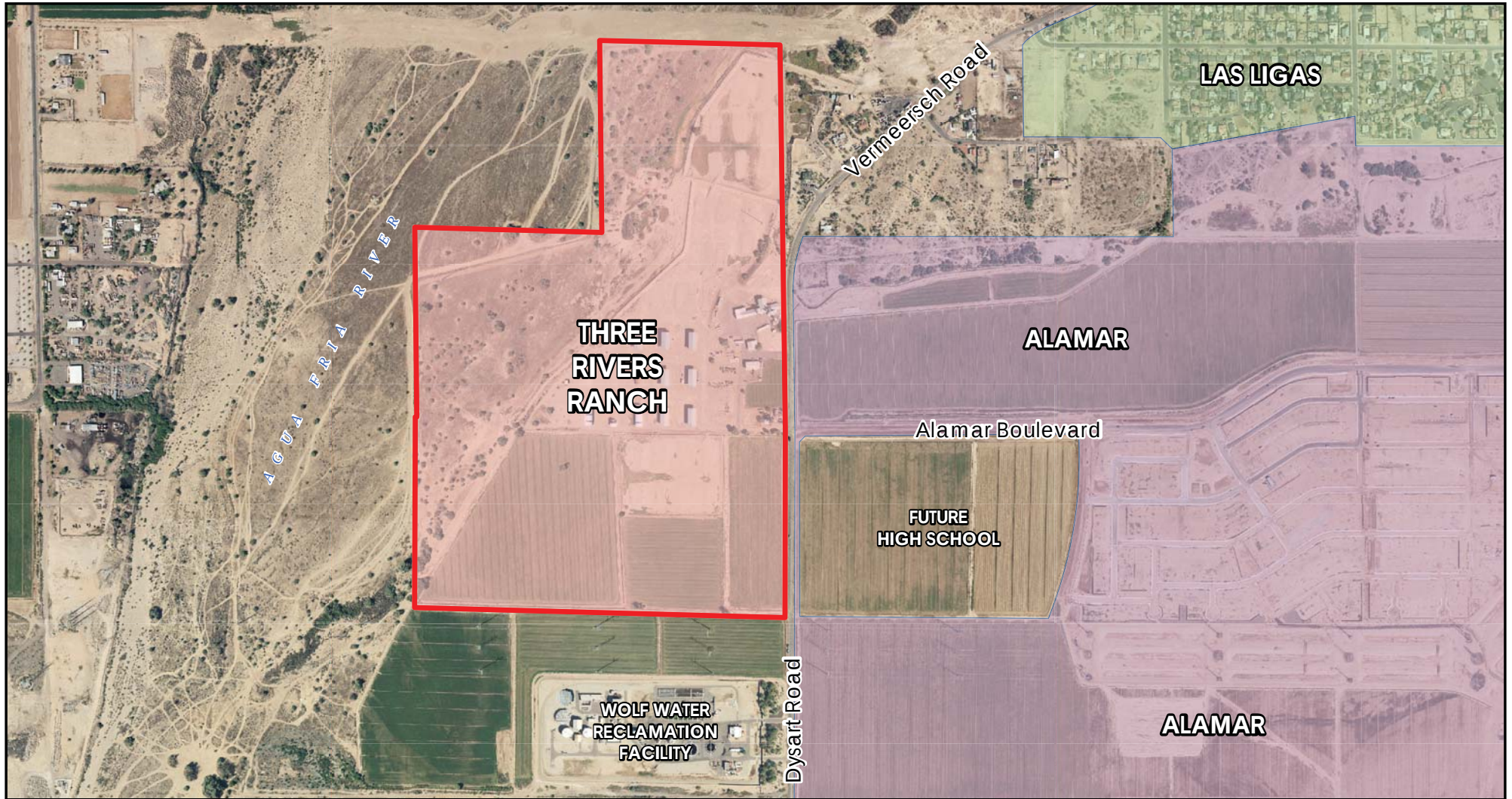
BUDGET IMPACT:

There is no impact to the budget for this action.

RECOMMENDATION:

Staff recommends City Council approve Application PL-23-0277, Three Rivers Ranch Master Final Plat, and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents.

Contact person for document distribution: Yulonda Moore, Natalie Railey



Vicinity Map



 Three Rivers Ranch

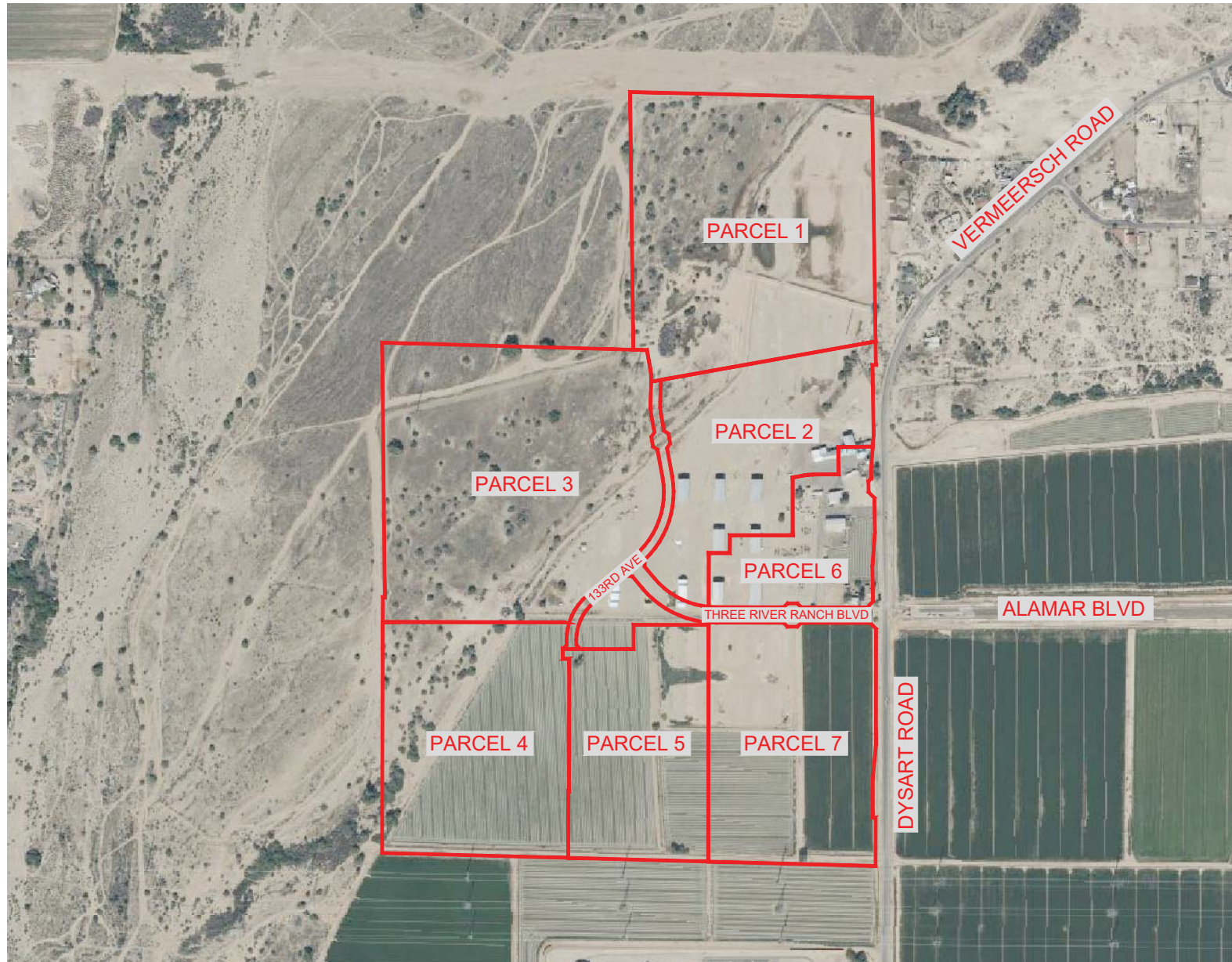
Other Neighborhoods

 Alamar

 Las Ligas

Not to Scale





THREE RIVERS RANCH

Kimley»Horn

DEDICATION

STATE OF ARIZONA)
COUNTY OF MARICOPA)SS

KNOWN ALL MEN BY THESE PRESENTS:
THAT THREE RIVERS RANCH LLC., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS SUBDIVIDED UNDER THE NAME OF "THREE RIVERS RANCH" A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22 AND A PORTION OF THE NORTHEAST CORNER OF SECTION 27, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, AND HEREBY PUBLISHES THIS MASTER PLAT AS AND FOR THE MASTER PLAT OF SAID "THREE RIVERS RANCH" AND HEREBY DECLARES THAT THIS MASTER PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSION FOR EACH OF THE STREETS, TRACTS, AND EASEMENTS CONSTITUTING SAME, AND THAT EACH OF THE STREETS, TRACTS, AND EASEMENTS SHALL BE KNOWN BY THE NAME OR LETTER GIVEN TO IT RESPECTIVELY, AND THAT THREE RIVERS RANCH LLC., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HEREBY DEDICATES IN FEE ALL RIGHT TITLE AND INTEREST TO THE CITY OF AVONDALE FOR USE AS SUCH, THE STREET RIGHT-OF-WAYS AS SHOWN ON SAID MAP AND INCLUDED IN THE ABOVE DESCRIPTION PREMISES, THE PUBLIC UTILITY EASEMENTS, WATER AND SEWER LINE EASEMENTS ARE HEREBY DEDICATED TO THE CITY OF AVONDALE AS SHOWN HEREON.

DRAINAGE COVENANTS:
THE DRAINAGE EASEMENTS SHOWN ON THIS MASTER PLAT ARE HEREBY RESERVED AS A DRAINAGE FACILITY AND RETENTION BASIN FOR THE INCLUSIVE CONVEYANCE OF DRAINAGE AND STORAGE OF DRAINAGE FOR THIS SUBDIVISION AND FOR THE PUBLIC RIGHTS-OF-WAY PER THE APPROVED IMPROVEMENT PLANS ON FILE WITH THE CITY OF AVONDALE, TOGETHER WITH THE RIGHT TO INGRESS AND EGRESS TO MAINTAIN SAID DRAINAGE FACILITY.

EMERGENCY AND SERVICE ACCESS EASEMENT:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER AND ACROSS THE PROPERTY ON THIS PLAT, FOR ACCESS FOR EMERGENCY, PUBLIC SAFETY, UTILITY, AND OTHER SERVICE PERSONNEL AND VEHICLES AND FOR THE RIGHT TO CONSTRUCT, OPERATE, USE MAINTAIN, REPAIR IMPROVEMENTS RELATED TO ACCESS AS CITY DEEMS NECESSARY FOR ACCESS PURPOSES.

SIGHT VISIBILITY TRIANGLE EASEMENT:
A PERPETUAL, NON-EXCLUSIVE EASEMENT SHOWN HEREON UPON, OVER, UNDER, AND ACROSS THE PROPERTY ON THIS PLAT, TO PRESERVE AN AREA FREE OF OBSTRUCTIONS TO ENHANCE TRAFFIC SAFETY VISIBILITY, IN THE EASEMENT, GRANTOR SHALL NOT PLACE OR ALLOW ANY BUILDINGS, WALLS, TREES, STRUCTURES, SCREENS, OR OTHER OBSTRUCTIONS FROM 24 TO 84 INCHES HIGH ABOVE THE ELEVATION OF THE ADJACENT STREET HOWEVER, THE GRANTEE MAY ALLOW POLES OR TREE TRUNKS THAT GRANTEE DETERMINES, IN WRITING, DO NOT ADVERSELY AFFECT TRAFFIC SAFETY VISIBILITY.

SIGN EASEMENT:
THE SIGN EASEMENTS SHOWN ON THIS MASTER PLAT ARE HEREBY RESERVED FOR COMMUNITY SIGNAGE MONUMENTATION. EASEMENT IS HEREBY DEDICATED TO THE HOA AS SHOWN HEREON FOR ACCESS TO, AND MAINTENANCE FOR, THE COMMUNITY MONUMENT.

IN WITNESS WHEREOF:

THAT THREE RIVERS RANCH LLC., A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, HAS HEREUNTO CAUSED ITS COMPANY NAME TO BE AFFIXED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED AGENT,
THEREUNTO DULY AUTHORIZED THIS ____ DAY OF _____, 20____.

BY: _____

DATE: _____

ITS: _____

ACKNOWLEDGEMENT :

STATE OF ARIZONA)
COUNTY OF MARICOPA) S.S.

THE FOREGOING INSTRUMENT WAS EXECUTED BEFORE ME ON THE ____ DAY OF _____, 20____.

BY: _____

THE _____ OF THREE RIVERS RANCH LLC.,
A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF THEREOF.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

RIGHT-OF-WAY DEDICATION TABLE:

STREET CLASSIFICATION	R.O.W. DEDICATION	
	SF	AC
LOCAL (133RD AVE)	81,914 SF	1.880 AC
COLLECTOR (THREE RIVERS RANCH PARKWAY)	105,598 SF	2.424 AC
ARTERIAL (DYSART ROAD)	61,521 SF	1.412 AC

SHEET INDEX:

01.....COVER SHEET
02.....NOTES / TABLES
03.....KEY MAP
04-17.....PLAN SHEETS

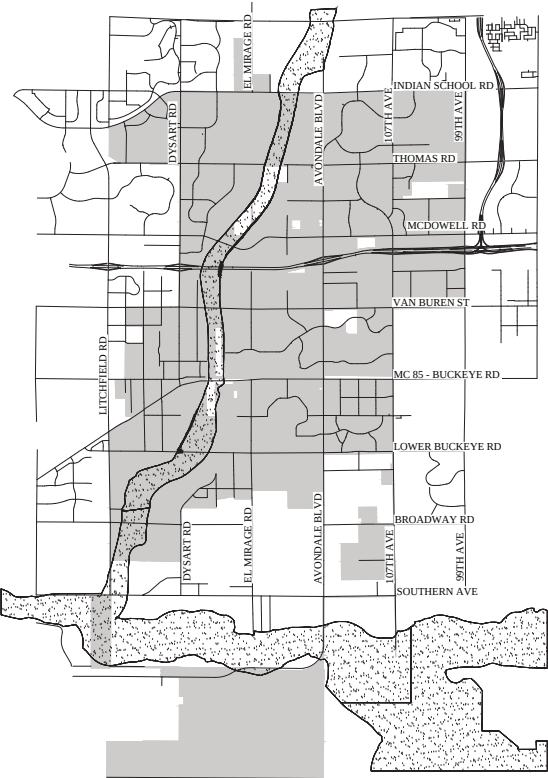
100 YEAR ASSURED WATER SUPPLY:

THE AREA PLATTED HEREON LIES WITHIN THE DOMESTIC WATER SERVICE AREAS OF THE CITY OF AVONDALE WHICH IS DESIGNATED AS HAVING AN ASSURED WATER SUPPLY PURSUANT TO SECTION 45-576 ARIZONA REVISED STATUTES.

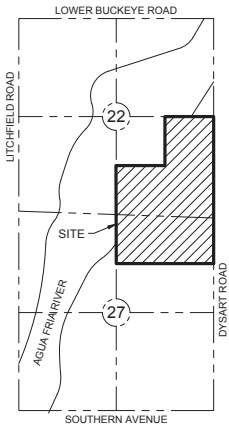
A MASTER PLAT FOR
"THREE RIVERS RANCH"

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 22 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 27,
TOWNSHIP 1 NORTH, RANGE 1 WEST, OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA

AREA MAP



VICINITY MAP
N.T.S.



SE 1/4, SEC. 22, & NE 1/4, SEC. 27

T. 1 N., R. 1 W.
CITY OF AVONDALE,
MARICOPA COUNTY, ARIZONA

OWNER:

THREE RIVERS RANCH, LLC
4340 E. INDIAN SCHOOL RD, STE 21-204
PHOENIX, ARIZONA 85018
PHONE: (602) 777-0505
CONTACT: JIM STOCKWELL

SURVEYOR:

KIMLEY-HORN AND ASSOCIATES, INC
7740 N 16TH STREET #300
PHOENIX, ARIZONA 85020
PHONE: (602) 944-5500
CONTACT: CHAD HUBER R.L.S.

ENGINEER:

KIMLEY-HORN AND ASSOCIATES, INC
1001 W SOUTHERN AVE, STE 131
MESA, ARIZONA 85210
PHONE: (480) 207-2667
CONTACT: JASON BURM, P.E.

BENCHMARK:

CITY OF AVONDALE BENCHMARK: VERMEERSCH
FROM THE LITCHFIELD ROAD EXIT AT I-10 IN AVONDALE, ARIZONA, TRAVEL SOUTH ON LITCHFIELD ROAD 4.11KM TO LOWER BUCKEYE ROAD
TRAVEL EAST ON LOWER BUCKEYE ROAD, 2.3KM TO 127TH AVENUE
TRAVEL SOUTH ON 127TH AVENUE, 0.5KM TO A BEND IN THE ROAD WHERE 127TH AVENUE BECOMES VERMEERSCH ROAD
CONTINUE SOUTH ON DIRT SHOULDER ON EAST SIDE OF VERMEERSCH ROAD, 100M, TO GUARDRAIL ON NORTH SIDE OF CUL-DE-SAC
THAT IS 127TH AVENUE. MARK IS A NGS HORIZONTAL CONTROL DISK, STAMPED VERMEERSCH 2008, IN A CONCRETE POST, LEVEL WITH GROUND. STATION IS 11.3M WEST OF CENTERLINE OF DRIVEWAY, 18.3M EAST OF CENTERLINE OF VERMEERSCH ROAD, 3M NORTHWEST OF SIDEWALK AND 1.5M SOUTHEAST OF CARSONITE WITNESS MARKER.
NAVD88 ELEVATION: 965.23'
NORTHING: N332455.09903
EASTING: W1121956.16356

BASIS OF BEARING:

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 22,
TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER
MERIDIAN, MARICOPA COUNTY, ARIZONA
SAID LINE BEARS=N00°48'24"W

APPROVALS AND ACCEPTANCE OF DEDICATION

PLAT APPROVED AND DEDICATED RIGHT-OF-WAY AND EASEMENTS ACCEPTED BY THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, APPROVED BY THE COUNCIL

OF THE CITY OF AVONDALE, ARIZONA THIS ____ DAY OF _____, 20____.

MAYOR _____

DATE _____

ATTEST: CITY CLERK _____

DATE _____

CITY ENGINEER _____

DATE _____

CERTIFICATION:

THIS IS TO CERTIFY THAT THE SURVEY AND THE SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER 2023; THAT THE SURVEY IS TRUE AND COMPLETE AS SHOWN; THAT THE EXTERIOR BOUNDARY MONUMENTS SHOWN ACTUALLY EXIST OR WILL BE SET AS SHOWN; THAT THERE POSITIONS ARE CORRECTLY SHOWN, AND THAT SAID MONUMENTS ARE SUFFICIENT TO ENABLE THIS SURVEY TO BE RETRACED.

Chad W. Huber

CHAD W. HUBER
REGISTERED LAND SURVEYOR NO. 35316
KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020



THREE RIVERS RANCH, LLC
THREE RIVERS RANCH
MASTER PLAT

SHEET NUMBER
01 OF 17
PROJECT NUMBER
291705009

LEGAL DESCRIPTION:

A PORTION OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 22 AND THE NORTHEAST QUARTER OF SECTION 27 TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 22, BEING MONUMENTED BY A BRASS CAP FLUSH, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 22, BEING MONUMENTED BY AN ALUMINUM CAP IN HANDHOLE, BEARS NORTH 00 DEGREES 48 MINUTES 24 SECONDS WEST, 2659.71 FEET, BEING THE BASIS OF BEARING;

THENCE SOUTH 89 DEGREES, 39 MINUTES, 02 SECONDS WEST, 33.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00° 06' 28" WEST, 1296.40 FEET;

THENCE NORTH 88° 28' 30" WEST, 2554.25 FEET;

THENCE NORTH 00° 10' 41" EAST, 1313.42 FEET;

THENCE SOUTH 88° 07' 16" EAST, 10.01 FEET;

THENCE NORTH 00° 34' 13" WEST, 1308.61 FEET;

THENCE SOUTH 88° 21' 57" EAST, 1290.10 FEET;

THENCE NORTH 00° 41' 20" WEST, 1324.26 FEET;

THENCE SOUTH 88° 36' 43" EAST, 1244.12 FEET;

THENCE SOUTH 00° 48' 24" EAST, 2650.71 FEET TO THE POINT OF BEGINNING;

ZONING DISTRICT:

R1-6 P.A.D. AND R-3 P.A.D.

FEMA CERTIFICATION:

FLOOD ZONE DESIGNATIONS "A", "AE", AND "X" SHADED PER F.E.M.A. FLOOD INSURANCE RATE MAP, MAP NUMBER 04013C2165N, PANEL 2165 OF 4425, DATED SEPTEMBER 18, 2020.

ZONE "X" SHADED - 0.2% ANNUAL CHANCE FLOOD HAZARD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE.

ZONE "A" - SPECIAL FLOOD HAZARD AREA WITHOUT BASE FLOOD ELEVATION DETERMINED.

ZONE "AE" - SPECIAL FLOOD HAZARD AREA WITH BASE FLOOD ELEVATIONS OR DEPTH.

(THE ABOVE STATEMENT IS FOR INFORMATION ONLY AND THE SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP OR THE LOCATION OF THE FLOOD ZONE BOUNDARY. IN ADDITION, THE ABOVE STATEMENT DOES NOT REPRESENT THE SURVEYOR'S OPINION OF THE PROBABILITY OF FLOODING.)

REFERENCE DOCUMENTS:

RECORD OF SURVEY, BOOK 470 OF MAPS, PAGE 42 M.C.R.
RECORD OF SURVEY PLUS SUBDIVISION, BOOK 694 OF MAPS, PAGE 38 M.C.R.
RECORD OF SURVEY, BOOK 1129 OF MAPS, PAGE 8 M.C.R.
SPLIT MAP, BOOK 1388, OF MAPS, PAGE 32, M.C.R.

NOTES:

- ALL LANDSCAPING WITHIN ADJACENT PUBLIC RIGHT-OF-WAY IS TO BE MAINTAINED BY THE _____ HOMEOWNERS' ASSOCIATION, EXCLUDING MEDIANS ON ARTERIAL STREETS.
- ALL UTILITY AND PUBLIC SERVICE EASEMENTS, INCLUDING ANY LIMITATIONS OF EASEMENTS, AND CONSTRUCTION WITHIN SUCH EASEMENTS SHALL BE LIMITED TO UTILITIES, LANDSCAPING, AND WOOD, WIRE OR REMOVABLE SECTION TYPE FENCES.
- ALL EXISTING OVERHEAD UTILITIES SHALL BE INSTALLED UNDERGROUND IN ACCORDANCE WITH CITY OF AVONDALE MUNICIPAL CODE AND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION.
- NO ALTERATIONS SHALL BE MADE TO THE STORM WATER RETENTION AREAS AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE A PART OF THESE PREMISES WITHOUT WRITTEN APPROVAL BY THE CITY OF AVONDALE.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS NOR SHALL OTHER IMPROVEMENTS OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES THAT ARE A PART OF THESE SUBDIVISION WITHOUT WRITTEN AUTHORIZATION BY THE CITY OF AVONDALE.
- NO WALLS / FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL.
- ALL STORM DRAIN PIPES FROM THE CATCH BASINS TO THE RETENTION BASINS, AND ALL SPILLWAYS FROM THE SCUPPERS TO THE RETENTION BASINS, SHALL BE MAINTAINED BY THE HOA.
- THE CITY OF AVONDALE IS NOT RESPONSIBLE FOR AND WILL NOT ACCEPT MAINTENANCE OF ANY PRIVATE UTILITIES, PRIVATE FACILITIES, PRIVATE DRAINAGE FACILITIES OR LANDSCAPED AREA WITHIN THE PROJECT, OR LANDSCAPING WITHIN ADJACENT RIGHT-OF-WAY FOR ARTERIAL, COLLECTOR, OR LOCAL ROADS.
- CONSTRUCTION WITHIN UTILITY EASEMENTS EXCEPT BY PUBLIC AGENCIES AND UTILITY COMPANIES, SHALL BE LIMITED TO UTILITIES, PAVING, AND WOOD, WIRE, REMOVABLE SECTION TYPE FENCING.
- UTILITY LINES ARE TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R. (42) 33.
- ELECTRICAL LINES TO BE CONSTRUCTED UNDERGROUND AS REQUIRED BY THE ARIZONA CORPORATION COMMISSION GENERAL ORDER R-14-2-133.
- NO STRUCTURES SHALL BE CONSTRUCTED IN OR ACROSS, NOR SHALL IMPROVEMENTS, OR ALTERATIONS BE MADE TO THE DRAINAGE FACILITIES, STORM WATER RETENTION AREAS, AND APPROVED OR EXISTING CONVEYANCE PATTERNS THAT ARE A PART OF THIS DEVELOPMENT WITHOUT THE WRITTEN AUTHORIZATION OF THE CITY OF AVONDALE.
- ALL RETENTION BASINS MUST DRAIN ANY STORM EVEN UP TO AND INCLUDING 100 YEAR, 2 HOUR STORM WITHIN 36-HOURS. OWNER MUST TAKE CORRECTIVE ACTION TO BRING THE BASINS INTO COMPLIANCE.
- THE HOME OWNERS ASSOCIATION WILL HAVE THE RESPONSIBILITY FOR MAINTAINING THE "COMMON AREAS" TO BE NOTED AS TRACTS OR EASEMENTS INCLUDING LANDSCAPING AND DRAINAGE FACILITIES IN ACCORDANCE WITH APPROVED CONSTRUCTION DOCUMENTS (PLANS).
- THE AREA WITHIN THE SIGHT VISIBILITY EASEMENT OR TRIANGLE IS TO BE CLEAR OF LANDSCAPING, SIGNS, FENCES, OR OTHER ITEMS HIGHER THAN 36-INCH ABOVE STREET GRADES IN THESE AREAS.
- A DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS) HAS BEEN OR WILL BE RECORDED FOR THIS SUBDIVISION, WHICH WILL GOVERN THE USE AND MAINTENANCE OF ALL AREAS SHOWN ON THIS PLAT.
- NO WALLS/FENCES SHALL BE BUILT WITHOUT PRIOR CITY OF AVONDALE APPROVAL.
- THIS SUBDIVISION IS SUBJECT TO A MAINTENANCE IMPROVEMENT DISTRICT.
- LANDSCAPING IN TRACT 'AA' IS TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TRACT 'BB' IS TO BE USED AS THE CITY'S PUBLIC LIFT STATION AND SHALL BE DEDICATED BY SEPARATE INSTRUMENT.

TRACT USE TABLE:

TRACT	SQUARE FEET	ACRES	USE
AA	115,595 SF	2.654 AC	LANDSCAPE / PUBLIC UTILITY EASEMENT / DRAINAGE
BB	2,531 SF	0.058 AC	AVONDALE LIFT STATION
TOTAL	118,126 SF	2.712 AC	

LINE TABLE

LINE	DISTANCE	BEARING
L1	17.00	S89°11'36"W
L2	21.21	S44°11'36"W
L3	55.69	S0°48'24"E
L4	42.43	S45°48'24"E
L5	7.10	S88°28'30"E
L6	9.91	S88°28'30"E
L7	8.00	S88°28'30"E
L8	15.00	N89°53'32"W
L9	10.01	N0°48'24"W
L10	7.35	S0°06'28"W
L11	42.09	S44°39'02"W
L12	42.43	N44°53'32"W
L13	28.28	N44°53'32"W
L14	50.00	N89°53'32"W
L15	50.00	N89°53'32"W
L16	50.00	N89°53'32"W
L17	28.28	S45°06'28"W
L18	28.28	S45°06'28"W
L19	50.00	N89°53'32"W
L20	50.00	N89°53'32"W

LINE TABLE

LINE	DISTANCE	BEARING
L21	50.00	N89°53'32"W
L22	28.28	N44°53'32"W
L23	60.00	S0°06'28"W
L24	60.00	S0°06'28"W
L25	36.08	N3°55'20"E
L26	35.36	N84°53'32"W
L27	28.28	N34°52'27"E
L28	50.00	S10°07'33"E
L29	50.00	S10°07'33"E
L30	50.00	S10°07'33"E
L31	28.28	S55°07'33"E
L32	28.28	N55°07'33"W
L33	50.00	N10°07'33"W
L34	50.00	N10°07'33"W
L35	50.00	N10°07'33"W
L36	28.28	N34°52'27"E
L37	45.00	N79°52'27"E
L38	45.00	N79°52'27"E
L39	27.70	S0°06'28"W
L40	47.45	S0°06'28"W

LINE TABLE

LINE	DISTANCE	BEARING
L41	27.70	N0°06'28"E
L42	28.65	S45°37'03"E
L43	28.28	N45°06'28"E
L44	59.60	N79°52'20"E
L45	13.30	N0°06'28"E
L46	11.69	S28°00'37"E
L47	44.97	N7°40'46"E
L48	20.00	S82°19'14"E
L49	49.42	S7°40'46"W
L50	36.89	N31°31'57"W
L51	54.86	S0°06'28"W
L52	58.30	N89°53'32"W
L53	36.29	N0°06'28"E
L54	20.01	N0°06'28"E
L55	12.22	S0°48'24"E
L56	37.20	S45°48'24"E
L57	125.48	N89°11'36"E
L58	19.00	N0°06'28"E
L59	19.67	S89°53'32"E
L60	37.16	N0°06'29"E

LINE TABLE

LINE	DISTANCE	BEARING
L61	43.45	S89°54'12"E
L62	40.17	N0°17'56"E
L63	24.44	S89°52'52"E
L64	37.17	S0°06'27"W
L65	19.67	S89°53'32"E
L66	6.00	S0°06'28"W
L67	15.97	S16°08'30"W
L68	15.97	S16°53'33"W

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	50°00'00"	410.00'	357.79'	N64°53'32"W	346.55'
C2	50°00'00"	450.00'	392.70'	S64°53'32"E	380.36'
C3	50°00'00"	490.00'	427.60'	N64°53'32"W	414.16'
C4	2°51'49"	410.00'	20.49'	N69°46'11"W	20.49'
C5	0°41'26"	275.00'	3.31'	S9°46'50"E	3.31'
C6	0°21'09"	325.00'	2.00'	N9°56'58"W	2.00'
C7	12°44'39"	275.00'	61.17'	S3°45'13"E	61.04'
C8	12°44'39"	300.00'	66.73'	S3°45'13"E	66.59'
C9	12°44'39"	325.00'	72.29'	N3°45'13"W	72.14'
C10	0°59'56"	300.00'	5.23'	N2°07'08"E	5.23'
C11	1°54'50"	325.00'	10.86'	S1°39'41"W	10.85'
C12	12°44'39"	275.00'	61.17'	S3°45'13"E	61.04'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C13	9°19'16"	270.00'	43.92'	N84°31'58"E	43.88'
C14	43°34'26"	534.72'	406.66'	S65°07'50"W	396.93'
C15	22°07'08"	574.72'	221.87'	N58°23'16"E	220.49'
C16	29°35'35"	62.00'	32.02'	N22°01'06"E	31.67'
C17	116°35'35"	62.00'	126.17'	N20°33'50"E	105.50'
C18	17°12'21"	178.11'	53.49'	S71°16'17"W	53.29'
C19	25°56'34"	138.11'	62.54'	S66°54'10"W	62.00'
C20	29°28'05"	573.03'	294.72'	S65°08'24"W	291.48'
C21	33°34'13"	613.03'	359.18'	S63°05'20"W	354.07'
C22	8°11'53"	62.00'	8.87'	N73°49'07"W	8.86'
C23	1°56'37"	484.19'	16.42'	S73°28'59"E	16.42'
C24	1°53'00"	505.99'	16.63'	S73°28'59"E	16.63'

Kimley»Horn

7760 N. 16th Street, Suite 300
Phoenix, Arizona 85020

WILLIAMSON

THREE RIVERS RANCH, LLC

THREE RIVERS RANCH

MASTER PLAT

35316
CHAD
HUBER
PLANNING
INC.
PHOENIX, ARIZONA, U.S.A.

PROJECT NUMBER

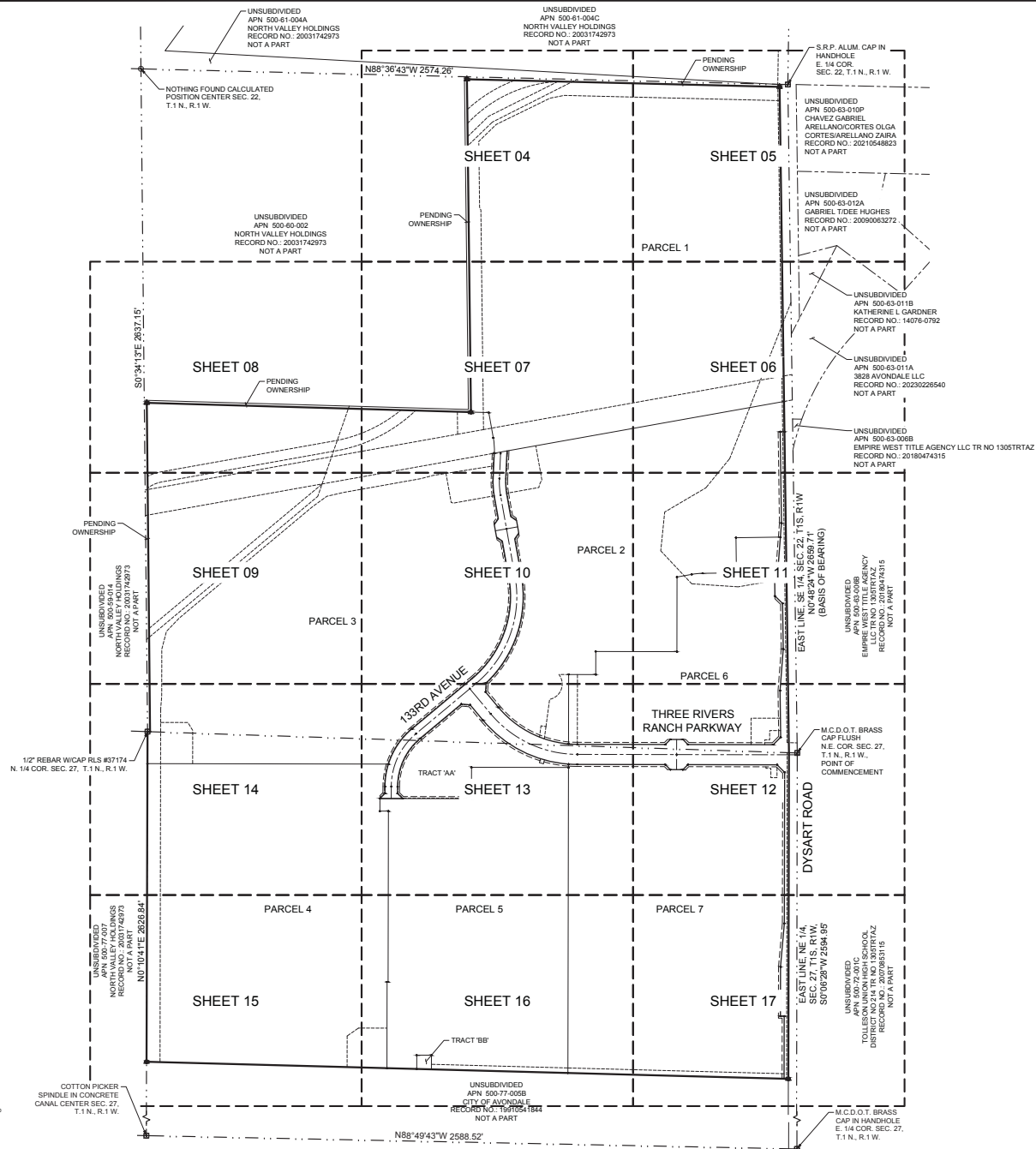
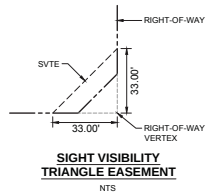
SHEET NUMBER

02 OF 17

PROJECT NUMBER

291705009

APN	ASSESSOR'S PARCEL NUMBER
BC	BRASS CAP
BCF	BRASS CAP FLUSH
BCHH	BRASS CAP IN HAND HOLE
EA	EMERGENCY ACCESS EASEMENT
ESMT	EASEMENT
FD	FOUND
MC	MARICOPA COUNTY
MAG	MARICOPA ASSOCIATION OF GOVERNMENTS
MCR	MARICOPA COUNTY RECORDER
PUE	PUBLIC UTILITY EASEMENT
RW	RIGHT OF WAY
SVTE	SIGHT VISIBILITY EASEMENT
VNAE	VEHICULAR NON-ACCESS EASEMENT
WE	WATER UTILITY EASEMENT
=====	SECTION LINE / MID-SECTION LINE
=====	RIGHT OF WAY
=====	PROPERTY BOUNDARY LINE
=====	PARCEL BOUNDARY LINE
-----	EASEMENT LINE
⊕	MONUMENT FOUND
⊕	MONUMENT CALCULATED
⊕	BCF TO BE SET AT COMPLETION OF CONSTRUCTION
○	FOUND PROPERTY CORNER AS NOTED
○	SET 1/2" REBAR W/CAP LS #35316 PER MAG STD DTL 120-1

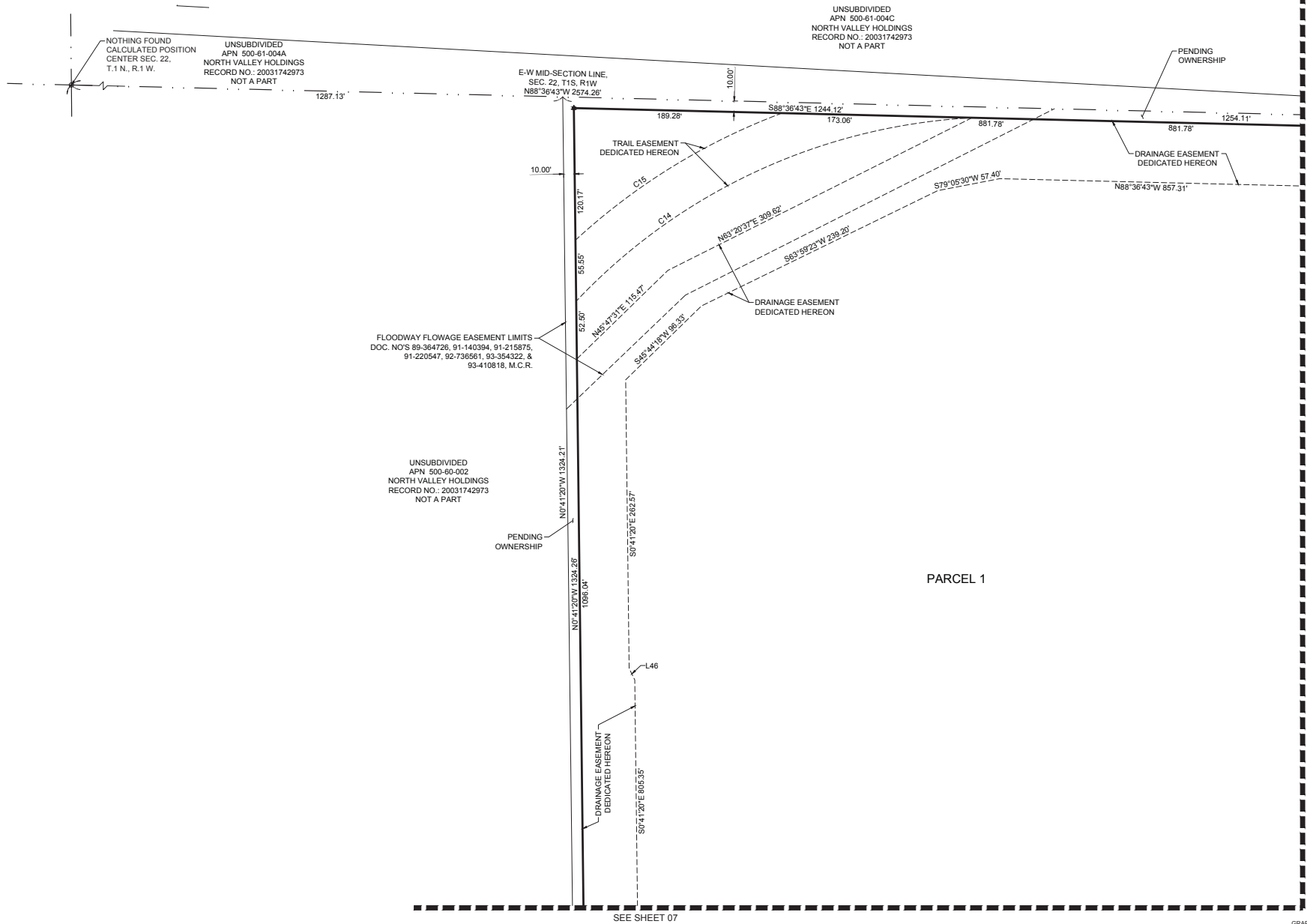


Kimley»»Horn
N. 10th Street, Suite 300
P.O. Box 10000, Anchorage, Alaska 99510
907.562.1000

THREE RIVERS RANCH, LLC
THREE RIVERS RANCH
MASTER PLAT



SHEET NUMBER
03 OF 17
PROJECT NUMBER
291705009

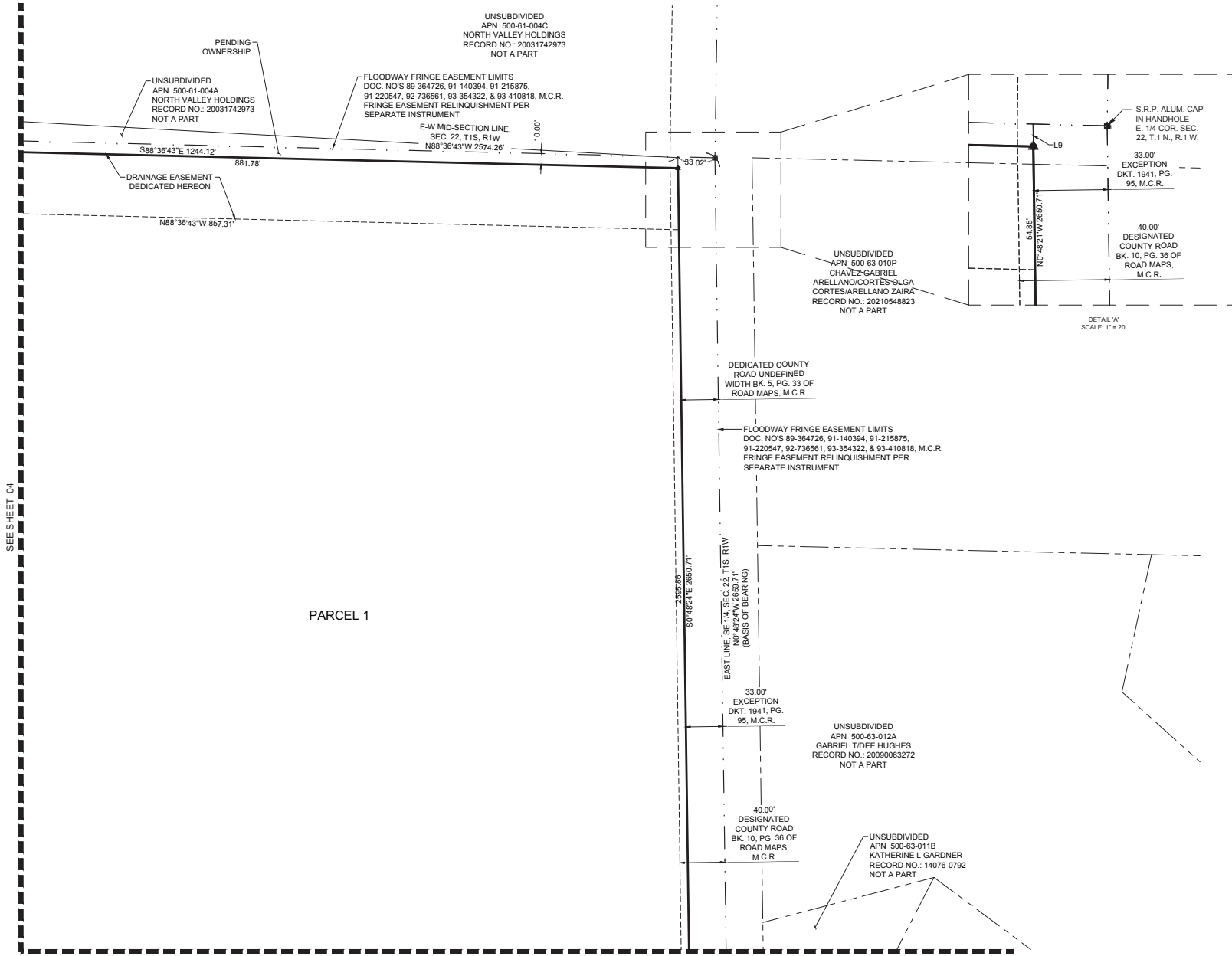


NOTE: LINE AND CURVE TABLES
ARE LOCATED ON SHEET 02

GRAPHIC SCALE IN FEET
1" = 40' @ 24X36

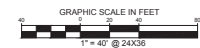
7750 N. 16th Street, Suite 300 Phoenix, Arizona 85020	
PROJECT NUMBER 291705009	
SHEET NUMBER 04 OF 17	
TITLE THREE RIVERS RANCH, LLC THREE RIVERS RANCH MASTER PLAT	

SEE SHEET 04



SEE SHEET 06

NOTE: LINE AND CURVE TABLES
ARE LOCATED ON SHEET 02



THREE RIVERS RANCH, LLC
THREE RIVERS RANCH
MASTER PLAT

SHEET NUMBER

05 OF 17

PROJECT NUMBER
291705009

7750 N. 16th Street, Suite 300
Phoenix, Arizona 85020
Tel. No. (602) 807-2411

Kimley»Horn

SEE SHEET 07

SEE SHEET 05

PARCEL 1

PARCEL 2

100.00' ELECTRIC
TRANSMISSION
EASEMENT PER FIELD
NOTATION OF POWER
POLES BK. 68, C.C.
OF MISC. INC.

N79°52'27"E 1246.35'

S79°52'27"W 1170.84'
1003.14'

FLOODWAY FRINGE EASEMENT LIMITS
DOC. NO'S 89-364726, 91-140394,
91-215875, 91-220547, 92-736561,
93-354322, & 93-410818, M.C.R.
FRINGE EASEMENT RELINQUISHMENT
PER SEPARATE INSTRUMENT

8.00' PUE
DEDICATED
HEREON

S79°52'27"E 364.51'

S0°48'24"E 2650.71'

2650.86'

EAST LINE, SE 1/4, SEC. 27, T1S, R1W
(BASIS OF BEARING)

DYSART ROAD

33.00'
EXCEPTION
DKT. 1941, PG.
95, M.C.R.

50.00' R/W
DEDICATED
HEREON

UNSUBDIVIDED
APN 500-63-0068
EMPIRE WEST TITLE AGENCY LLC TR
NO 1305TRTAZ
RECORD NO.: 20180474315
NOT A PART

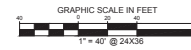
40.00'
DESIGNATED
COUNTY ROAD
BK. 10, PG. 36 OF
ROAD MAPS,
M.C.R.

UNSUBDIVIDED
APN 500-63-0118
KATHERINE L GARDNER
RECORD NO.: 14078-0762
NOT A PART

UNSUBDIVIDED
APN 500-63-011A
3828 AVONDALE LLC
RECORD NO.: 20230226540
NOT A PART

SEE SHEET 11

NOTE: LINE AND CURVE TABLES
ARE LOCATED ON SHEET 02



THREE RIVERS RANCH, LLC
THREE RIVERS RANCH
MASTER PLAT



SHEET NUMBER
06 OF 17
PROJECT NUMBER
291705009

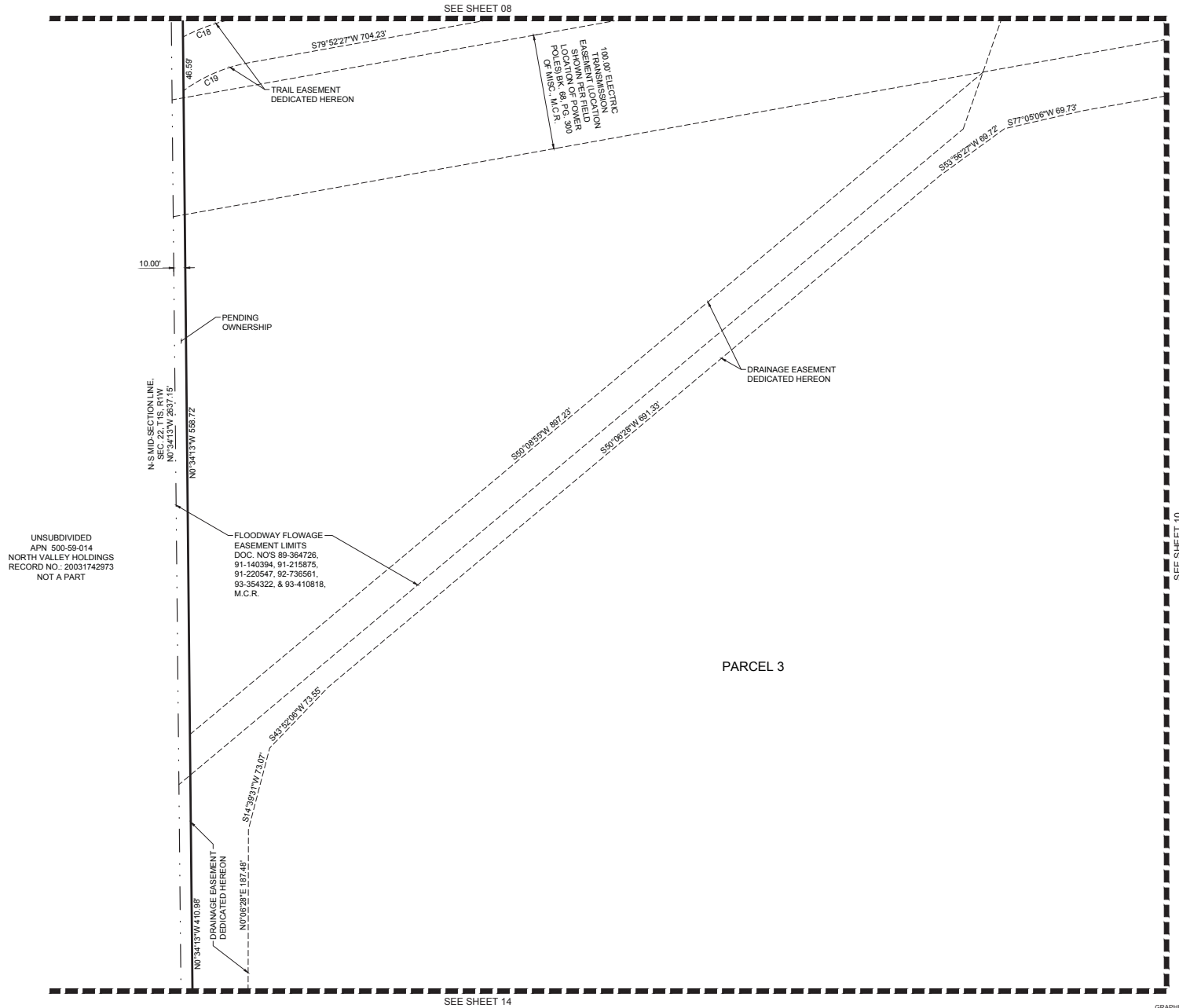
Kimley»Horn
7760 N. 16th Street, Suite 300
Phoenix, Arizona 85020
Tel. No. (602) 807-2411

UNSUBDIVIDED
APN 500-60-002
NORTH VALLEY HOLDINGS
RECORD NO.: 20031742973
NOT A PART

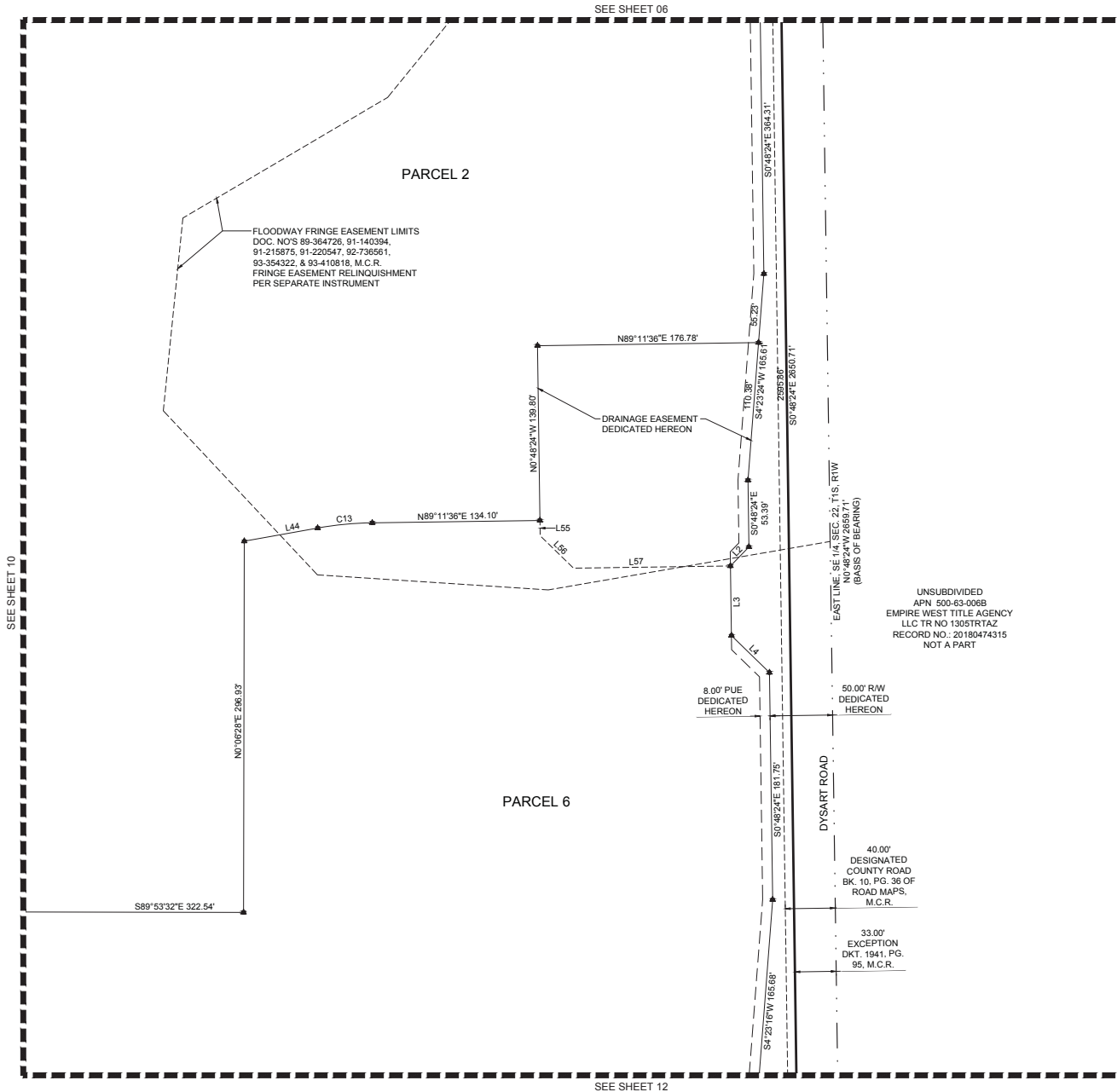


SHEET NUMBER
08 OF 17
PROJECT NUMBER
291705009

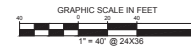
Kimley»»Horn
7740 N. 16th Street, Suite 300
Phoenix, Arizona 85020



7750 N. 16th Street, Suite 300 Phoenix, Arizona 85020	
Tel. No. (602) 807-2411	
THREE RIVERS RANCH, LLC THREE RIVERS RANCH MASTER PLAT	
SHEET NUMBER 09 OF 17	
PROJECT NUMBER 291705009	



NOTE: LINE AND CURVE TABLES
ARE LOCATED ON SHEET 02



THREE RIVERS RANCH, LLC THREE RIVERS RANCH MASTER PLAT	
35316 CADD HUBER 1/15/2018 1/15/2018	
SHEET NUMBER 11 OF 17	
PROJECT NUMBER 291705009	

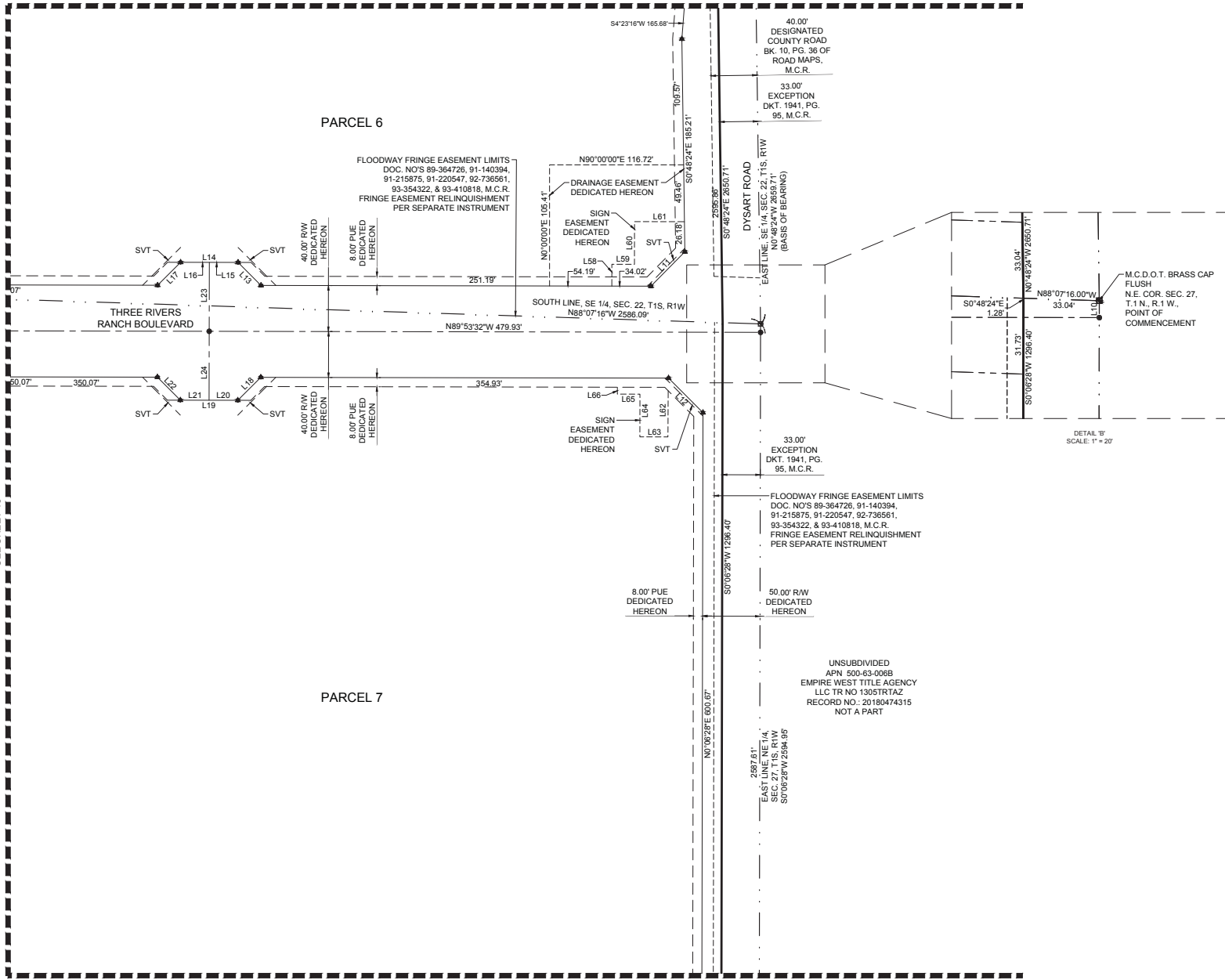
SEE SHEET 13

SEE SHEET 11

SEE SHEET 17

PARCEL 6

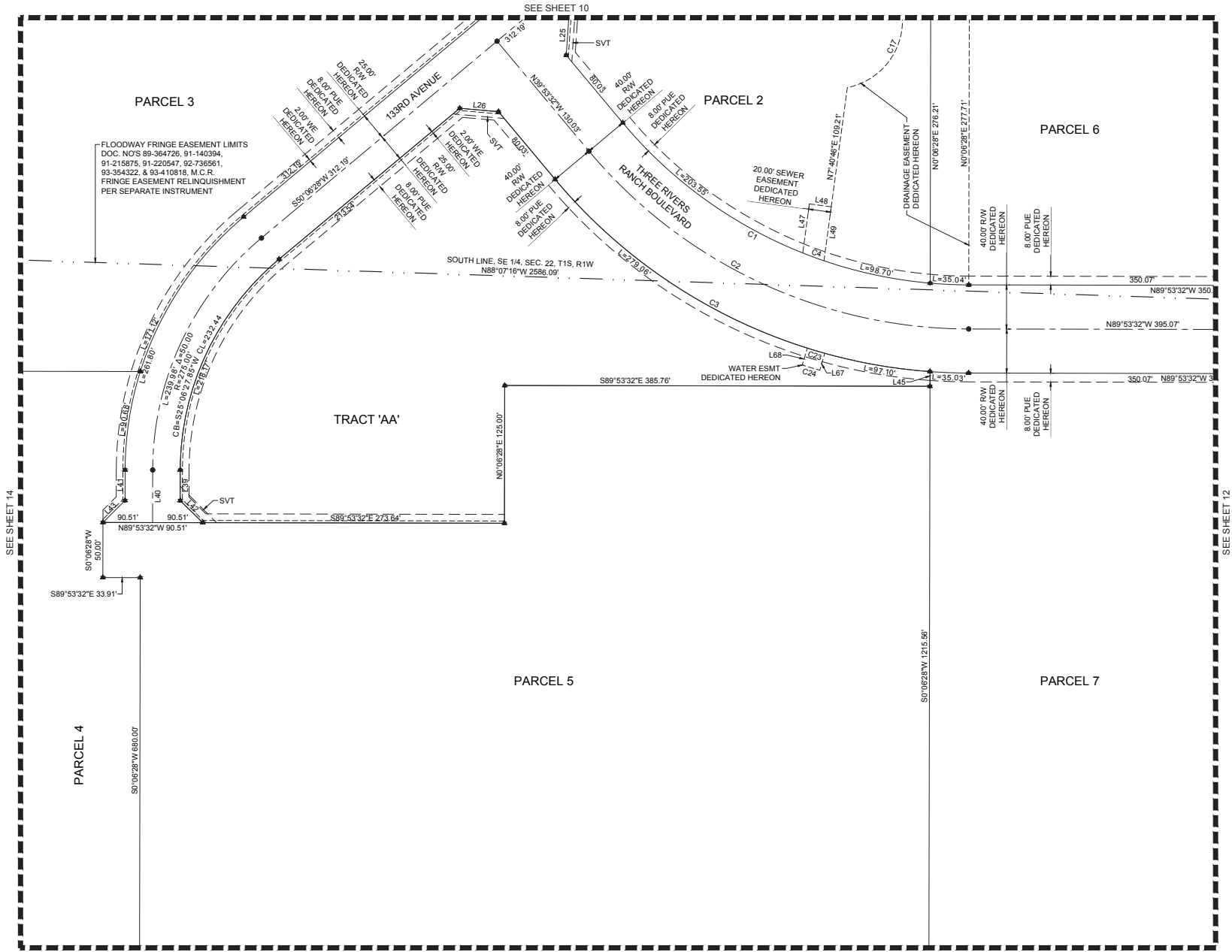
PARCEL 7



NOTE: LINE AND CURVE TABLES ARE LOCATED ON SHEET 02

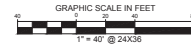


SHEET NUMBER 12 OF 17	
PROJECT NUMBER 291705009	
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KIMLEY HORN 7760 N. 16th Street, Suite 300 Phoenix, Arizona 85020	
TOL No. 0001.002.001.1	

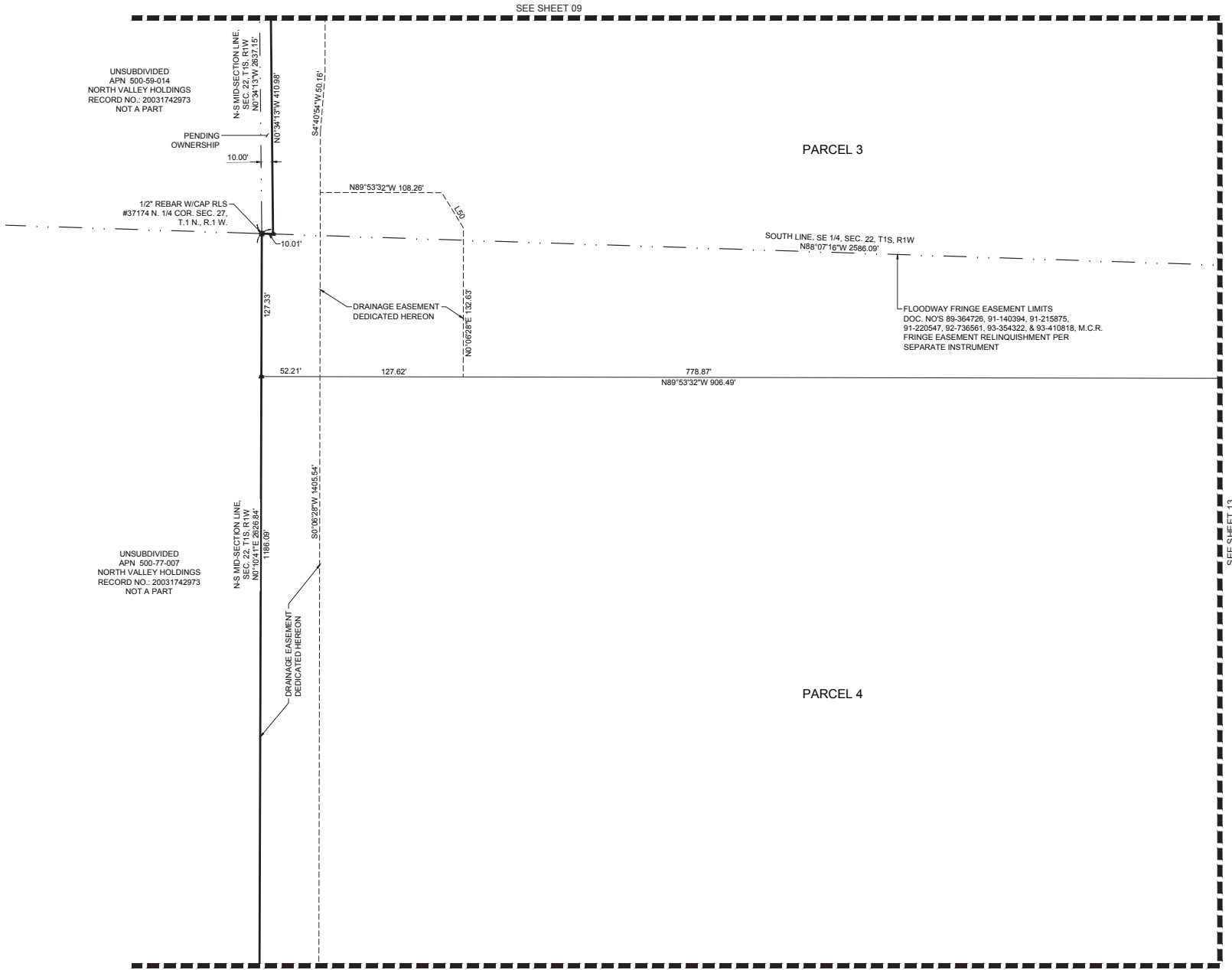


FLOODWAY FRINGE EASEMENT LIMITS
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 91-215875, 91-220547, 92-736561,
 93-354322, & 93-410818, M.C.R.
 FRINGE EASEMENT RELINQUISHMENT
 PER SEPARATE INSTRUMENT

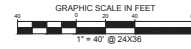
NOTE: LINE AND CURVE TABLES
 ARE LOCATED ON SHEET 02



7760 N. 16th Street, Suite 300 Phoenix, Arizona 85020	
PROJECT NUMBER 291705009	
SHEET NUMBER 13 OF 17	
PROJECT TITLE THREE RIVERS RANCH, LLC THREE RIVERS RANCH MASTER PLAT	
PREPARED BY CHAD HUBER	
DATE 07/24/2024	
TIT. No. 0001.007.24.11	



NOTE: LINE AND CURVE TABLES
ARE LOCATED ON SHEET 02



 7750 N. 16th Street, Suite 300 Phoenix, Arizona 85020	
THREE RIVERS RANCH, LLC THREE RIVERS RANCH MASTER PLAT	
SHEET NUMBER 14 OF 17 PROJECT NUMBER 291705009	

UNSUBDIVIDED
APN 500-77-007
NORTH VALLEY HOLDINGS
RECORD NO.: 20031742973
NOT A PART

REBAR, CAPPED
RLS #48943

N-S MID-SECTION LINE,
SEC. 22, T.1S, R.1W
N7°10'11"E 2826.84'

COTTON PICKER
SPINDLE IN
CONCRETE CANAL
CENTER SEC. 27,
T.1 N., R.1 E.

DRAINAGE EASEMENT
DEDICATED HEREON

N0°10'02"E 1406.64'

SEE SHEET 14

PARCEL 4

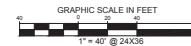
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91-220547, 92-736561, 93-354322, & 93-410818, M.C.R.
FRINGE EASEMENT RELINQUISHMENT PER
SEPARATE INSTRUMENT

UNSUBDIVIDED
APN 500-77-005B
CITY OF AVONDALE
RECORD NO.: 19910541844
NOT A PART

S0°06'28"W 123.74'
DRAINAGE EASEMENT
DEDICATED HEREON
S54°58'28"W 54.90'

SEE SHEET 16

NOTE: LINE AND CURVE TABLES
ARE LOCATED ON SHEET 02

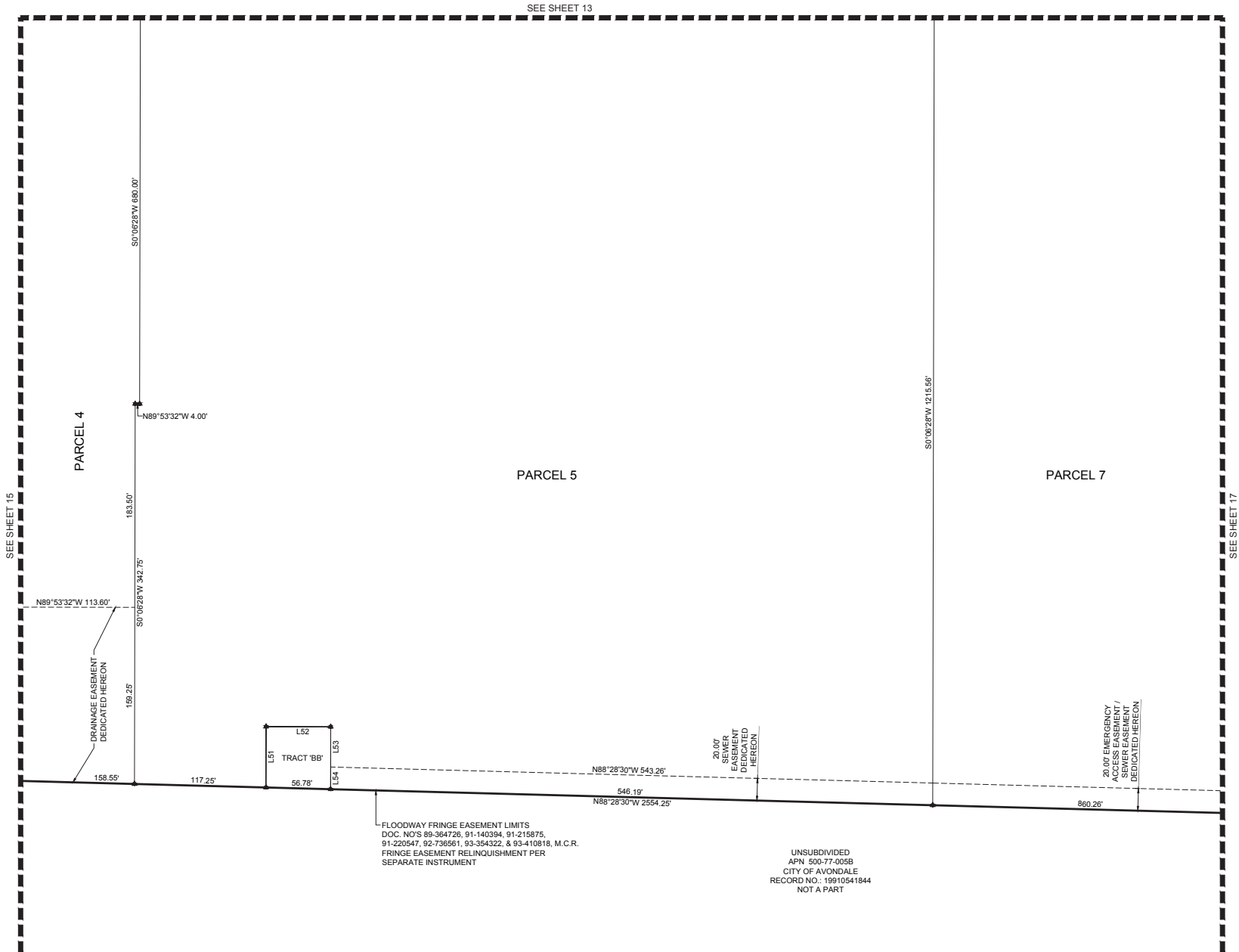


THREE RIVERS RANCH, LLC
THREE RIVERS RANCH
MASTER PLAT



SHEET NUMBER
15 OF 17
PROJECT NUMBER
291705009

Kimley»Horn
7760 N. 16th Street, Suite 300
Phoenix, Arizona 85020
Tel No. (602) 807-2411



 7750 N. 16th Street, Suite 300 Phoenix, Arizona 85020 Tel No. (602) 807-2411	
THREE RIVERS RANCH, LLC THREE RIVERS RANCH MASTER PLAT	
SHEET NUMBER 16 OF 17	
PROJECT NUMBER 291705009	

SEE SHEET 16

SEE SHEET 12

PARCEL 7

UNSUBDIVIDED
APN 500-63-006B
EMPIRE WEST TITLE AGENCY
LLC TR NO 1305TRTAZ
RECORD NO.: 20180474315
NOT A PART

DYSART ROAD

2587.61'
EAST LINE, NE 1/4,
SEC. 27, T1S, R1W
S0°06'28"W 2594.95'

8.00' PUE
DEDICATED
HEREON

50.00' R/W
DEDICATED
HEREON

33.00'
EXCEPTION
DKT. 1941, PG
95, M.C.R.

20.00' EMERGENCY
ACCESS EASEMENT /
SEWER EASEMENT
DEDICATED HEREON

FLOODWAY FRINGE EASEMENT LIMITS
DOC. NO'S 89-364726, 91-140394, 91-215875,
91-220547, 92-736561, 93-354322, & 93-410818, M.C.R.
FRINGE EASEMENT RELINQUISHMENT PER
SEPARATE INSTRUMENT

UNSUBDIVIDED
APN 500-77-005B
CITY OF AVONDALE
RECORD NO.: 19910541844
NOT A PART

✓ M.C.D.O.T.
BRASS CAP IN
HANDHOLE E.
1/4 COR. SEC.
27, T.1 N., R.1 E.

FLOODWAY FRINGE EASEMENT
DOC. NO'S 89-364726, 91-14039
91-220547, 92-736561, 93-35432
M.C.R.
FRINGE EASEMENT RELINQUISH
SEPARATE INSTRUMENT

2587.61'
EAST LINE, NE 1/4,
SEC. 27, T1S, R1W
S01°06'28"W 2594.95'

DETAIL 'C'
SCALE: 1" = 20'

NOTE: LINE AND CURVE TABLES
ARE LOCATED ON SHEET 02

GRAPHIC SCALE IN FEET

1" = 40' @ 24X36

THREE RIVERS RANCH, LLC
PROJECT NAME
THREE RIVERS RANCH
PLAT TYPE
MASTER PLAT



SHEET NUMBER
7 OF 17
PROJECT NUMBER
291705009

Tel. No. (602) 837-5511

Kimley»»Horn
N. 16th Street, Suite 300
Phoenix, Arizona 85020

ITEM NUMBER: 5.a.

SUBJECT: Public Hearing and Resolution 1022-0224 - Sun Depot – Major General Plan Amendment – Application PL-23-0053

MEETING DATE: 2/26/2024

TO: Mayor and Council

FROM: Jodie Novak, Development Services Director

THROUGH: Tracy Stevens, Assistant City Manager, (623) 333-1014

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

STRATEGIC OUTCOME: Creative and Sustainable Community Development.

STRATEGY: Increase sustainability initiatives such as renewable clean energy or sustainable design and construction

PURPOSE:

City Council will hold a public hearing and consider a request to adopt Resolution 1022-0224, 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 and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. 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 Council will take appropriate action.

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 areas. This category encourages innovative design which creates 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 for 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 town-home 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 (Exhibit D). While the battery storage facility will be privately owned. It 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.

The 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 City Council must take action on the proposed major GPA before a proposed rezoning may be considered by the Council.

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 the City staff and the applicant's team, ten (10) persons attended the meeting (Exhibit E). Participants inquired about how the technology would operate and expressed concerns 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, Planning Commission, and City Council 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, which it was not. 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 the existing hospital and schools, and the negative impact on property values. One individual spoke in support, stating the company partners with veterans, safety is constantly monitored, and will keep electricity rates from jumping up during peak hours.

On February 21, 2024, the Planning Commission will conduct the second of two public hearings on the major General Plan amendment. Staff will update the Council of the Planning Commission outcome during staff's presentation on the item.

DISCUSSION:

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

ANALYSIS:

The City Council 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 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 as detailed in the findings below,

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.

The adopted designation of Mixed Use in the General Plan remains the highest and best land use for the site rather than the proposed designation of Public/Civic. While the project will create jobs during construction, the GPA Narrative states during the operations that only 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, hospitality, commercial/medical offices, and other commercial activities. A 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 of 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 site is the Phoenix Children's Hospital Southwest Campus. Phoenix Children's Hospital has invested an additional \$40 million in their expansion 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.

The staff find that the proposed land use change is therefore not compatible in terms of land use, esthetics, and environmental and safety concerns such as a potential fire event. The staff also find 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 create a more sustainable development for the overall growth benefits of the area.

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

The General Plan 2030 focuses on the importance of creating an identity and establishing a new way for Avondale to grow as a Healthy, Sustainable City: Healthy in terms of an individual's well-being and sustainable in terms of a community's strength. Healthy and sustainable concepts explored include:

Increasing the City's active transportation opportunities by adding pedestrian and bike paths throughout developments that encourage people to use non-motorized means of travel rather than driving; Promoting neighborhood-serving businesses; Working with industry to reduce pollutants and conserve resources; the addition of parks, open space, trails, and greenery in neighborhoods for comfort and recreation; and ensuring that the outcome of development maintains quality of life expectations.

This General Plan also promotes the idea of economic sustainability as an important concept for a successful community. At its core, economic sustainability is about meeting the diverse needs of a community by providing what the community needs. Economic strength brings employment and a solid tax base to support services, leading to greater opportunities for personal fulfillment. To this end, the City will look to maximize land use and employment that generate revenues which, in turn, fulfills the quality of life that Avondale residents expect.

Further, the General Plan promotes safe, attractive mixed-use neighborhoods that support health not only by allowing residents to be physically active through daily activity, such as walking to school, work, and shopping, but also by increasing access to "health infrastructure" – with an emphasis on medical facilities in the Health Tech Quarter. The City strives to meet its land use demands, to achieve its goals as a healthy-lifestyle community with mixed-use opportunities considered. The City's land use plan must provide locations for these various types of uses, such as the subject property.

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 use which fosters 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 does not encourage a mix of uses, is not an integrated development, and does not promote pedestrian activity.

Several General Plan themes and elements are not met as mentioned above. In addition, the proposed land use does not maximize city, school, private industry, social service, and other community resources through collaborative development and through implementation of recreational programs and services, which is a goal of the Recreational Amenities Element. The proposed land use does not further the General Plan's Safety Element to provide a safe and healthy environment for all Avondale residents, employees, and visitors. This element includes a goal to encourage new development to be planned and designed to minimize negative and undesirable health and safety hazards to the community.

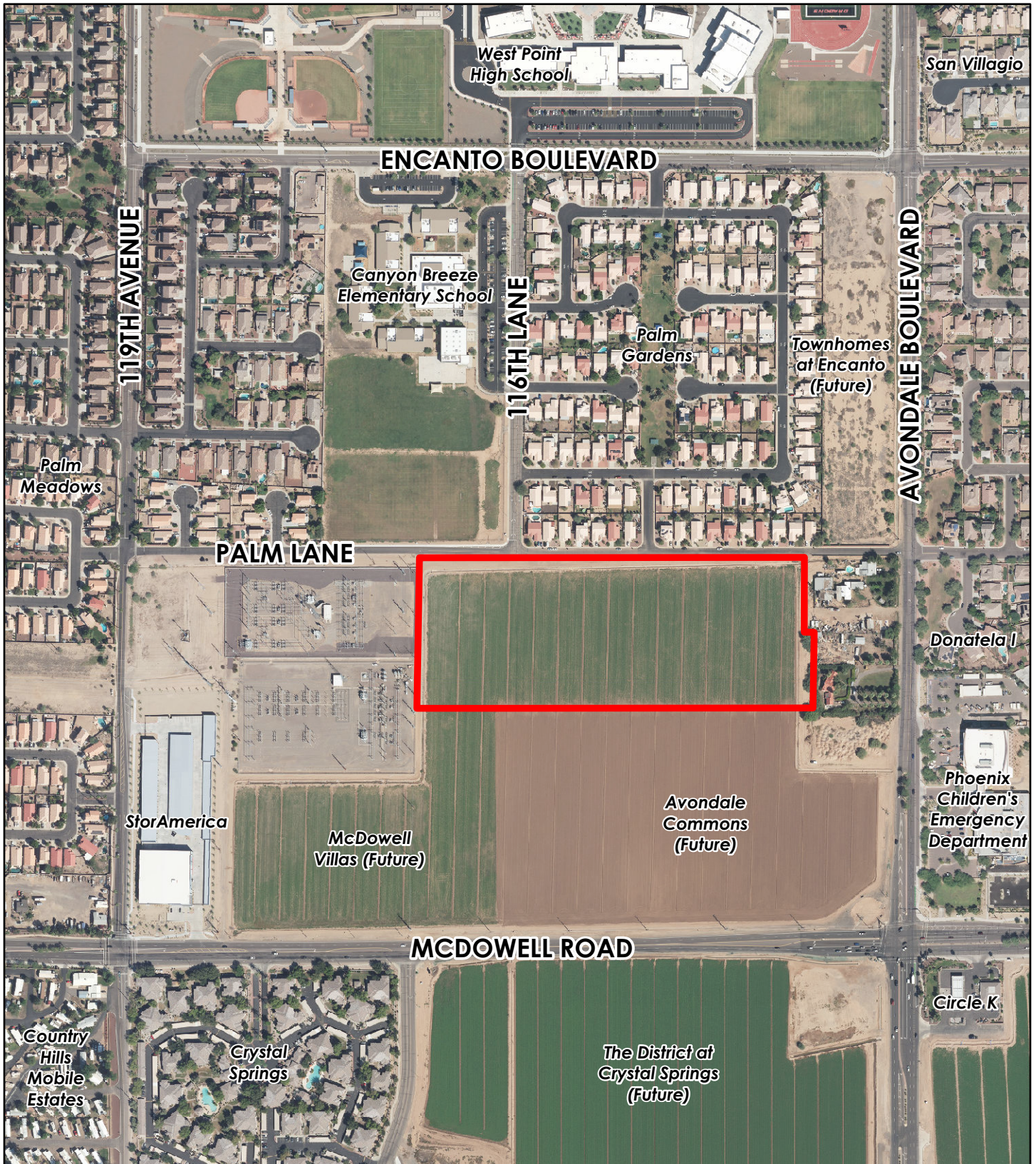
BUDGET IMPACT:

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:

City Council will hold a public hearing and **DENY** Resolution 1022-0224, a request to amend the General Plan 2030 Land Use Map designation from Mixed Use to Public/Civic.

Contact person for document distribution: Joshua Orton

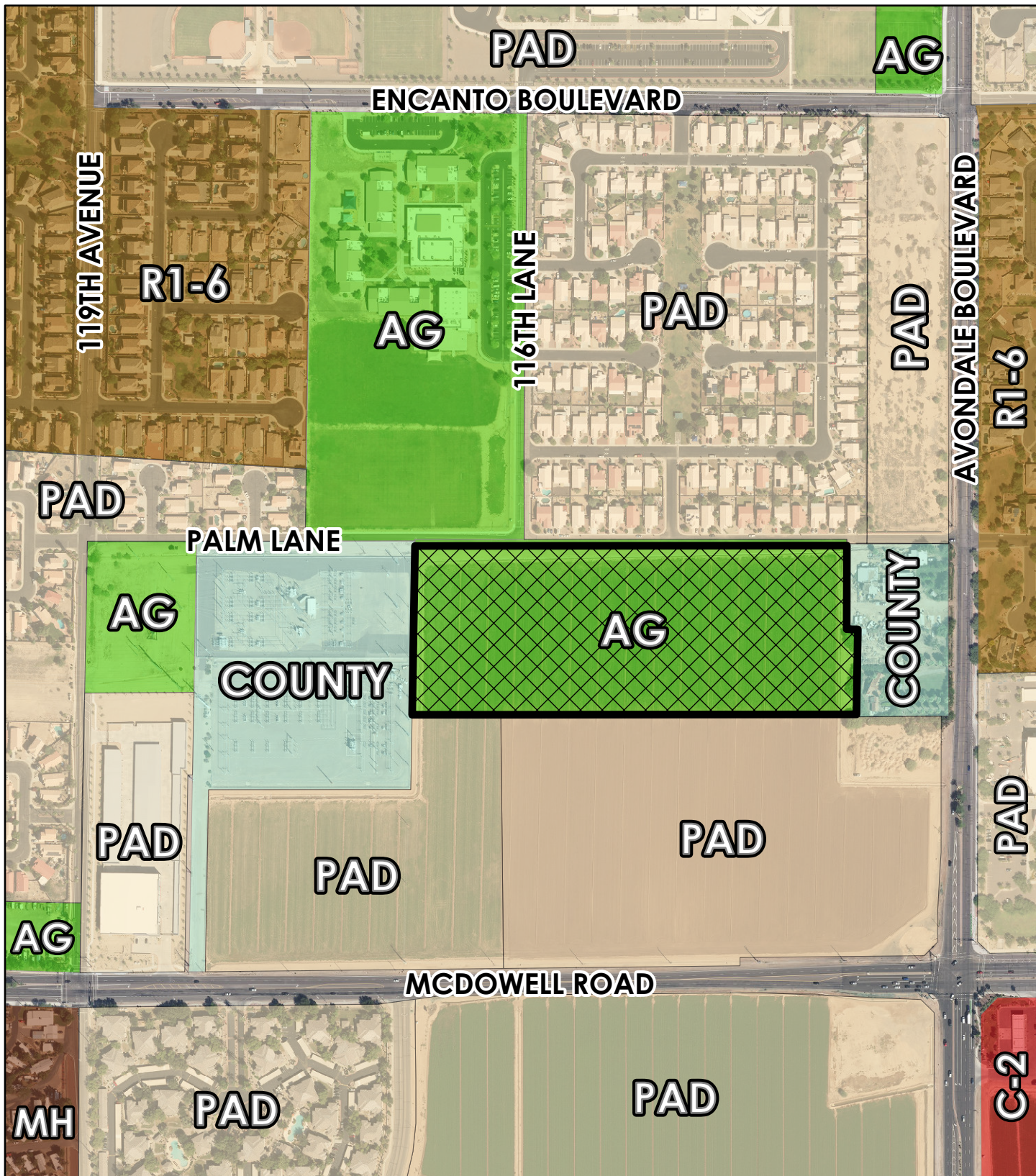


Aerial Map



 Subject Property





Zoning Vicinity

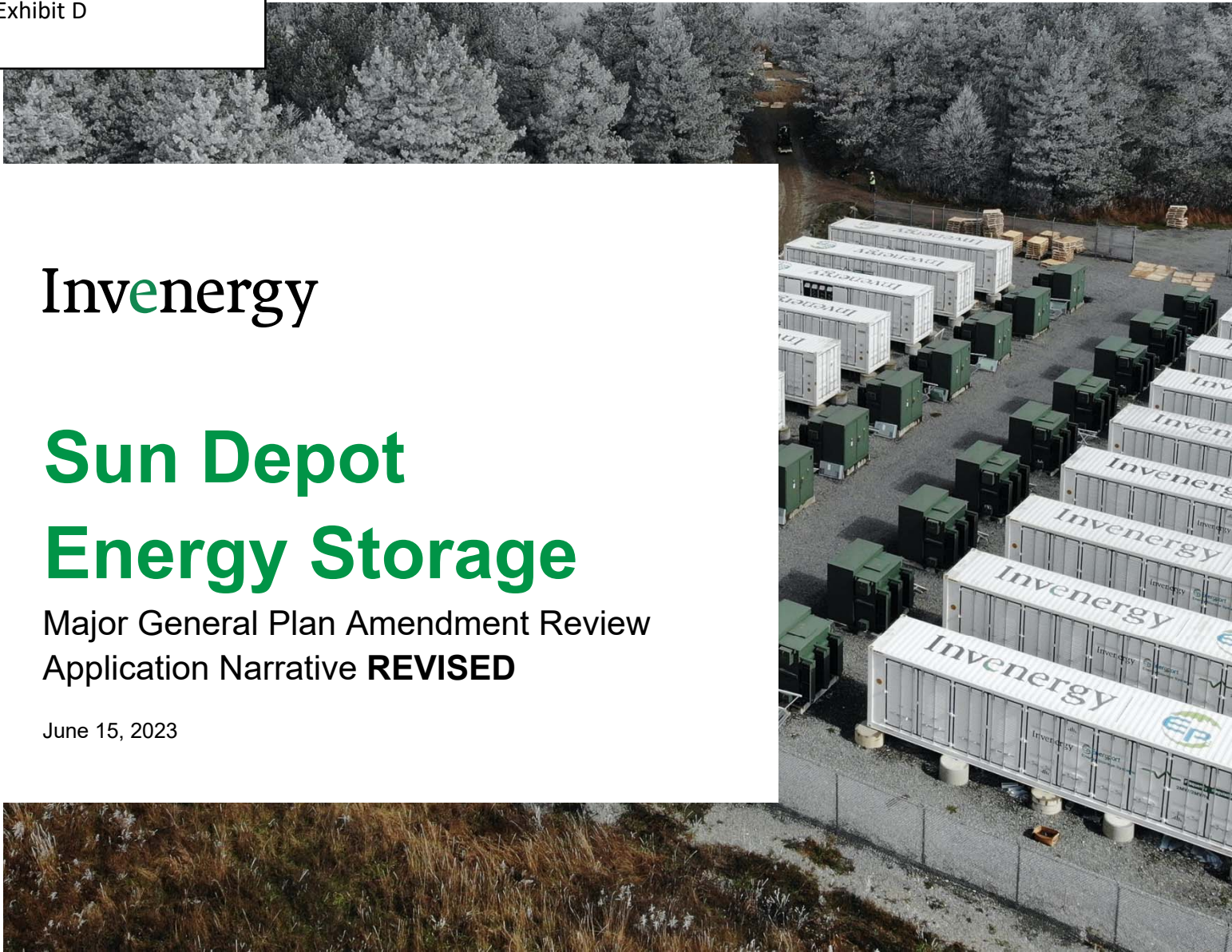


Avondale



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

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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

■ Headquarters	● Wind
■ Corporate Office	● Solar
	● Natural Gas
	● Storage

2.2 Invenergy's Battery Energy Storage Experience



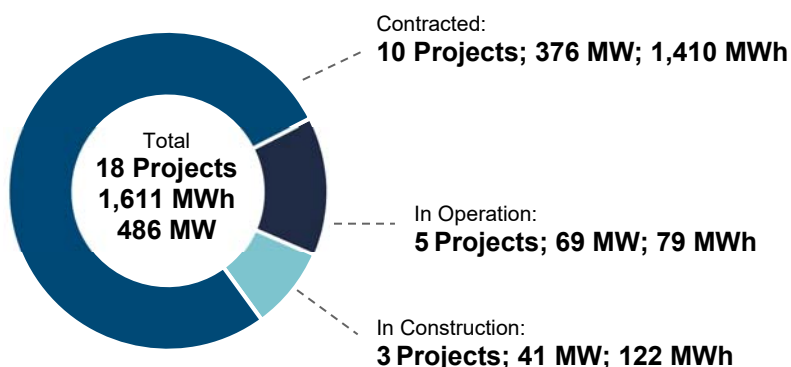
The picture above is an example of a previous battery energy storage project constructed by Invenergy. The white cabinets with the word “Invenergy” contain the batteries and power converter systems while the green auxiliary transformers sit adjacent to them.

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

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.

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

Invenenergy

One South Wacker Drive Suite 1800
Chicago, IL 60606

Prepared by:



4550 N 12th Street
Phoenix, AZ 85014

CVL Project #: 1-01-0387401

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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.



Sign-In Sheet

Sun Depot Energy Center

Thank you for participating in this public outreach meeting! Please sign in below.

Name	Phone Number	Email Address (Optional)	Mailing Address (Optional)
------	--------------	--------------------------	----------------------------

LARRY MARTINO



LINDA RESSLER



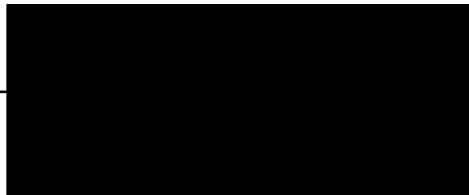
Julia Ayotte



Debbie + Jeff Gipp



Andrea Kussen



Avondale
AZ 85392

Sally Hineinan



Wilma BROWN



Elaine Morenc



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?

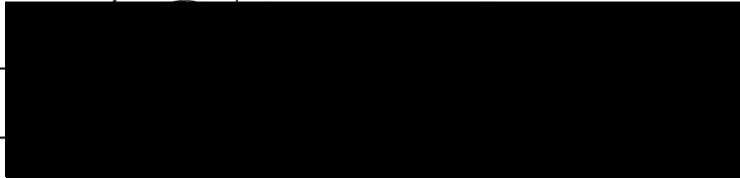
Generally speaking, I would support the project at this point due to: its a logical location adjacent to substation, will support the grid & ~~renewable~~ renewable energy should be quiet & traffic free

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

☒ Yes

☐ No

Contact information: Sally Hineman



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:

Chaka Kassem



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

AVONDALE AZ 85392

ymol.com

ST. AVONDALE
AZ 85392

Sally Hineinan

Wilma BROWN

Elaine Morenc

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 KESSLER [REDACTED]

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>
Sent: Tuesday, December 12, 2023 2:35 PM
To: Arrianna Ramirez <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>
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. 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

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



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[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

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](#)¹. 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](#)² (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](#)³ 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](#)⁴). 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](#)⁵ for a list of prohibited and restricted noxious weeds and the [Arizona Native Plant Society](#)⁶ 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](#)⁷, 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

¹ https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/nongame/eagles/BurrowingOwlClearanceProtocol_2009.pdf

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

³ https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/110125_AGFD_fencing_guidelines.pdf

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

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

⁶ <https://aznps.com/invas>

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

available. For further coordination, please contact Bobby Lamoureux at 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.

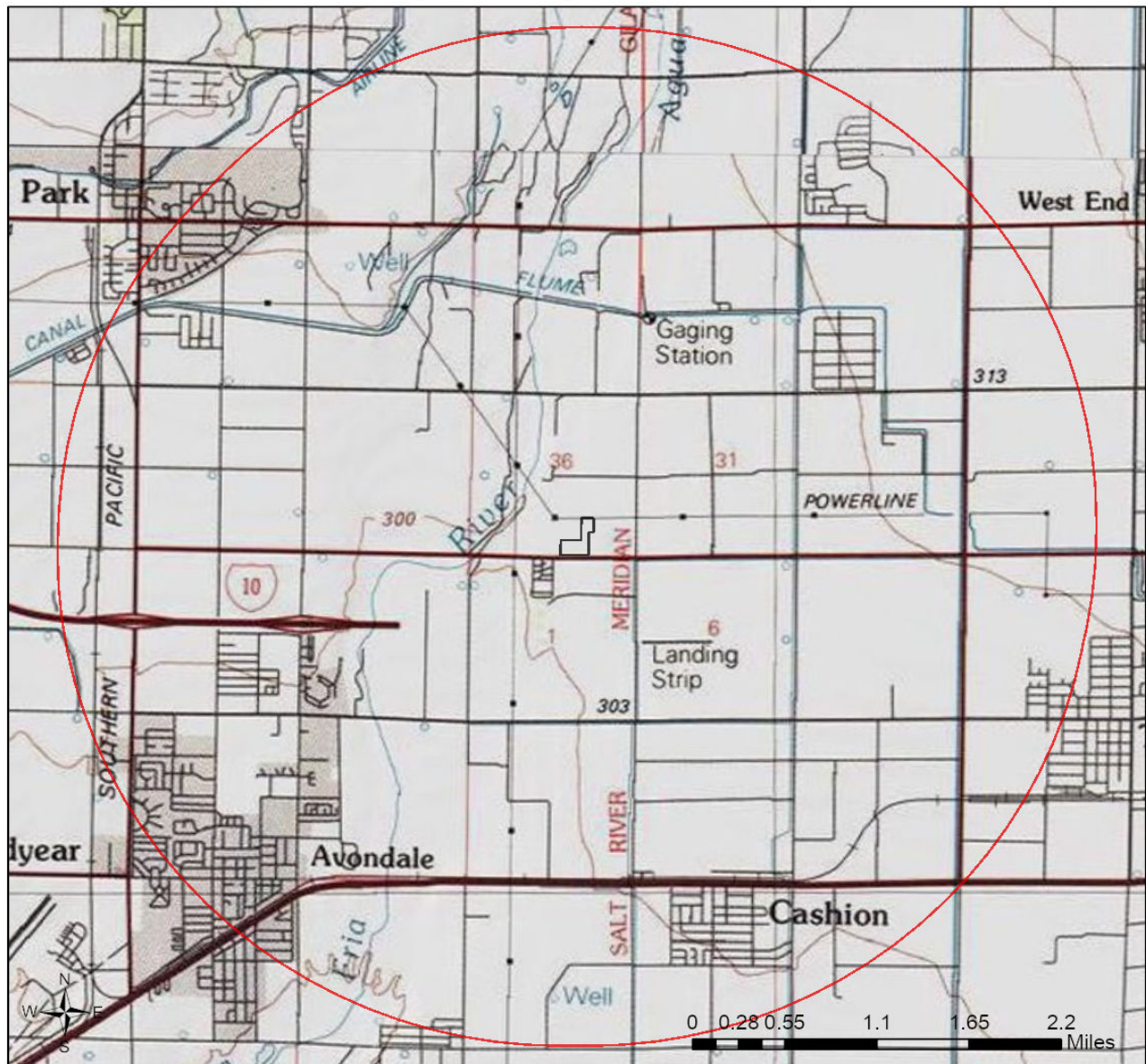
Locations Accuracy Disclaimer:

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
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

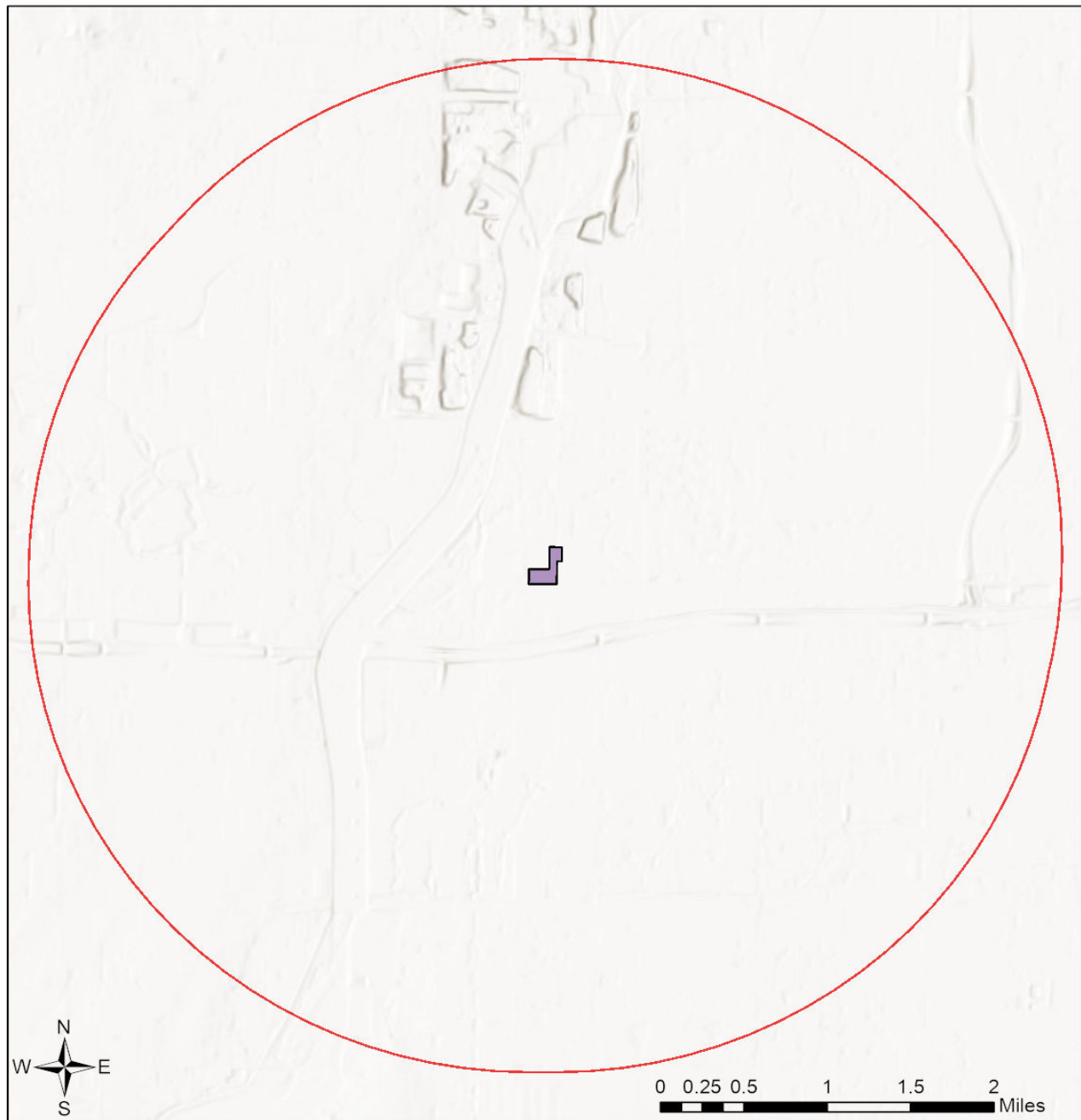
USGS Quad(s): TOLLESON

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



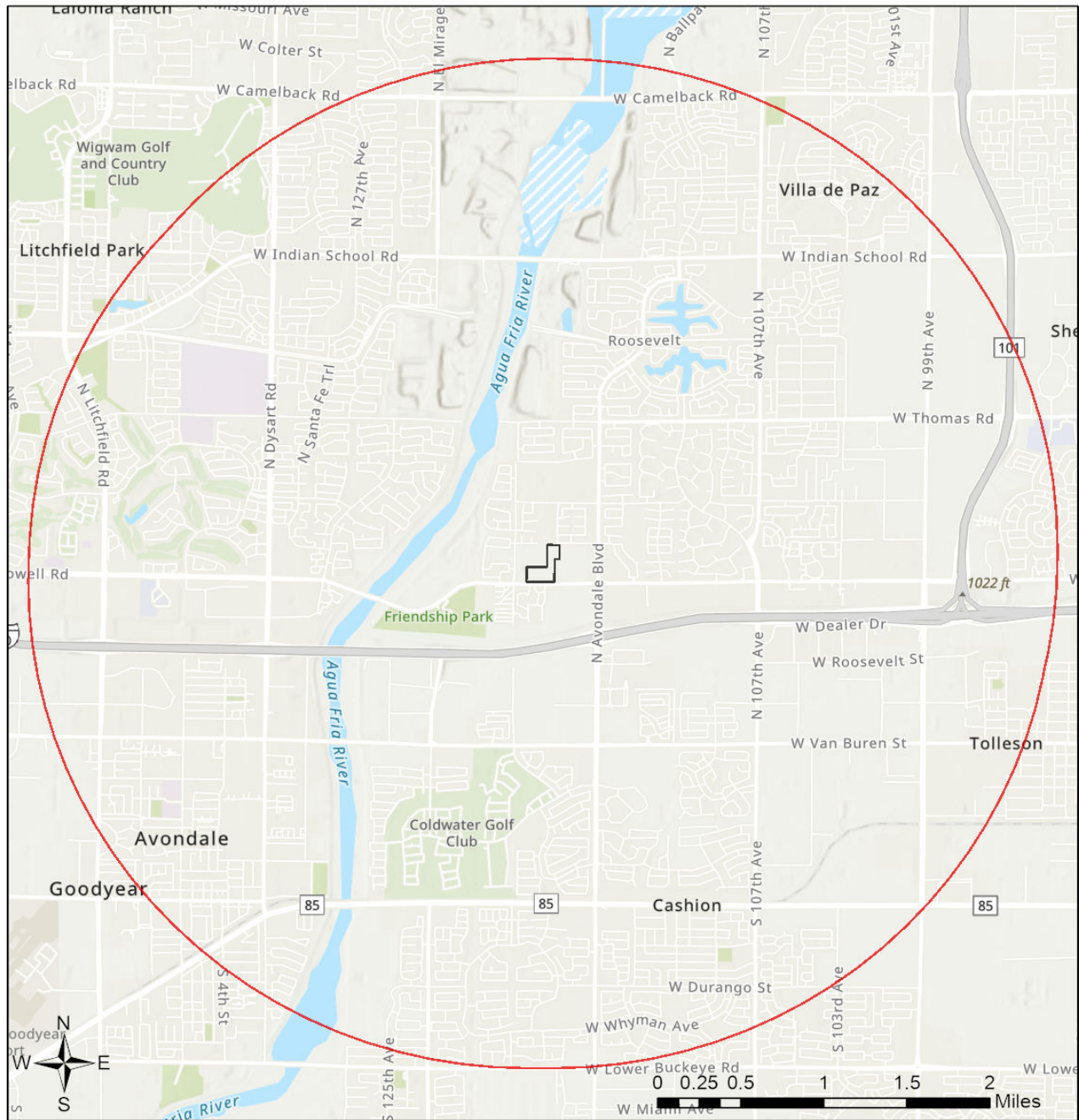
-  Project Boundary
-  Buffered Project Boundary
-  Project Boundary

Project Size (acres): 15.38
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County(s): Maricopa
AGFD Region(s): Mesa
Township/Range(s): T2N, R1W
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Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community

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

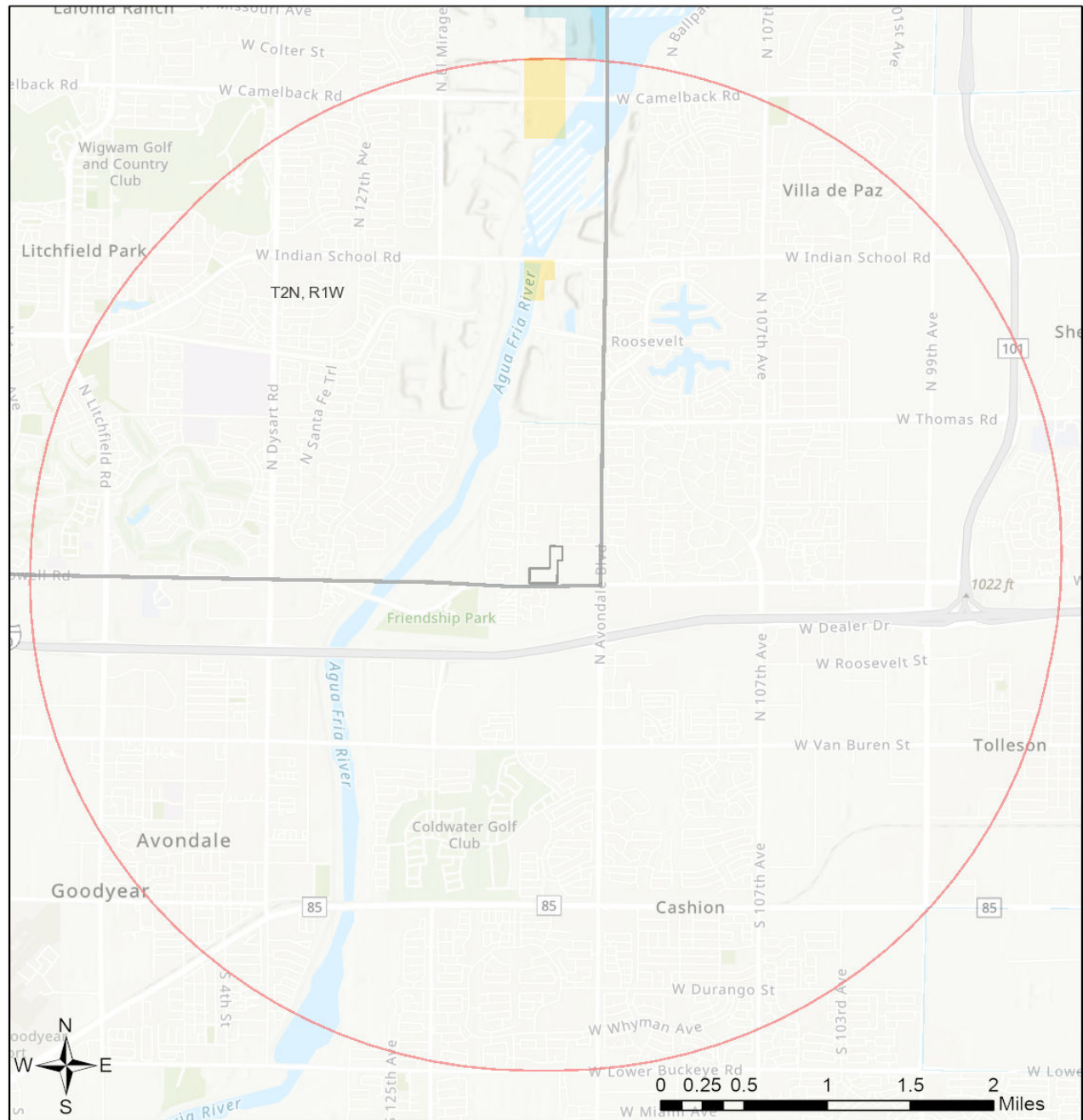
AGFD Region(s): Mesa

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



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

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) 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/>.



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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.¹ 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.1.²

¹ 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").

² 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.³ 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..."⁴ General Plan 2030 is "not set in concrete and may be amended."⁵ 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."⁶ 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

³ See Application attached hereto as "Exhibit A."

⁴ See General Plan at page 4.

⁵ *Id.* at 5.

⁶ *Id.* (emphasis added).

significant precision, the permitted land uses for every property within a municipal jurisdiction.⁷ 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.*”⁸

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.⁹ “Sustainable Development” is one such theme of the General Plan.¹⁰ In fact, “‘Sustainability’ is the cornerstone of [General Plan 2030] that is supported by the participants in the planning process...”¹¹ and it is therefore “vital that good practices of sustainable development be put into effect...”¹² “The themes of [the] General Plan independently and collectively support the concept of smart growth and sustainability.”¹³ 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.¹⁴ Indeed, “Energy” is the first element of the Sustainable Development Theme and mandates a focus on “expanding the use of renewable sources.”¹⁵ “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.”¹⁶ 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

⁷ 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.”

⁸ 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.

⁹ See General Plan at page 7-8.

¹⁰ *Id.* at 7.

¹¹ *Id.* at 76.

¹² *Id.*

¹³ *Id.* at 9.

¹⁴ See General Plan at 76.

¹⁵ *Id.* at 7.

¹⁶ See General Plan at 76.

on ways to reduce energy consumption and move toward alternative clean energy sources....”¹⁷

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)¹⁸ and is in line with federal policy, which centers around our need for less dependency on foreign oil and fossil fuels.¹⁹ 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.”²⁰

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;²¹
- **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.²²

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

¹⁷ *Id.*

¹⁸ *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.

¹⁹ *Id.* at 77.

²⁰ *Id.*

²¹ *Id.* at 81.

²² *Id.* at 82.

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

“Battery storage is one of several technology options that can enhance power system flexibility and enable high levels of renewable energy integration.”²⁴ 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.²⁵ 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.”²⁶ 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.²⁷

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 2030.²⁸ 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.”²⁹

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

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

²⁵ 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/>).

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

²⁷ *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/>).

²⁸ See Freeway Corridor Specific Plan at 1.

²⁹ *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.³⁰ The General Plan 2030 defines specific plans as, “a detailed element of the General Plan 2030 enacted under the provisions of the State law.”³¹ 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.”³² 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.”³³ 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.”³⁴ 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

³⁰ See A.R.S. 9-461.08.

³¹ See General Plan at 171.

³² *Id.* at 5.

³³ *Id.* at 62-63.

³⁴ 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 Corridor³⁵ Is Not a Land Use Planning Tool

The Avondale Health-Tech Corridor is not law. It is an economic incentive program³⁶ 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)

Nicholle Harris (via e-mail at nharris@avondaleaz.gov)

³⁵ 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>).

³⁶ 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>

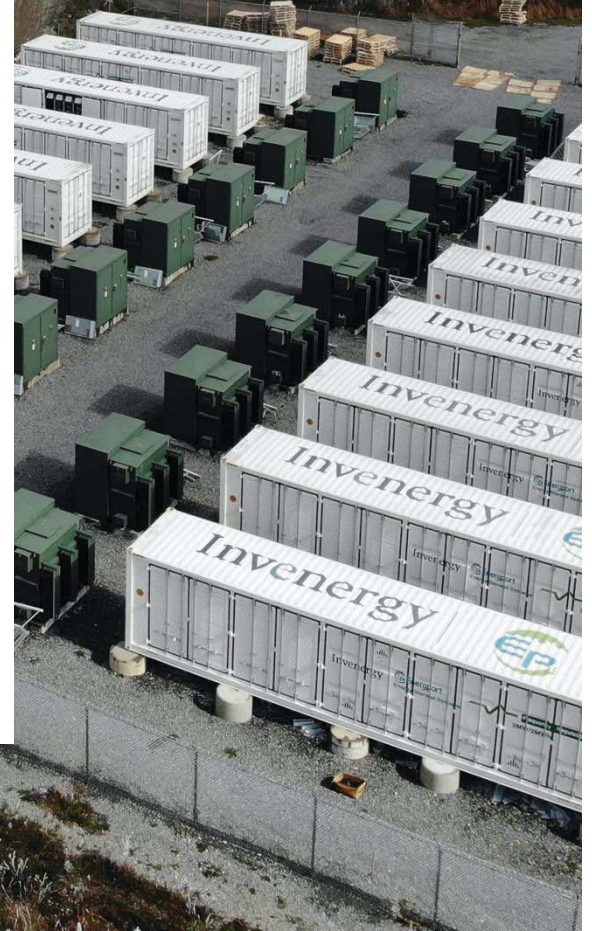


Invenergy

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

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

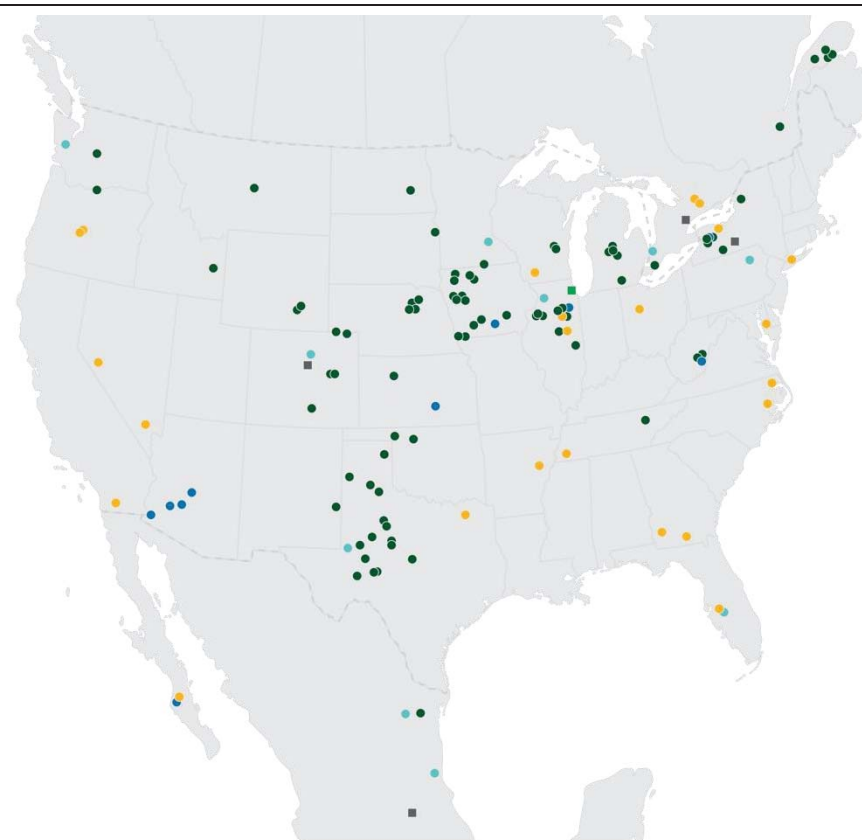
13 projects
5,964 MW



Storage

18 projects
1,611 MWh

North America



Latin America



Poland



Scotland



Japan



Projects in operation, in construction & contracted

- Headquarters
- Wind
- Corporate Office
- Solar
- Natural Gas
- Storage

2.2 Invenergy's Battery Energy Storage Experience



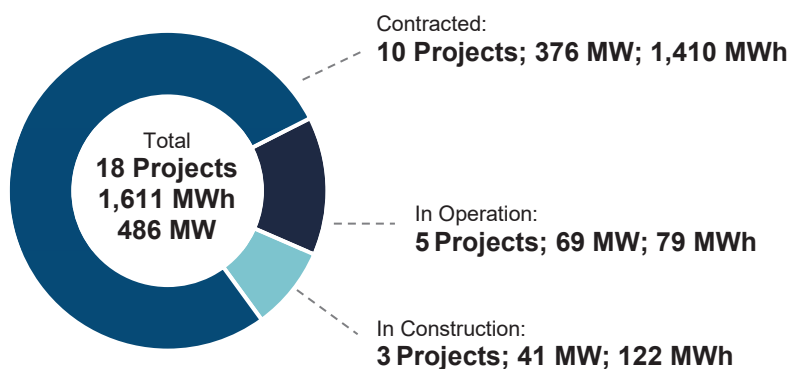
The picture above is an example of a previous battery energy storage project constructed by Invenergy. The white cabinets with the word “Invenergy” contain the batteries and power converter systems while the green auxiliary transformers sit adjacent to them.

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

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

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

LEGEND:

	SURFACE ELEVATION
	STANDARD POINT
	CULVERT
	POWER POLE
	POST
	CATCH BASIN
	STORM SEWER MANHOLE
	SANITARY MANHOLE
	WATER VALVE
	POWER OVERHEAD
	POWER UNDERGROUND
	TELEPHONE UNDERGROUND
	WHITE LINE
	TREELINE
	EDGE OF GRAVEL
	CLUMP VEGETATION
	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. 20000218-000-00-000 prepared by Fidelity National title Insurance Company, having a commitment date of August 30, 2021.

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

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

AR-015-74-000

EXCEPTIONS

[illegible]

GENERAL NOTES

- [illegible]

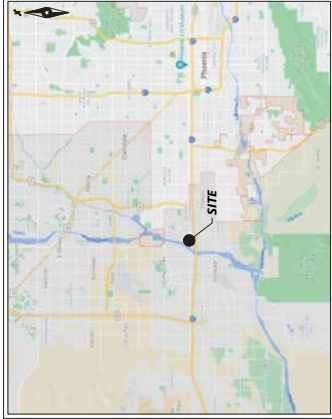
POSSIBLE ENCROACHMENTS

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

CERTIFICATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 PRESENT STANDARD DETAIL REQUIREMENTS FOR ALABAMA AND TRUE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY THE ALABAMA BOARD OF LAND SURVEYING AND THE ALABAMA SURVEYING BOARD, AND THAT THE SURVEY WORK WAS COMPLETED ON A NOVEMBER 23, 2017.

BEULAMIN J. BUXT, RLS DATE 2/09/2022
AZ LICENSE NO. 4846Q EXPIRATION 09/30/2023



VICINITY MAP

COMMONWEALTH TITLE

When recorded, return to:

Sun Depot Energy Storage
c/o Invenenergy 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 24th day of June, 2022.

"GRANTOR"

RAYROAD LLC

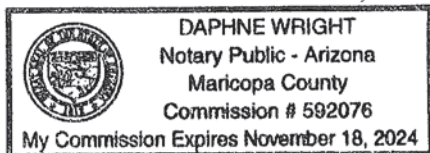
By: 
Lewis Patrick
Its: Manager

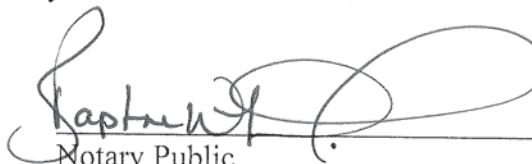
[NOTARY BLOCK ON FOLLOWING PAGE]

STATE OF ARIZONA)
) ss.
 County of Maricopa)

The foregoing document was acknowledged before me this 24th 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:

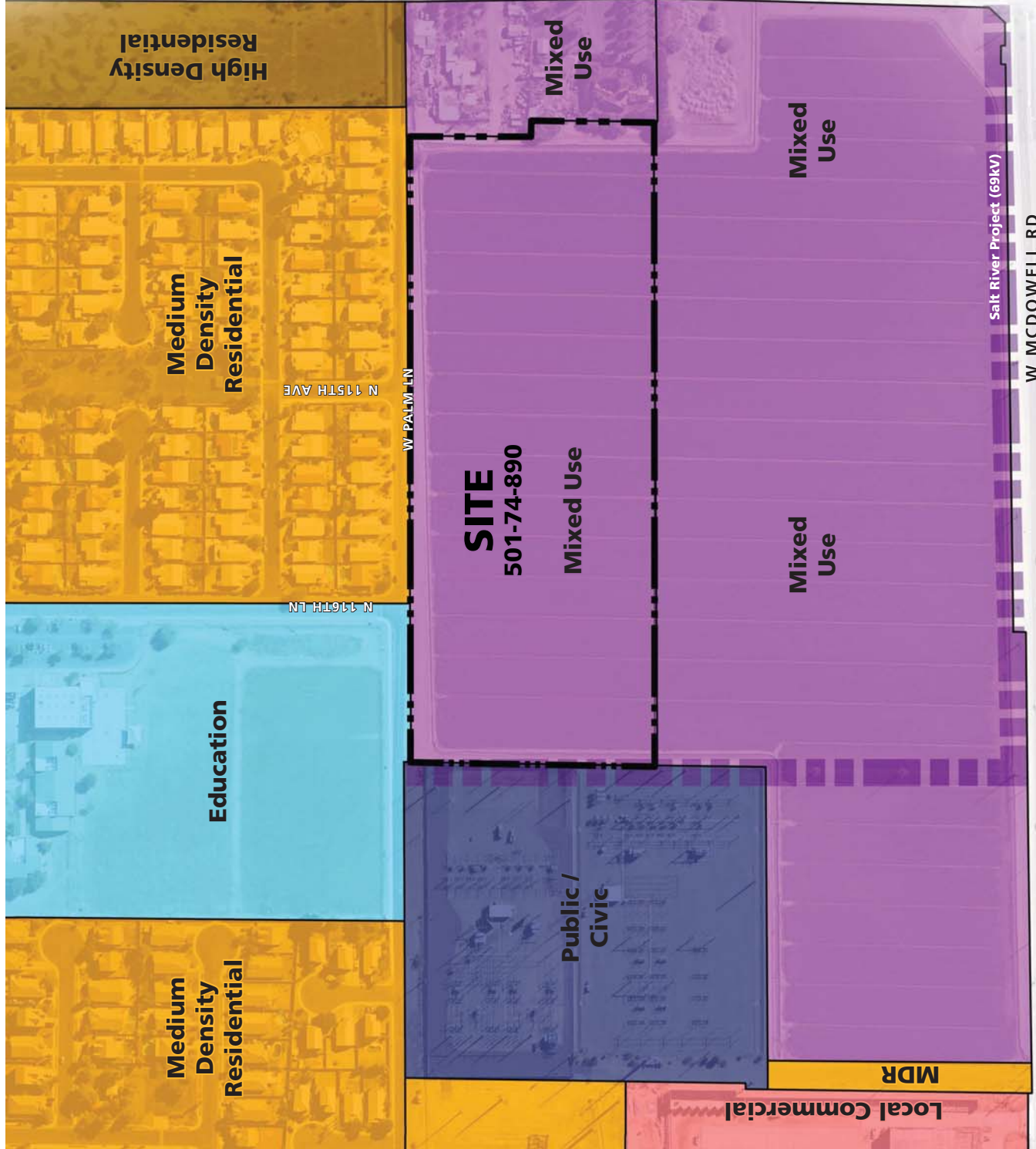
Lot 2, AVONDALE MARKETPLACE, according to Book 1043, of Maps, Page 11, records of Maricopa County, Arizona.

APN: 501-74-890

Unofficial Document

Sun Depot Energy Storage

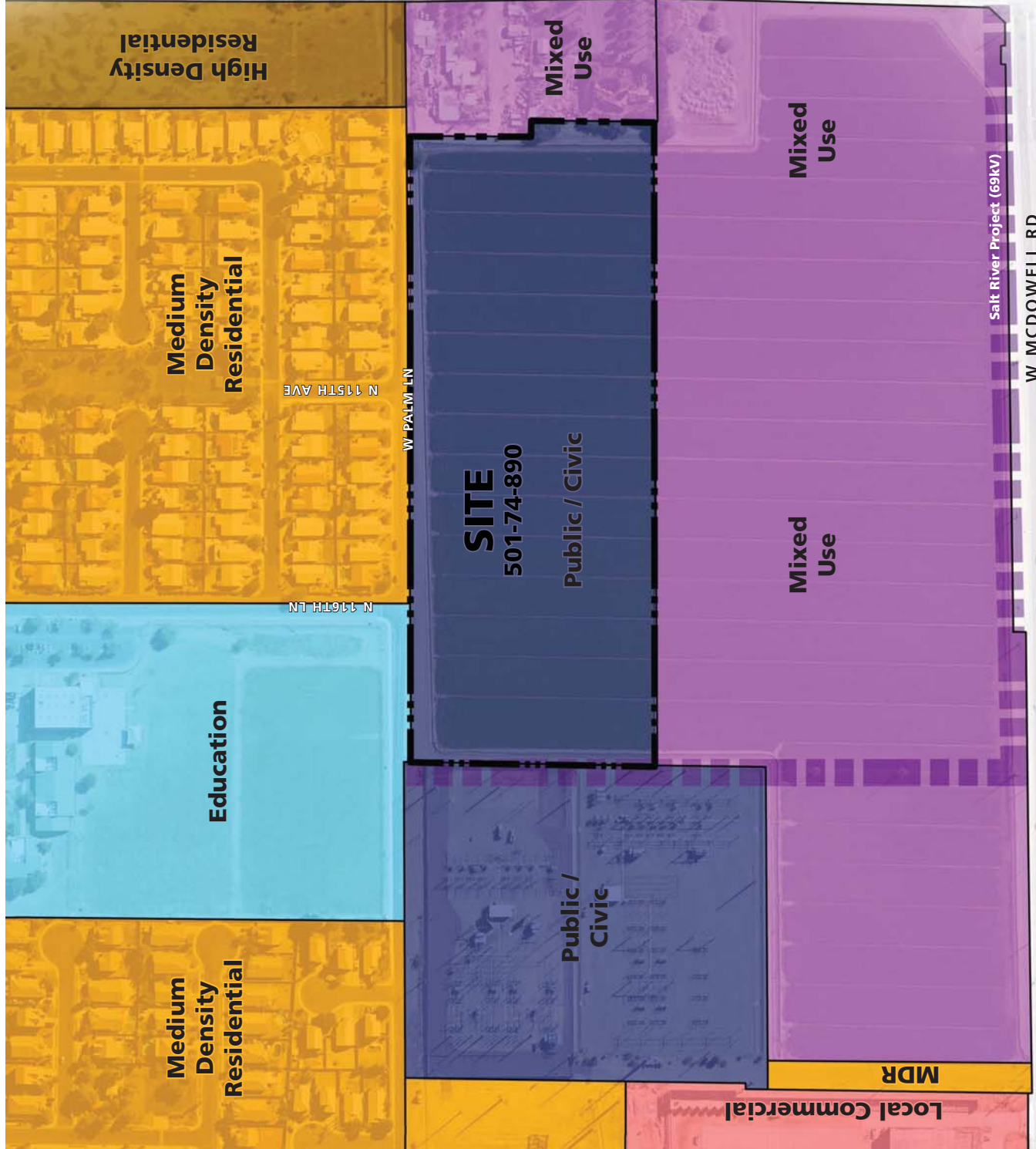
Existing Land Use Plan
Exhibit A



**Office / Professional
* Medical Center ***

Sun Depot Energy Storage

Proposed Land Use Plan
Exhibit B



Office / Professional
* Medical Center *



Salt River Project (69kV)

W MCDOWELL RD

- 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 1st 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>
Sent: Wednesday, January 24, 2024 6:43 AM
To: Michelle Simerdla <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
Business Hours: Mon.-Thurs. 7:00 a.m. – 6:00 p.m. Closed on Fridays

PHOENIX REGIONAL STANDARD OPERATING PROCEDURES	
Policy Name: BATTERY ENERGY STORAGE SYSTEMS	Policy Number: M.P. 205.20A
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>
Sent: Monday, February 19, 2024 4:57 PM
To: Michelle Simerdla <msimerdla@avondaleaz.gov>
Cc: Nelson, Michael <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
p 602-933-2717
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
p 602-933-2717
phoenixchildrens.org

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From: [Jim Bell](#)
To: [Email Planning](#)
Cc: [WILMA BROWN](#); [Lizbeth Ramirez](#); [Julia A](#); [REDACTED]@gmail.com; [layla@socialmattersinc.com](#); [REDACTED]@cox.net
Subject: Major General Plan Amendment (PL-23-0053) and Rezone (PL-23-0177)
Date: Thursday, January 25, 2024 9:28:41 AM
Attachments: [Planning and Zoning Letter vFinal.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.

Dear Members of the Avondale Planning Commission,

I am submitting this email on behalf of the North Avondale Homeowners Association and am attaching a letter that outlines our concerns and recommendations regarding a matter that is currently under review by your commission.

Please find the attached PDF document, which contains the following information:

- An introduction to the North Avondale Homeowners Association and our role in the community
- A detailed explanation of the issue at hand and our position on it
- Recommendations for action or consideration by the Avondale Planning Commission

We believe that this matter is of great importance to our community and its residents, and we appreciate your attention to it. We look forward to your response and the opportunity to collaborate with you in ensuring the best possible outcome for our neighborhood.

Thank you for your time and consideration.

Sincerely,

On behalf of the North Avondale Homeowners

Jim Bell
Owner, PMI Phoenix Valley
p: (623) 688-3363
F: (602) 888-8511
www.pmiphxvalley.com

2550 E Rose Garden Ln, #71384
Phoenix, Arizona 85050

Schedule a meeting? [HERE](#)

**North Avondale Homeowners Association
Palm Gardens
[REDACTED]
Avondale, Arizona 85392**

Wilma Brown
President, North Avondale Homeowners Association
Avondale, Arizona 85392

January 24, 2024

Avondale Planning Commission
11465 W Civic Center Drive
Avondale, Arizona 85323

Subject: Major General Plan Amendment (PL-23-0053) and Rezone (PL-23-0177)

Dear Members of the Avondale Planning Commission,

I am writing on behalf of the North Avondale Homeowners Association (HOA) and its board of directors, to bring to your attention the position of the HOA regarding the proposed project Major General Plan Amendment (PL-23-0053) and Rezone (PL-23-0177) on approximately 15.7 acres that falls within your jurisdiction. As a resident of Palm Gardens and a member of the HOA, I would like to convey that the HOA does not endorse the aforementioned project.

The HOA has carefully considered the potential impact of the project on the surrounding area and the well-being of the residents. After thorough evaluation and discussion, the majority consensus within the association is not in favor of the proposed project due to fire safety, increased traffic on an already burdened Palm Lane, loss of property value to our homes in Palm Gardens, hazards to the nearby elementary and high schools and changes to the neighborhood's character.

I trust that the Planning and Zoning Commission will consider the concerns of the Homeowner's Association as part of the decision-making process. We value the opportunity to contribute to the dialogue on matters that affect our community and appreciate your attention to this important issue.

Thank you for considering the input of the Homeowner's Association. Please contact us if further information is needed.

Sincerely,

Wilma Brown
President
North Avondale HOA

Sincerely,

Julia Arnett-Jewell
Vice President
North Avondale HOA

Sincerely,

Lizbeth Ramirez
Secretary/Treasure
North Avondale HOA

RESOLUTION NO. 1022-0224

A RESOLUTION OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, AMENDING THE CITY OF AVONDALE GENERAL PLAN REGARDING THE LAND-USE DESIGNATION OF APPROXIMATELY 15.92 ACRES GENERALLY LOCATED APPROXIMATELY 330 FEET WEST OF THE SOUTHWEST CORNER OF PALM LANE AND AVONDALE BOULEVARD, AS SHOWN IN APPLICATION PL-23-0053 FROM MIXED USE TO PUBLIC/CIVIC.

WHEREAS, the City of Avondale General Plan (the “General Plan”) was adopted by the Mayor and Council of the City of Avondale (the “City Council”) on April 2, 2012, and ratified by the qualified electors of the City of Avondale on August 28, 2012; and

WHEREAS, the General Plan was readopted by the City Council on May 2, 2022, and ratified by the qualified electors of the City of Avondale on August 2, 2022; and

WHEREAS, the City Council desires to amend the General Plan to change the land-use designation for approximately $\pm$ 15.92 gross acres generally located approximately 330 feet west of the southwest corner of Palm Lane and Avondale Boulevard from Mixed Use to Public/Civic, as shown in Application PL-23-0053 (the “General Plan Amendment”); and

WHEREAS, pursuant to ARIZ. REV. STAT. § 9-461.06 and the General Plan, the City of Avondale (the “City”) has consulted with, advised, and provided the opportunity for public comment on the General Plan Amendment; and

WHEREAS, all due and proper notices of the public hearings on the General Plan Amendment held before the City of Avondale Planning Commission (the “Commission”) and the City Council were given in the time, form and substance required by ARIZ. REV. STAT. § 9-461.06; and

WHEREAS, pursuant to ARIZ. REV. STAT. § 9-461.06 and the General Plan, the Commission held the first of two required public hearing on the proposed General Plan Amendment on February 7, 2024; and

WHEREAS, pursuant to ARIZ. REV. STAT. § 9-461.06 and the General Plan, the Commission held the second of two required public hearing on the proposed General Plan Amendment on February 21, 2024, after which hearing the Commission recommended denial by a vote of 4-0; and

WHEREAS, pursuant to ARIZ. REV. STAT. § 9-461.06 and the General Plan, the City Council held a public hearing on the proposed General Plan Amendment on February 26, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF AVONDALE, as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The General Plan is hereby amended to change the land-use designation for approximately $\pm$ 15.92 gross acres generally located approximately 330 feet west of the southwest corner of Palm Lane and Avondale Boulevard, as depicted on Exhibit A, attached hereto and incorporated herein by reference, from Mixed Use to Public/Civic.

SECTION 3. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to take all steps necessary to carry out the purpose and intent of this Resolution.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, February 26, 2024.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

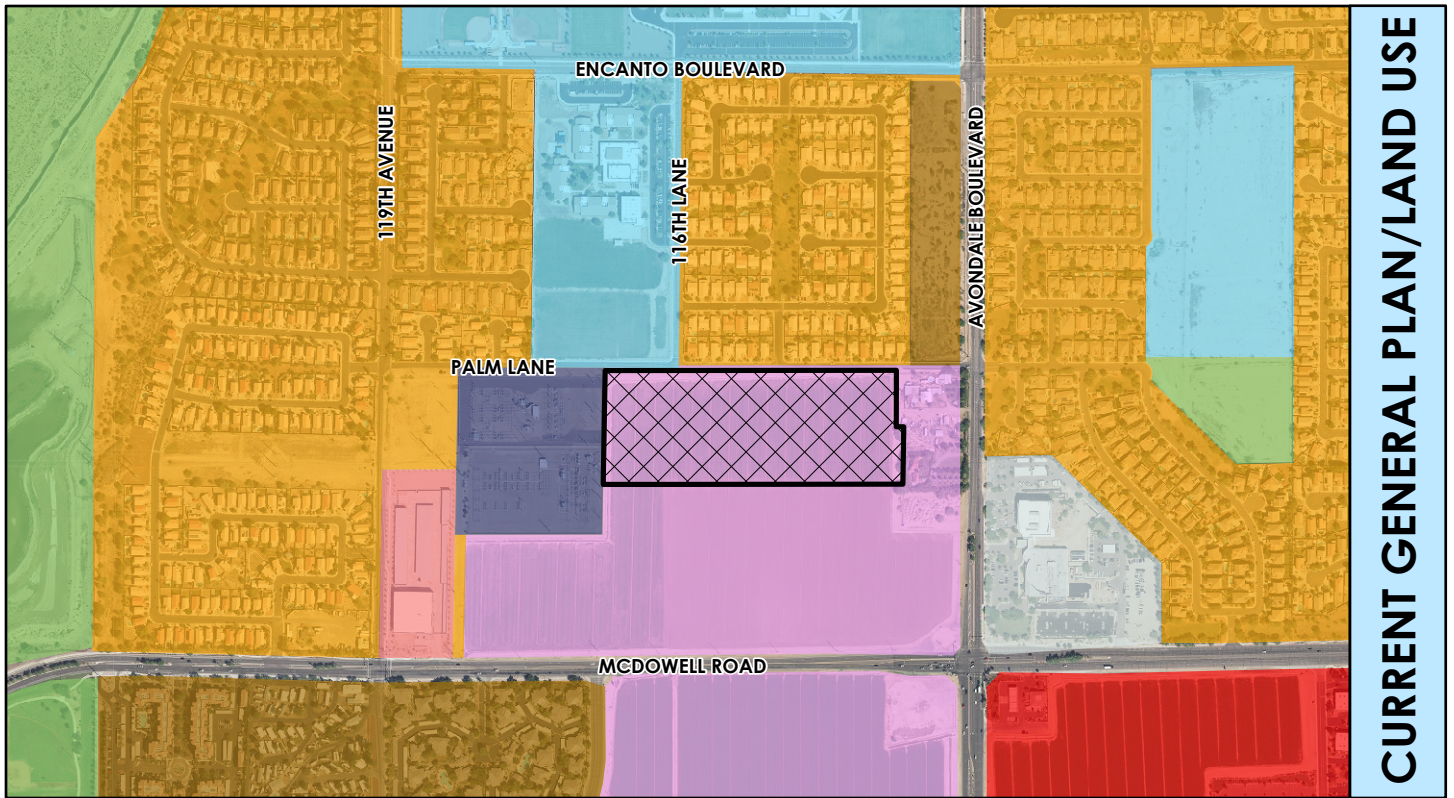
APPROVED AS TO FORM:

Nicholle Harris, City Attorney

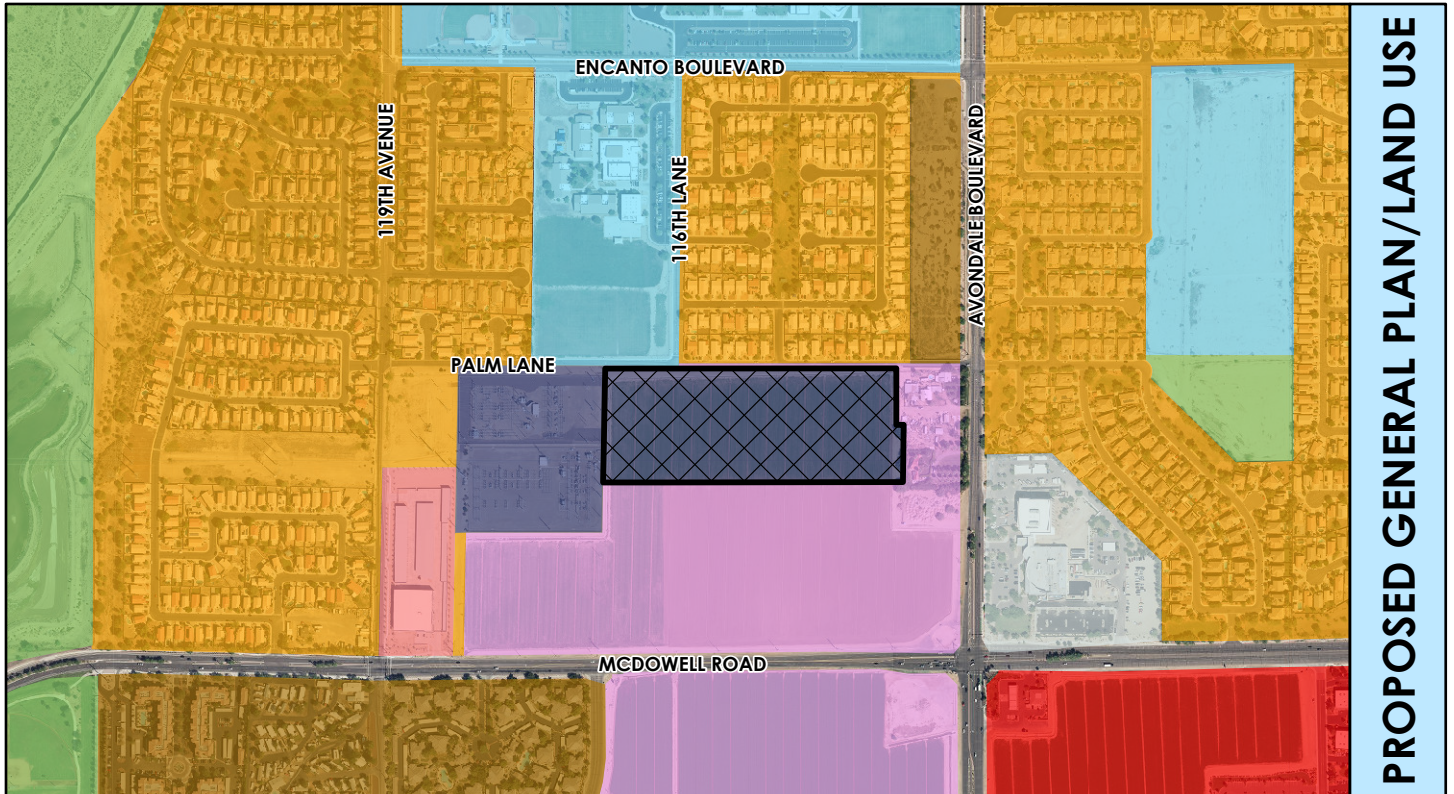
EXHIBIT A
TO
RESOLUTION NO. 1022-0224

[General Plan Amendment Map]

See following page.



CURRENT GENERAL PLAN/LAND USE



PROPOSED GENERAL PLAN/LAND USE

Proposed General Plan/Land Use

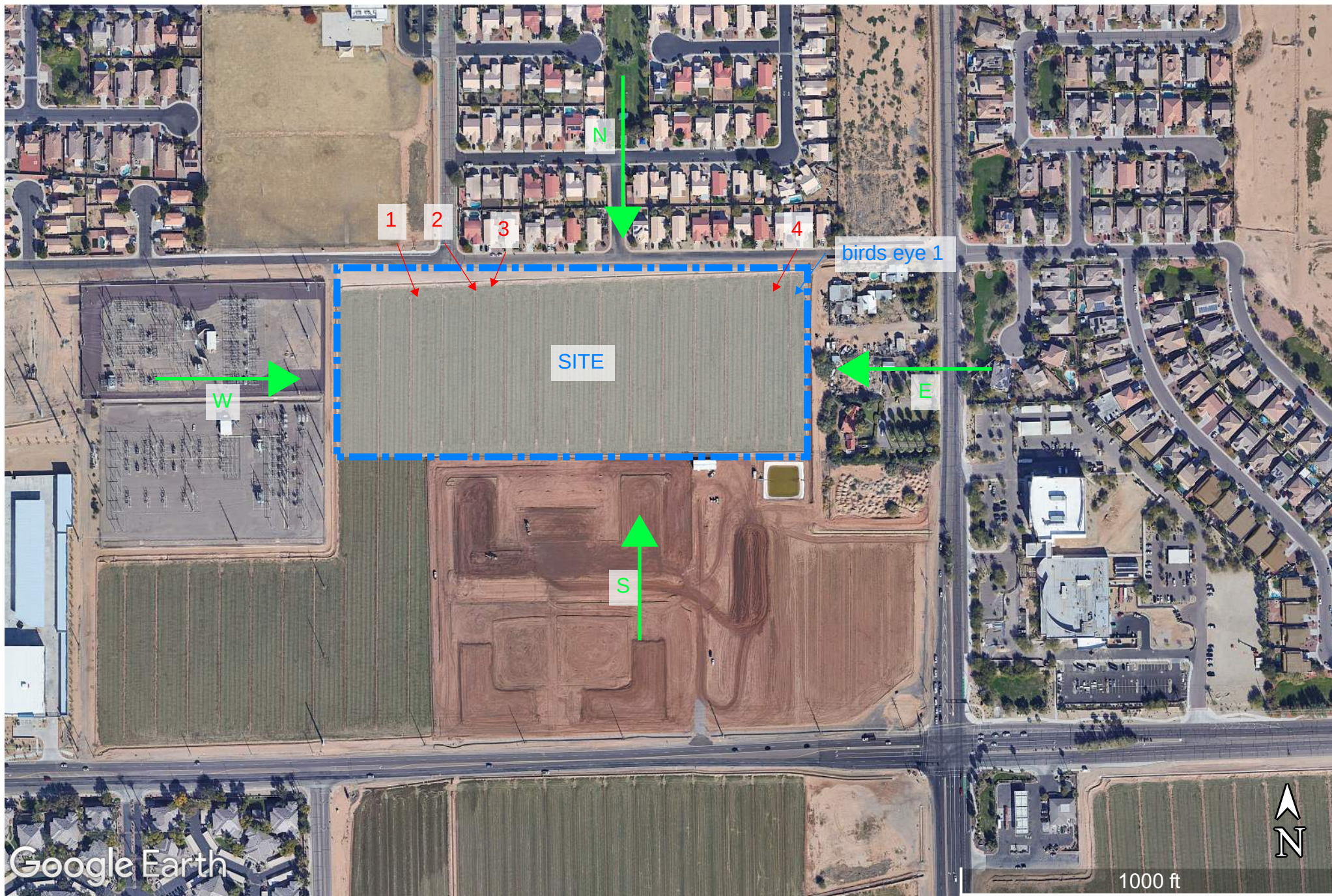


- Medium Density Residential
- High Density Residential
- Local Commercial
- Freeway Commercial
- Mixed Use
- Office/Professional
- Open Space and Parks
- Public/Civic
- Education



Subject Property







RENDER: SOUTH ELEVATION VIEW



RENDER: NORTH ELEVATION VIEW



RENDER: EAST ELEVATION VIEW



RENDER: WEST ELEVATION VIEW



VIEW 1



VIEW 2



VIEW 3



VIEW 4



BIRDS EYE 1



BIRDS EYE 2

From: [Layla Villasenor](#)
To: [Catherine Lorbeer](#)
Subject: FW: Sun Depot Opposition
Date: Friday, February 23, 2024 9:12:23 AM
Attachments: [REDACTED]

This Message Is From an External Sender
This message came from outside your organization.

Hello! I am sending this to you as well as I received an Out of Office message when emailing Michelle.

Thank you for your attention to this matter.

Have a nice weekend.

From: Layla Villasenor <layla@laylavrealestate.com>
Date: Friday, February 23, 2024 at 7:48 AM
To: "msimerdla@avondaleaz.gov" <msimerdla@avondaleaz.gov>
Subject: Sun Depot Opposition

Good morning.

My name is Layla Villasenor and I own [REDACTED], Avondale, AZ. I along with many neighbors have discussed the proposed Sun Depot rezoning and battery storage use for the site located near our community of Palm Gardens. We overwhelmingly oppose the proposed project and use for many reasons, but primarily for the safety of our families, homes and the patients of Phoenix Children's Hospital.

Please find attached 97 letters of Opposition to the proposed project by Sun Depot. I have also attached the community map which identifies each household that has signed the opposition petition.

I ask that these letters of opposition be submitted into the record and presented to the members of the Avondale City Council in advance for Monday evening's meeting and discussion on this topic.

Please let me know if you have any questions and/or need additional information.

We thank you for your time and attention to this matter. We greatly appreciate the hard work of the city staff of Avondale.

Please confirm receipt.

Best,



Layla Villaseñor
Realtor®

602.413.4886
layla@laylavrealestate.com
www.laylavrealestate.com

Representing Buyers & Sellers in Greater Phoenix & Northern Arizona

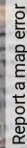
  

The card features a professional headshot of Layla Villaseñor on the left. To her right is her signature and the title 'Realtor®'. Below this, her phone number, email address, and website are listed with corresponding icons. A bold statement at the bottom declares her representation area. At the very bottom, three circular logos are displayed: CIRCA, CBDA, and a 'MEMBER' seal.

Map Key

Sun Depot Letters of Opposition:97

Sun Depot Verbal Opposition:27



✓

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane), Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

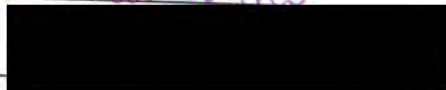
THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 

Printed Name Miranda Salcido

Street Address 

City Avondale Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Maria Aguilar

Printed Name Maria Aguilar

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

✓

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Signature

Kalcala

Printed Name

Kerry Alcala

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

✓

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Michael

Printed Name MICHAEL ALCANTARA

Street Address [REDACTED]

City AVONDALE Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

✓

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Signature

Elvis Argueta Arqueta

Printed Name

Elvis

Street Address

[REDACTED]

City

Avondale AZ

Zip Code

85392

Phone number

[REDACTED]

Email

STATEMENT OF OPPOSITION

AS

✓

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Racquel Armendariz

Printed Name

Racquel Armendariz

Racquel

Street Address

[REDACTED]

City

Avondale

AZ

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

STATEMENT OF OPPOSITION



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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Brandon Bagueru

Printed Name Brandon Bagueru

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____



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Signature

Printed Name

Street Address

City

Zip Code

Phone number

Email

Feliza Casillas
Feliza Casillas
[Redacted]
Avondale 85392
[Redacted]
[Redacted]

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Christian Cervantes

Printed Name Christian Cervantes

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

✓

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- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 

Printed Name Jacob Cook

Street Address 

City Avondale Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

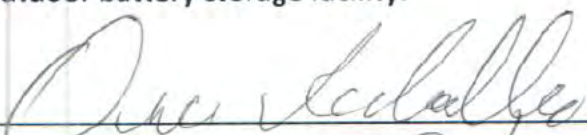
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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 

Printed Name Oscar Cabrera

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Printed Name

Jose Cabral

Street Address

City

Avondale

Zip Code

85392

Phone number

Email

STATEMENT OF OPPOSITION

AS

✓

STATEMENT OF OPPOSITION:

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- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Kimber Lee Converse

Printed Name

Kimber Lee Converse

Street Address

[REDACTED]

City

Avondale

Az

Zip Code

85392

Phone number

Email

STATEMENT OF OPPOSITION

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- Impose a significant public safety health concern to the local community.

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Refugio Diaz

Printed Name

REFUGIO DIAZ

REFUGIO NAVA DIAZ

Street Address

[REDACTED]

City

AVONDALE

AZ

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Mark Degrass

Printed Name Mark Degrass Degrass

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION

✓

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Kia Dillon

Printed Name

Kia Dillon

Street Address

[REDACTED]

City

Avondale

Zip Code

85037

Phone number

[REDACTED]

Email

[REDACTED]



STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Printed Name

Maria Esparza

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

AS

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an **open air outdoor battery storage facility**.

Signature

Sergio Esquivel

Printed Name

Sergio Esquivel Esquer

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

[REDACTED]

Email

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 

Printed Name Rudy Felix

Street Address 

City Avondale Zip Code 85392

Phone number _____

Email _____

AS

STATEMENT OF OPPOSITION

✓

STATEMENT OF OPPOSITION:

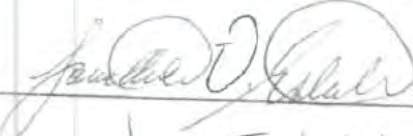
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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature



Printed Name

Jon Estable

Street Address



City

Avondale AZ

Zip Code

85392

Phone number

—

Email

—

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Diego Franco

Printed Name Diego Franco

Street Address [REDACTED]

City Avondale Zip Code 85937

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature J. Garcia

Printed Name Jesus Garcia

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 

Printed Name Cristian Cruz

Street Address 

City Avondale Zip Code 85392

Phone number _____

Email _____

✓

STATEMENT OF OPPOSITION

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By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane), Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Tomas Guerrero
Printed Name TOMAS GUERRERO Guerrero
Street Address [REDACTED]
City AVONDALE Zip Code 85392
Phone number _____
Email _____

✓ AS

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

[Handwritten Signature]

Printed Name

Jocel Hernandez

Street Address

[Redacted Address]

City

Avondale

Zip Code

85399

Phone number

Email

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane), Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature _____

Printed Name _____

Street Address _____

City _____ Zip Code _____

Phone number _____

Email _____

✓

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Hannah Lamoreux

Printed Name Hannah Lamoreux

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature David Lopez

Printed Name David Lopez

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature *Tara Lucero*
Printed Name Tara Lucero Lucero
Street Address [REDACTED] Avondale Az. 85342
City _____ Zip Code _____
Phone number [REDACTED]
Email [REDACTED]

✓

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Jack Macneil

Printed Name Jack Macneil

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

✓

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Bryan Monreal

Printed Name Bryan Monreal

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

VAL ✓

STATEMENT OF OPPOSITION:

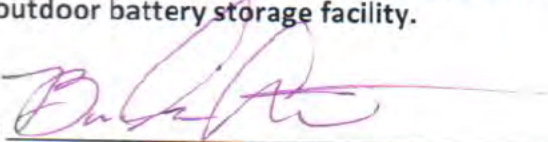
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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature



Printed Name

Brenda Chihuahua

Street Address



Avondale AZ 85392

City

Avondale, AZ

Zip Code

85392

Phone number



Email



STATEMENT OF OPPOSITION

VAL ✓

STATEMENT OF OPPOSITION:

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Signature

Printed Name

Street Address

City

Zip Code

Phone number

Email

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Signature _____

Printed Name _____

Street Address _____

City _____

Zip Code _____

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Nathanial Billie

Printed Name Nathanial Billie

Street Address [REDACTED]

City Avondale Zip Code AZ 85392

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Eleanor J Mitchell

Printed Name

Eleanor J Mitchell

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

[REDACTED]

Email

STATEMENT OF OPPOSITION

✓

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature *Henry M. Griffin*
Printed Name Henry M. Griffin
Street Address [REDACTED]
City Avondale Zip Code 85392
Phone number [REDACTED]
Email [REDACTED]

STATEMENT OF OPPOSITION



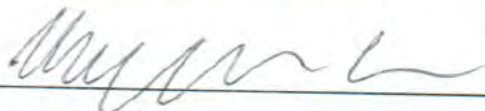
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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 
Printed Name Margaret Carr
Street Address 
City Avondale Zip Code 85342
Phone number _____
Email _____

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

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Signature

Printed Name

Street Address

City

Zip Code

Phone number

Email

STATEMENT OF OPPOSITION



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Signature _____

Printed Name ALVARO P. ESTRADA

Street Address _____

City AVONDALE Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Martha Paez

Printed Name Martha Paez

Street Address [REDACTED]

City Avondale AZ Zip Code 85392

Phone numb [REDACTED]

Email

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

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Signature _____

Printed Name _____

Street Address _____

City _____

Zip Code _____

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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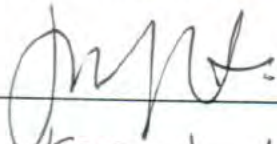
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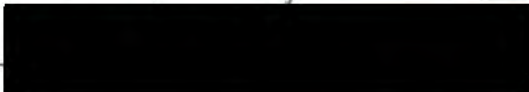
Signature



Printed Name

Kevin J. Lugo

Street Address



City

Avondale

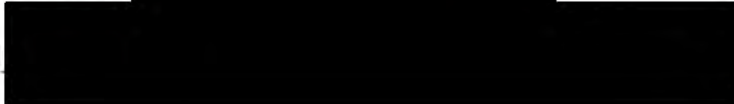
Zip Code

8392

Phone number



Email



STATEMENT OF OPPOSITION



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Signature Jesus A. MAREZ

Printed Name Jesus A. Marez Chavez

Street Address [REDACTED]

City Avondale

Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION



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Signature

Yalitze Marez

Printed Name

Yalitze Marez

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

✓

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Signature

Luzeta K. Kalec

Printed Name

Luzeta K. Kalec

Street Address

[REDACTED]

City

Avondale

AZ

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

STATEMENT OF OPPOSITION



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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Gene Love
Printed Name Gene Love
Street Address [REDACTED]
City Avondale Zip Code 85392
Phone number [REDACTED]
Email _____

✓

STATEMENT OF OPPOSITION

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Signature _____

Printed Name _____

Street Address _____

City _____

Zip Code _____

Phone number _____

Email _____

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Signature

MIGUEL JUAREZ H

Printed Name

MIGUEL JUAREZ H

Street Address

[REDACTED]

City

Avondale Az

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Jennifer Marquez

Printed Name Jennifer Marquez

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

✓

STATEMENT OF OPPOSITION

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Signature _____

Printed Name _____

Street Address _____

City _____

Zip Code _____

Phone number _____

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Signature _____

Printed Name _____

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Zip Code _____

Phone number _____

Email _____

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Joel Bastida

Printed Name [REDACTED]

Street Address [REDACTED]

City AVONDALE Zip Code 85392

Phone number _____

Email _____

✓

STATEMENT OF OPPOSITION

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Signature

Luis A Paz

Printed Name

Luis A Paz

Street Address

[REDACTED]

City

Avondale

Zip Code

85302

Phone number

[REDACTED]

Email

[REDACTED]

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Signature _____

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Signature Debra J. Gipper

Printed Name Deborah Gipper

Street Address [REDACTED]

City Avondale Zip Code 85342

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION

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- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature _____

Printed Name _____

Street Address _____

City _____

Zip Code _____

Phone number _____

Email _____

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Kevin S. Kalec

Printed Name

KEVIN S. KALEC

Street Address

[REDACTED]

City

~~Phoenix~~ AVONDALE

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

✓

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Mathilda Townsend

Printed Name Mathilda Townsend

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION

✓

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

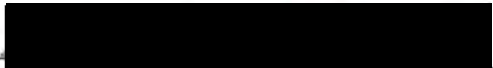
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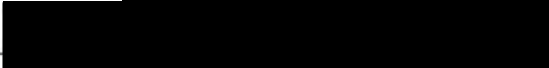
Signature 

Printed Name Mike Kotis

Street Address 

City Avondale Zip Code 85392

Phone number 

Email 

STATEMENT OF OPPOSITION

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Signature Linda Ressler
Printed Name LINDA RESSLER
Street Address [REDACTED]
City AVONDALE Zip Code 85392
Phone number [REDACTED]
Email [REDACTED]

STATEMENT OF OPPOSITION

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Signature

Gene Vance

Printed Name

GENE VANCE

Street Address

[REDACTED]

City

AVONDALE

Zip Code

85397

Phone number

[REDACTED]

Email

[REDACTED]

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Printed Name

Brenda Alexander

Street Address

City

Avondale

Zip Code

85392

Phone number

Email

✓ AS

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Paula Christine Goodling
Printed Name Paula Christine Goodling
Street Address [REDACTED]
City Avondale Zip Code 85392
Phone number [REDACTED]
Email [REDACTED]

STATEMENT OF OPPOSITION

✓ AS

STATEMENT OF OPPOSITION:

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Signature

Printed Name

Street Address

City

Zip Code

Phone number

Email

STATEMENT OF OPPOSITION

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Signature _____

Printed Name _____

Street Address _____

City _____

Zip Code _____

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Printed Name

Stefanie Ortega

Street Address

City

Avondale

Zip Code

85392

Phone number

Email

STATEMENT OF OPPOSITION

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Signature Anthony Manzur

Printed Name Anthony Manzur

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number

Email

STATEMENT OF OPPOSITION

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Signature Caitlin Nash

Printed Name Caitlin Nash

Street Address [REDACTED]

City Avondale Zip Code 85342

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Andre Nguyen

Printed Name Andre Nguyen

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Maria Prado
Printed Name Maria Prado MARIA PRADO
Street Address [REDACTED]
City AVONDALE AZ Zip Code 85392
Phone number _____
Email _____

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Susana Perez
Printed Name Susana Perez
Street Address [REDACTED]
City Avondale Zip Code 85392
Phone number [REDACTED]
Email N/A

STATEMENT OF OPPOSITION

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Signature

Kayla Pfeiler

Printed Name

Kayla Pfeiler

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

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Signature X. Susana Pérez
Printed Name X. Susana Pérez
Street Address [REDACTED]
City Avondale AZ Zip Code 85392
Phone number [REDACTED]
Email

✓

STATEMENT OF OPPOSITION

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Signature

Printed Name

Street Address

City

Zip Code

Phone number

Email

✓

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Jose Martin Rosales

Printed Name Jose Martin Rosales

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION

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Signature Cindy Valerio

Printed Name Cindy Valerio

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION



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Signature Wilma J Brown

Printed Name Wilma Brown

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

✓

STATEMENT OF OPPOSITION

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Signature Trisha L Miller

Printed Name Trisha L. Miller

Street Address [REDACTED]

City Avondale Zip Code Az 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Emma J. Miller

Printed Name Emma Miller

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone num [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION

✓

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Dora Argueta

Printed Name DORA ARGUETA

Street Address [REDACTED]

City AVONDALE Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Guillermo Flores
Printed Name Guillermo Flores
Street Address [REDACTED]
City Avondale Az. Zip Code 85392
Phone number [REDACTED]
Email [REDACTED]

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Oscar Flores

Printed Name

Oscar Flores

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Printed Name

Maria Flores

Street Address

City

Avondale Az

Zip Code

85392

Phone number

Email

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Jim Jewell

Printed Name James Jewell

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona, and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an open air battery storage facility for the corner of land located at the Southwest corner of 118th Avenue and Avondale Blvd., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the local high school, elementary school, hospital, and single-family community. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital, and Single family community
- Contributing the downgrade of the property values
- Involves a significant public safety health concern to the local community

By signing below, I oppose the Rezoning application (PL 23-0053 & PL 23-0177) to allow an open air outdoor battery storage facility.

Signature

Julia Jewell

Printed Name

Julia Jewell

Street Address

[REDACTED]

City

Avondale

Zip Code

AZ

85392

Phone Number

[REDACTED]

Email

[REDACTED]

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Mayra Siqueiros

Printed Name

Mayra Siqueiros

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Printed Name

Street Address

City

Zip Code

Phone number

Email

STATEMENT OF OPPOSITION



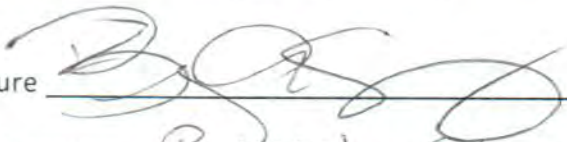
STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 
Printed Name Beverly Shumway
Street Address [REDACTED]
City Avondale Zip Code 85392
Phone number _____
Email _____

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Lisa Ramirez

Printed Name Lisa Ramirez

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane), Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Beatrice Contreras

Printed Name

Beatrice Contreras

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

[REDACTED]

Em

[REDACTED]

✓

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Richard E. Castro
Printed Name Richard E. Castro
Street Address [REDACTED]
City Avondale Zip Code 85392
Phone number [REDACTED]
Email [REDACTED]

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature X John A. Hernandez
Printed Name X John A. Hernandez
Street Address X [REDACTED]
City X - AVONDALE Zip Code X 85392
Phone number [REDACTED]
Email _____

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Carlos Fortino

Printed Name Carlos Fortino

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone num [REDACTED]

Email

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Stella Portillo

Printed Name

Stella Portillo

Street Address

[REDACTED]

City

Avondale, AZ

Zip Code

85392

Phone number

Email

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Larry Martino
Printed Name LARRY MARTINO
Street Address [REDACTED]
City AVONDALE AZ Zip Code 85392
Phone number _____
Email [REDACTED]

AS

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Aundrea Valverde

Printed Name Aundrea Valverde

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email

AS

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Am Arenas Jr.

Printed Name

William AMARENA JR.

Street Address

[REDACTED]

City

Zip Code

Phone number

Email

AS

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane), Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Printed Name

Street Address

City

Zip Code

Phone number

Email

AS

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane), Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature _____

Printed Name _____

Street Address _____

City _____

Zip Code _____

Phone number _____

Email _____

AS

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

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- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Jessie Camarena
Printed Name Jessie Camarena
Street Address [REDACTED]
City _____ Zip Code 85392
Phone number _____
Email _____

ts

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

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- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Printed Name

Street Address

City

Zip Code

Phone number

Email

AS

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane), Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

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- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

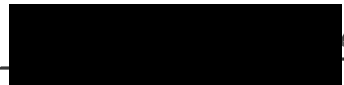
Signature 

Printed Name Carol Tamayo

Street Address 

City Avondale Zip Code 85392

Phone number 

Email  @ Yahoo.com

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

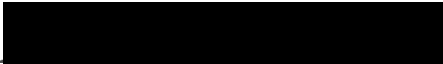
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- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 

Printed Name Luis Perez

Street Address 

City Avondale Zip Code 85392

Phone number

Email

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Signature Cameron Glosser

Printed Name Cameron Glosser

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

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Signature

Helen Sanchez

Printed Name

Helen Sanchez

Street Address

[REDACTED]

City

Avondale

Zip Code

85342

Phone number

Email

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Signature Miranda Garcia

Printed Name Miranda Garcia

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

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Signature 

Printed Name Ivan Robles

Street Address 

City Avondale Zip Code 85342

Phone number _____

Email _____

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Signature Nick Baw

Printed Name Nick Baw

Street Address [REDACTED]

City Avondale Zip Code ~~85342~~ 85342

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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Signature

Jose Calderon

Printed Name

Jose Calderon

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

Email

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Signature Jessica Perez

Printed Name Jessica Perez

Street Address [REDACTED]

City Avondale Zip Code 85342

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION

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Signature 

Printed Name Ana Silvia

Street Address 

City Avondale Zip Code 85392

Phone number _____

Email _____

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Signature

Isabella Wilkey

Printed Name

Isabella Wilkey

Street Address

[REDACTED]

City

Avondale

Zip Code

85302

Phone number

Email

ITEM NUMBER: 5.b.

SUBJECT: Public Hearing and Ordinance 2004-0224 - Sun Depot - Rezone – Application PL-23-0177

MEETING DATE: 2/26/2024

TO: Mayor and Council

FROM: Jodie Novak, Development Services Director

THROUGH: Tracy Stevens, Assistant City Manager, (623) 333-1014

REVIEWED: Ron Corbin, City Manager, (623) 333-1011

STRATEGIC PLAN:

STRATEGIC OUTCOME: Creative and Sustainable Community Development.

STRATEGY: Increase sustainability initiatives such as renewable clean energy or sustainable design and construction

PURPOSE:

City Council will hold a public hearing and consider a request to adopt Ordinance 2004-0224, 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) and authorize the Mayor or City Manager, City Attorney and City Clerk to execute the necessary documents. The proposed rezone would allow for a private battery energy storage facility. The Council will take appropriate action.

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 innovative 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 town - home 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) zoning district is proposed as the comparable underlying zoning district for the project with requested deviations from the A-1 standards and other Zoning Ordinance requirements. 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. Therefore, the PAD zoning district is requested.

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 are proposed to 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 with an 8-foot-high CMU perimeter wall 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 is proposed to 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 the City staff and the applicant's team, ten (10) persons attended the meeting (Exhibit E). While participants inquired about how the technology would operate, major 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 several 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.

PLANNING COMMISSION ACTION:

On February 21, 2024, the Planning Commission will conduct a public hearing on the rezoning request. Staff will update the Council of the Planning Commission outcome during staff's presentation on the item.

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 existing General Plan designation of Mixed Use. 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. Staff has recommended denial of this request.

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. The proposed land use change is not the highest and best use of the property. Given the visual impacts of the project, potential negative effects to the surrounding area, the potential fire risk, the need for additional medical and commercial businesses along the Healthcare Quarter, and public responses, staff recommends that the site remain designated as Mixed Use, which will further the overall land use, economic expectations, and housing needs for the City as identified below:

- Land Use Element Goal 1: Establish an Avondale identity based on a healthy lifestyle that promotes land use which fosters 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 develop-able 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/reactational 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 for 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 identified 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. However the applicant has 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 analysis 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. This request is not supported, which will create a negative impact on the 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. The staff are 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. The staff are not in support of this deviation to allow a prohibited fencing material. The 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 town-home, 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 of 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 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. Therefore, the proposal is not consistent with or exceeds the desired character of the development for the area.

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 town-home development, which is made up of 99 two bedroom and 65 three bedroom town-homes. 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 the existing residential, hospital, and surrounding uses and must 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.

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:

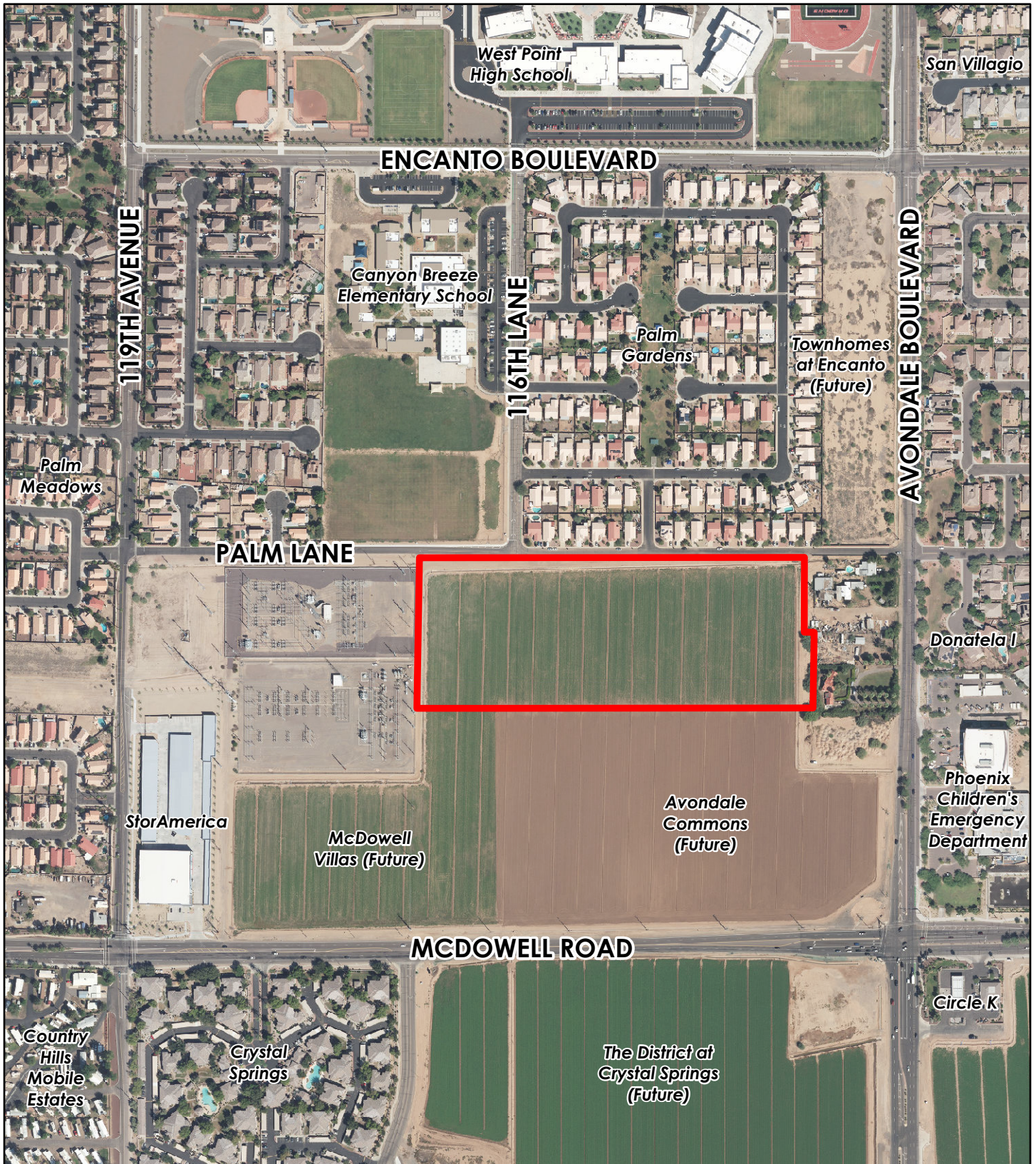
The City Council will conduct a public hearing and **DENY** Application PL-23-0177, a request to rezone approximately 15.92 gross-acres from Agricultural (AG) to Planned Area Development (PAD).

Should the City Council be inclined to approve, the staff recommend 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 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.

Contact person for document distribution: Joshua Orton, AICP, Senior Planner

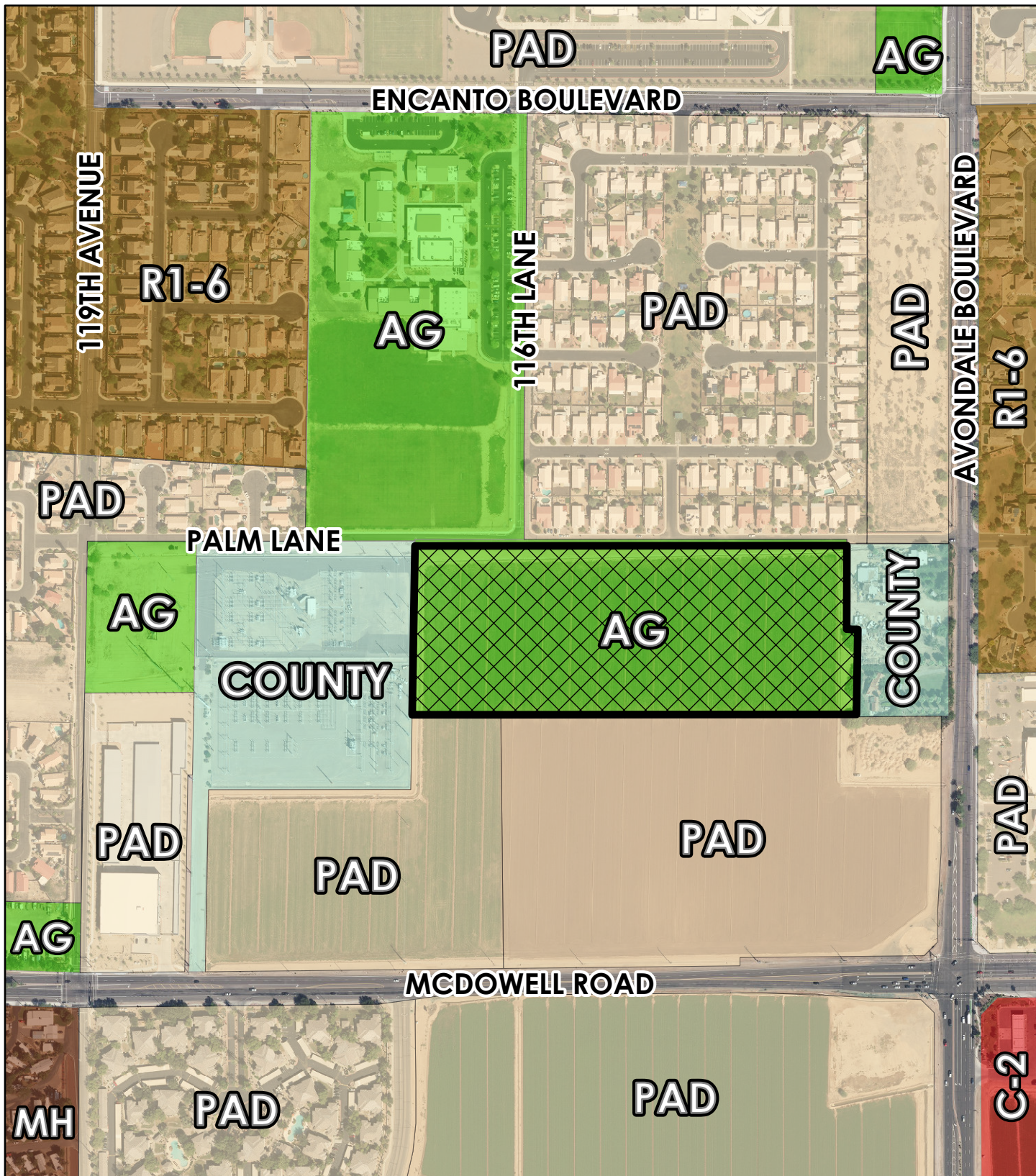


Aerial Map



 Subject Property





Zoning Vicinity

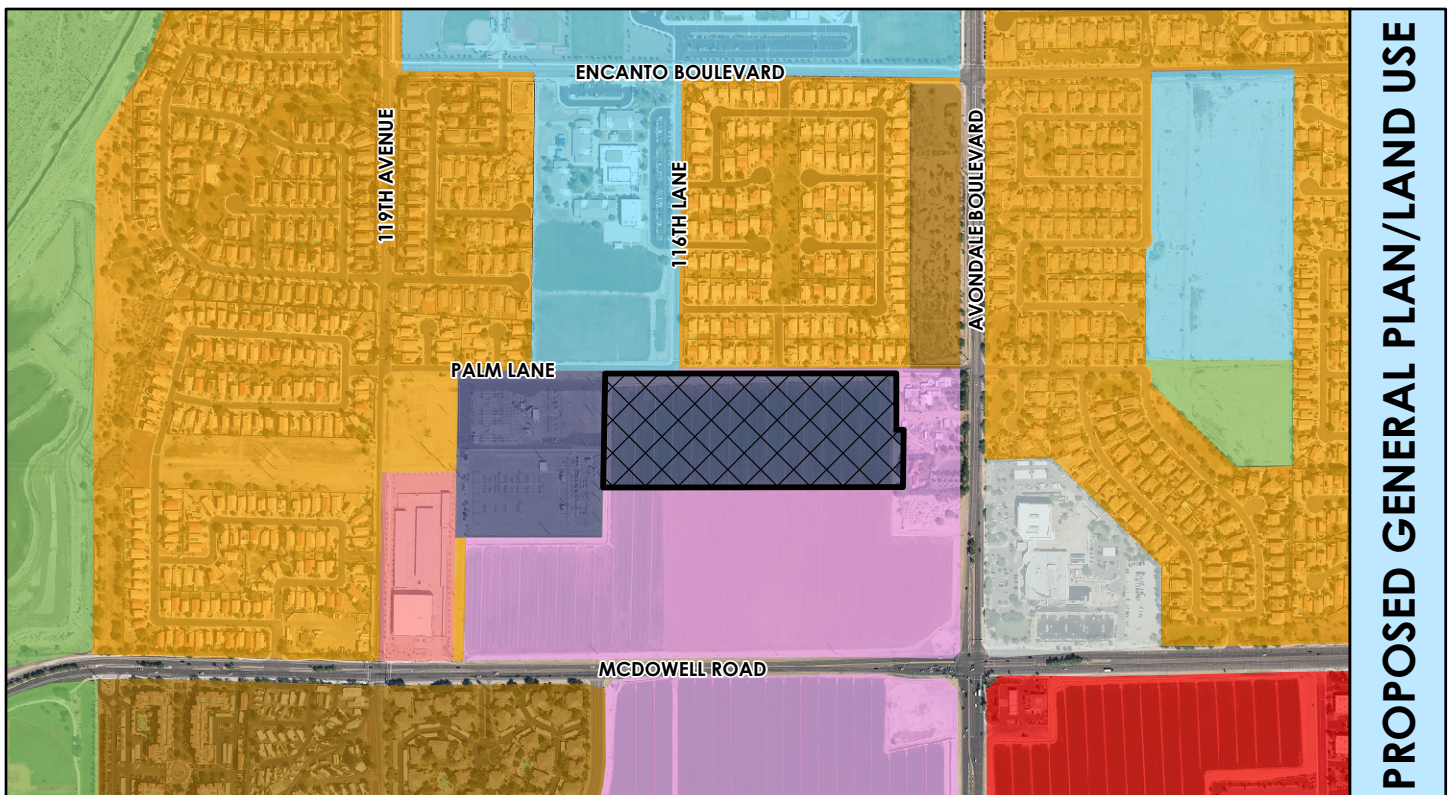
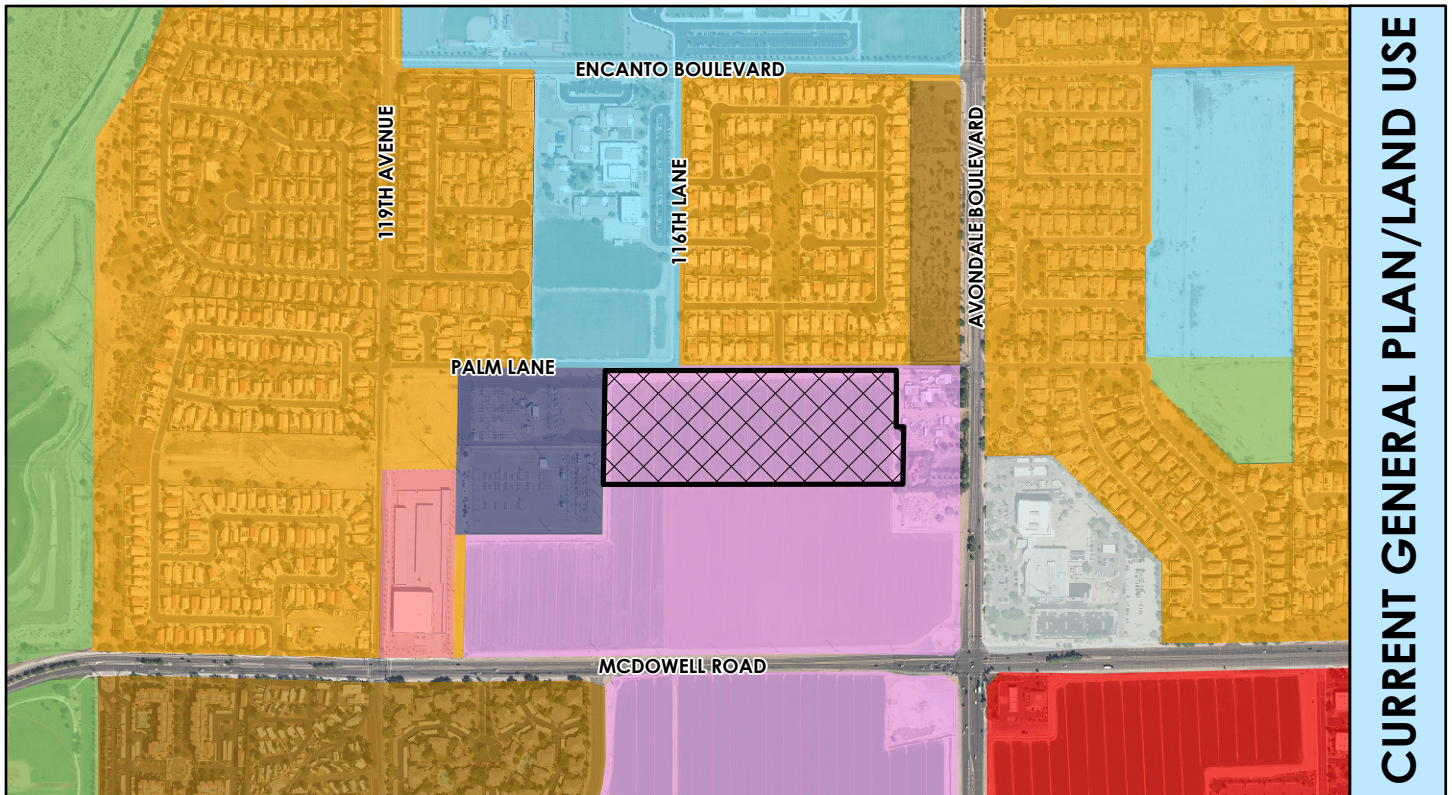


Avondale



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



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

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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
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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 Invenergy Control Center located in the Invenergy 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 (Comparable Code)	PAD (Proposed)
Maximum building height	45'	45' ⁽¹⁾
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' ⁽²⁾

⁽¹⁾ 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.

⁽²⁾ 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 ⁽¹⁾	1 Tree per 20 LF; 4 shrubs per tree.

⁽¹⁾ 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.

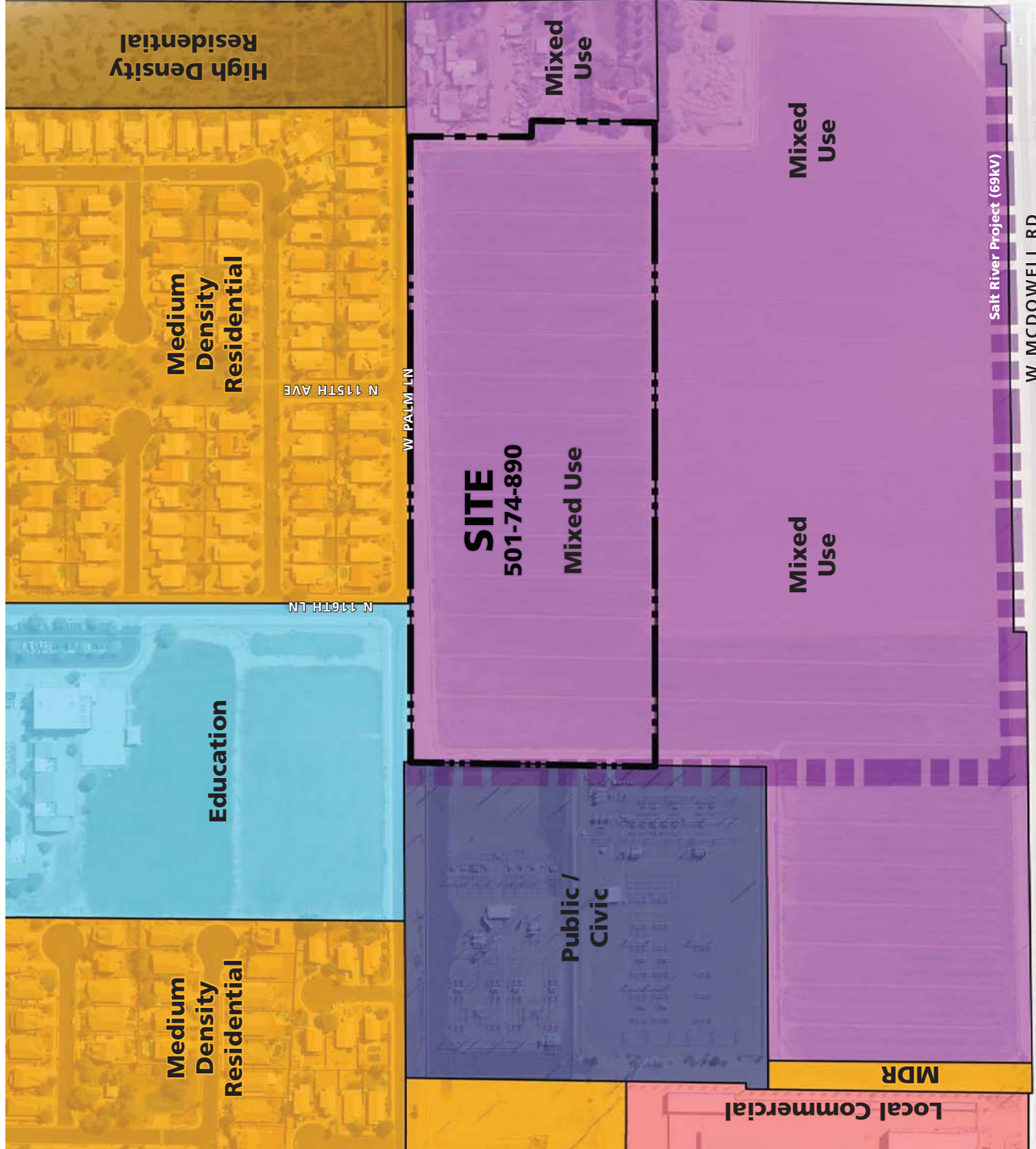
Sun Depot Energy Storage

Vicinity Map
Exhibit A



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

Ingress / Egress

W PALM LN (LOCAL STREET)

Ingress / Egress

SITE DATA		
Project Area	± 15 acres	
Land Use	Battery Energy Storage Facility	

Drive Aisle

Drive Aisle

Drive Aisle

Drive Aisle

WALL LEGEND

- Splitface Masonry Wall
- Chainlink Fence



Sun Depot Energy Storage

Wall Plan
Exhibit F

W PALM LN



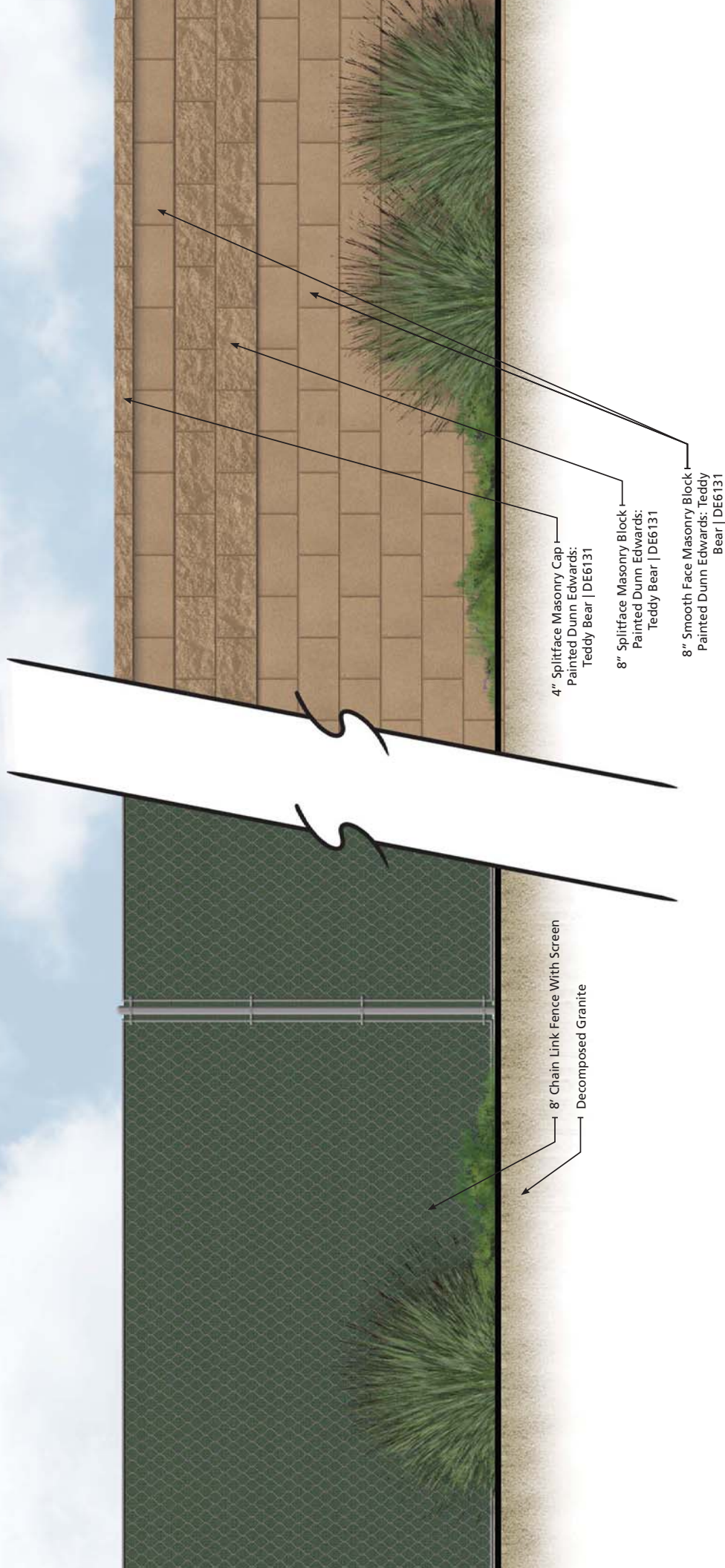
LEGEND

- 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.



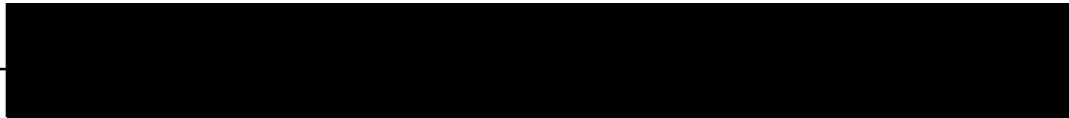
Sign-In Sheet

Sun Depot Energy Center

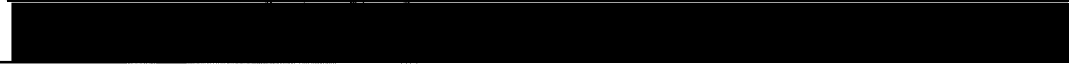
Thank you for participating in this public outreach meeting! Please sign in below.

Name	Phone Number	Email Address (Optional)	Mailing Address (Optional)
------	--------------	--------------------------	----------------------------

LARRY MARTINO



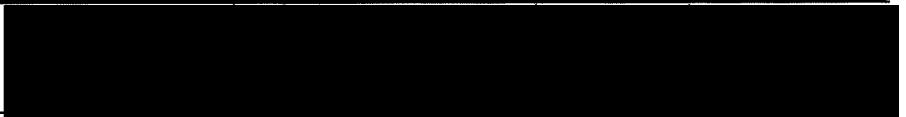
LINDA RESSLER



JULIA ANGELO



Debbie + Jeff Gippa



Andrea Kussen



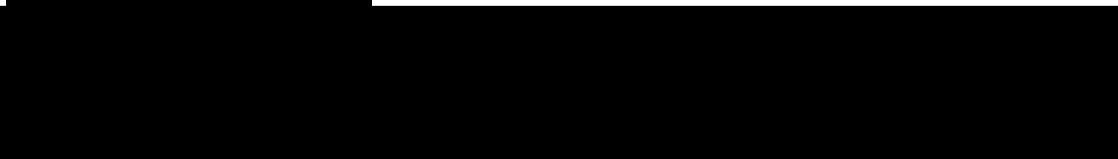
Sally Hineinan



Wilma BROWN



Elaine Morenc



Invenergy

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?

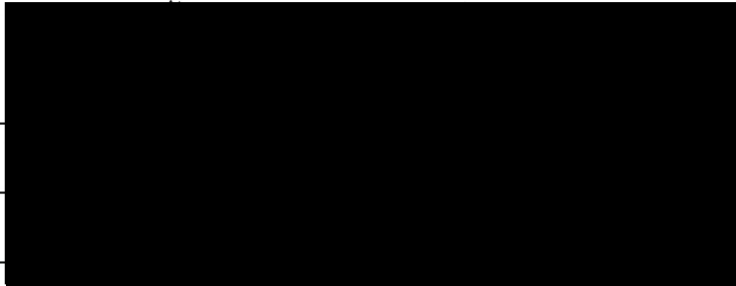
Generally speaking, I would support the project at this point due to: its a logical location adjacent to substation, will support the grid & ~~renewable~~ renewable energy should be quiet & traffic free

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

☒ Yes

☐ No

Contact information:



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?

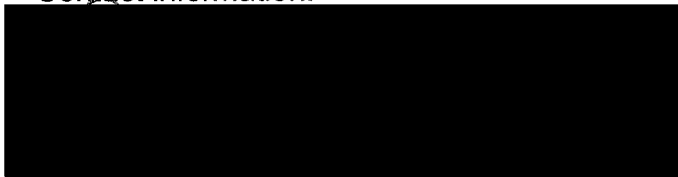
Safety is my greatest concern.

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

☒ Yes

☐ No

Contact information:



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

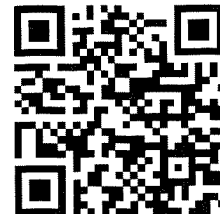
Were we able to answer your questions?

☒ Yes

☐ No

How can we improve the open house experience?

Learn More
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Project:



What comments or questions do you have for us?

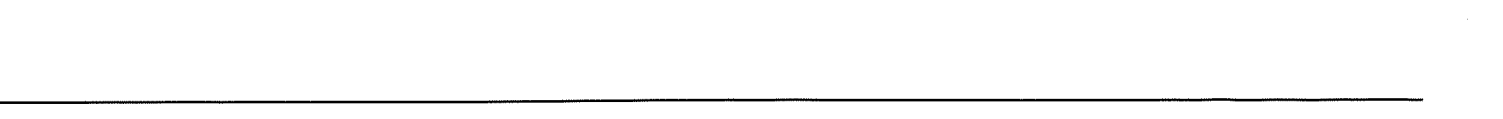
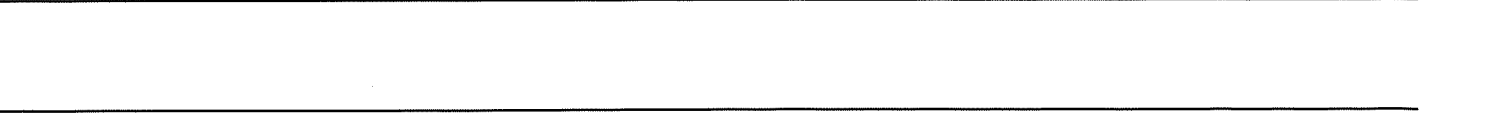
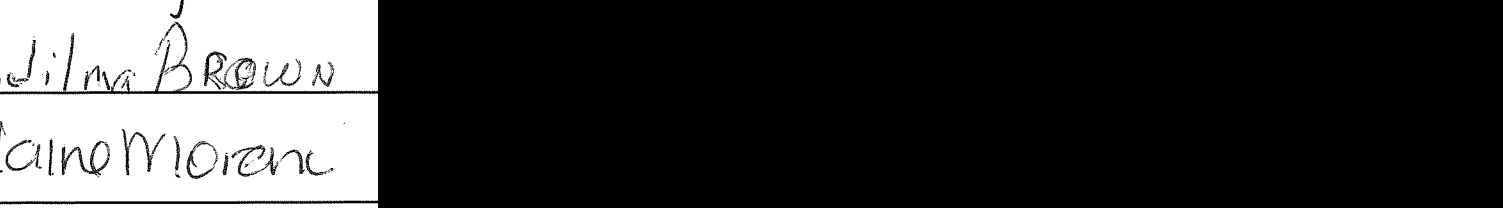
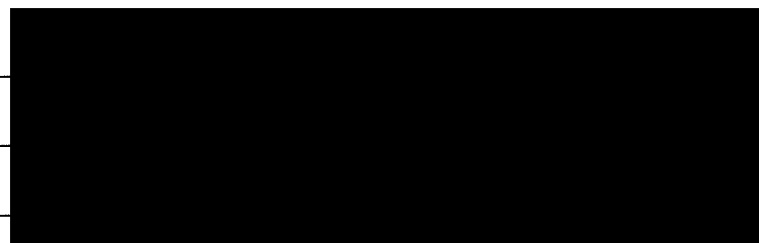
FIRE SAFETY, DOES F.D HAVE THE EQUIPMENT
to put out FIRE. HAZARD MATERIAL!

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

☒ Yes

☐ No

Contact information:



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 KESSLER [REDACTED]

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

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



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[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>
Sent: Wednesday, January 24, 2024 6:43 AM
To: Michelle Simerdla <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
Business Hours: Mon.-Thurs. 7:00 a.m. – 6:00 p.m. Closed on Fridays

PHOENIX REGIONAL STANDARD OPERATING PROCEDURES	
Policy Name: BATTERY ENERGY STORAGE SYSTEMS	Policy Number: M.P. 205.20A
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.

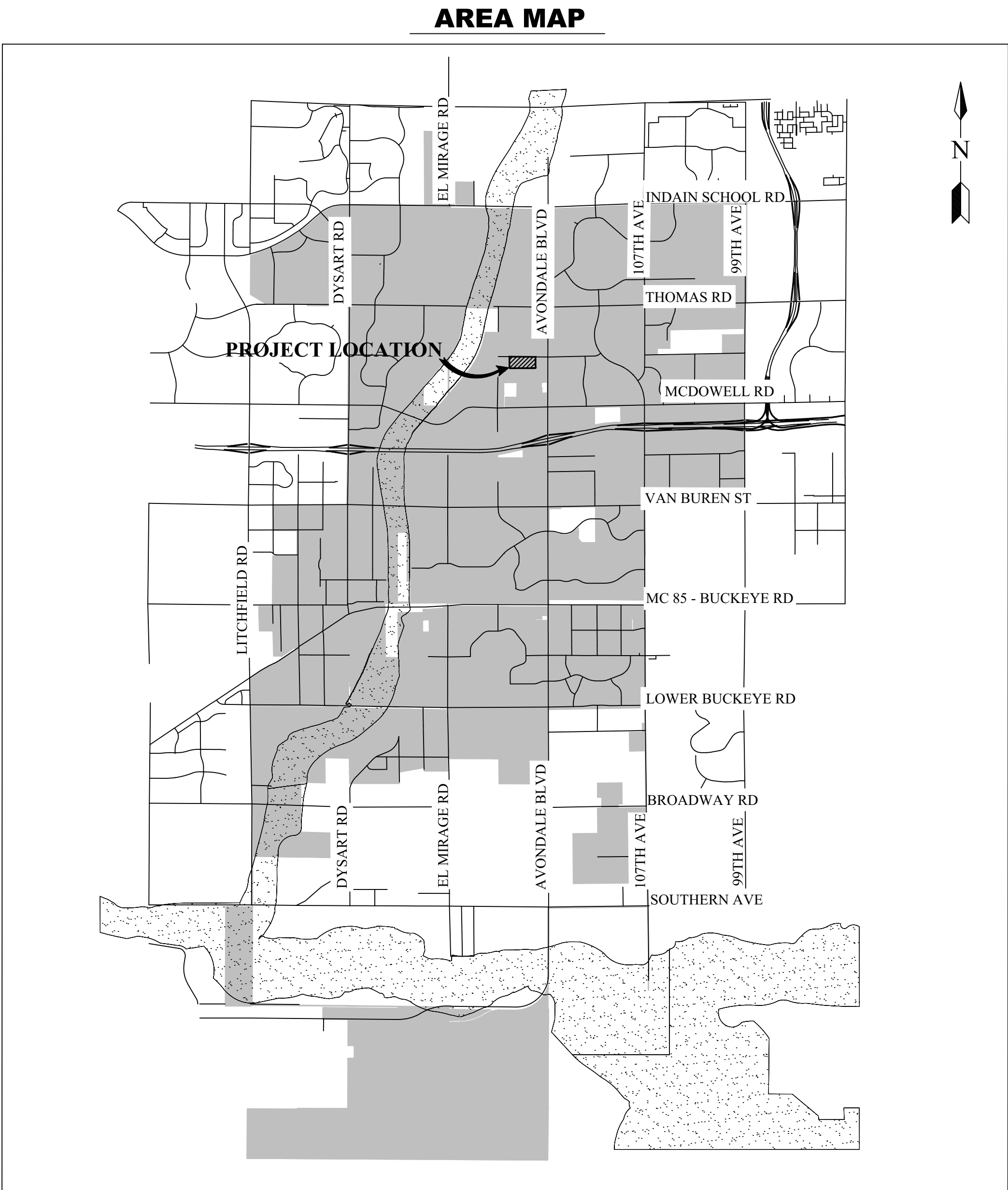
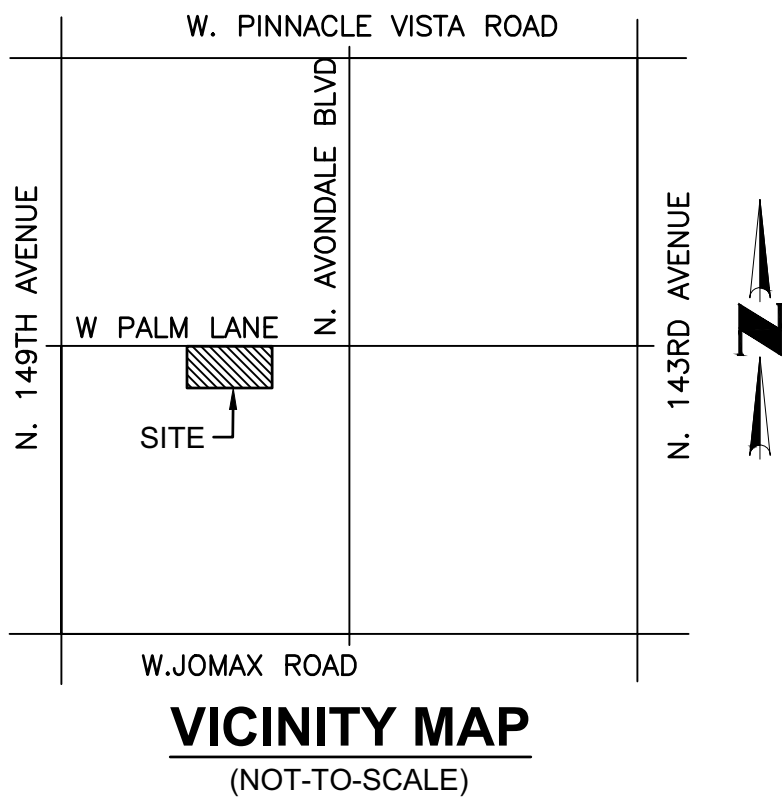
- Command or their designee may make notification over the radio that this notification has been made.
- Water application is the recommended method of firefighting.
- Protect exposures through defensive firefighting.
- The Responsible Party must arrange for proper disposal and cleanup.

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 COMPANY REPRESENTATIVE	06.21.2022 DATE
CITY OF AVONDALE	BENNIE ROBINSON COMPANY REPRESENTATIVE	06.21.2022 DATE
COX COMMUNICATIONS	DAN QUIROZ COMPANY REPRESENTATIVE	06.21.2022 DATE
CTLQL-CENTURYLINK	USIC DISPATCH CENTER COMPANY REPRESENTATIVE	06.21.2022 DATE
EL PASO NATURAL GAS	BRETT BERRY COMPANY REPRESENTATIVE	06.21.2022 DATE
MCI-VERIZON BUSINESS	SUPERVISOR ON DUTY COMPANY REPRESENTATIVE	06.21.2022 DATE
SALT RIVER PROJECT	SRP BLUE STAKE COMPANY REPRESENTATIVE	06.21.2022 DATE
SOUTHWEST GAS	ELM LOCATING DISPATCH COMPANY REPRESENTATIVE	06.21.2022 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.
- FISHED 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

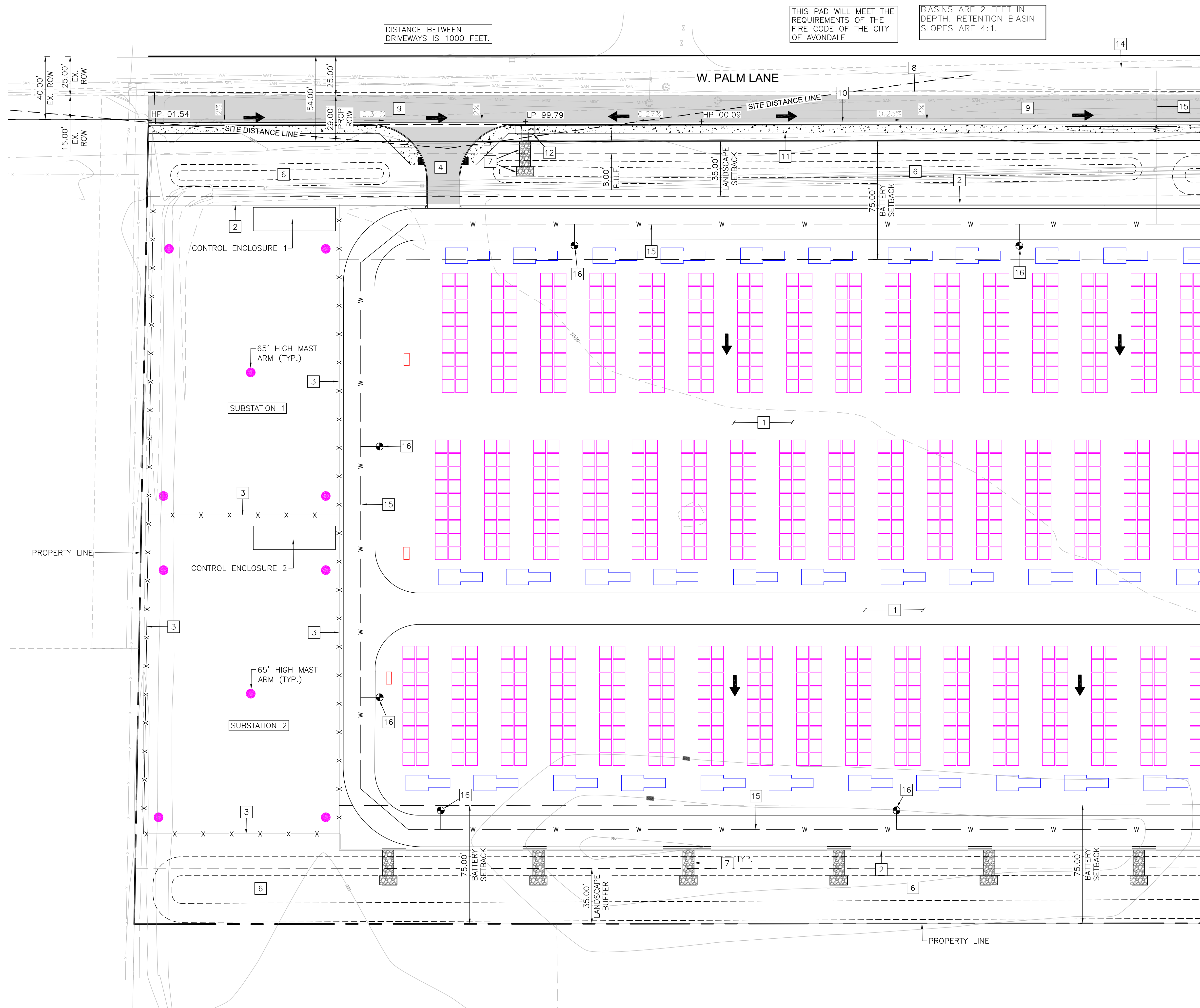


ORIGINAL PLAN DATE
07.09.22

LATEST REVISION DATE
-

SHEET NUMBER
01 OF 04

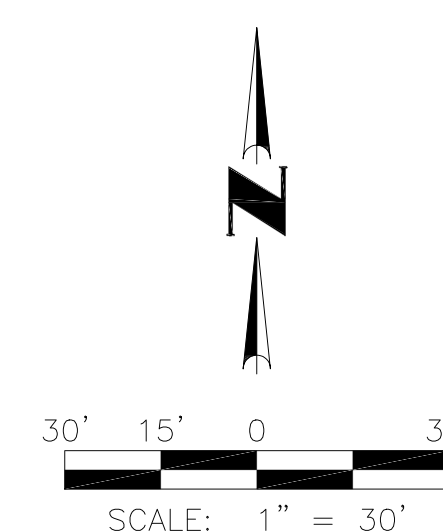
PROJECT NUMBER
1.01.0387401

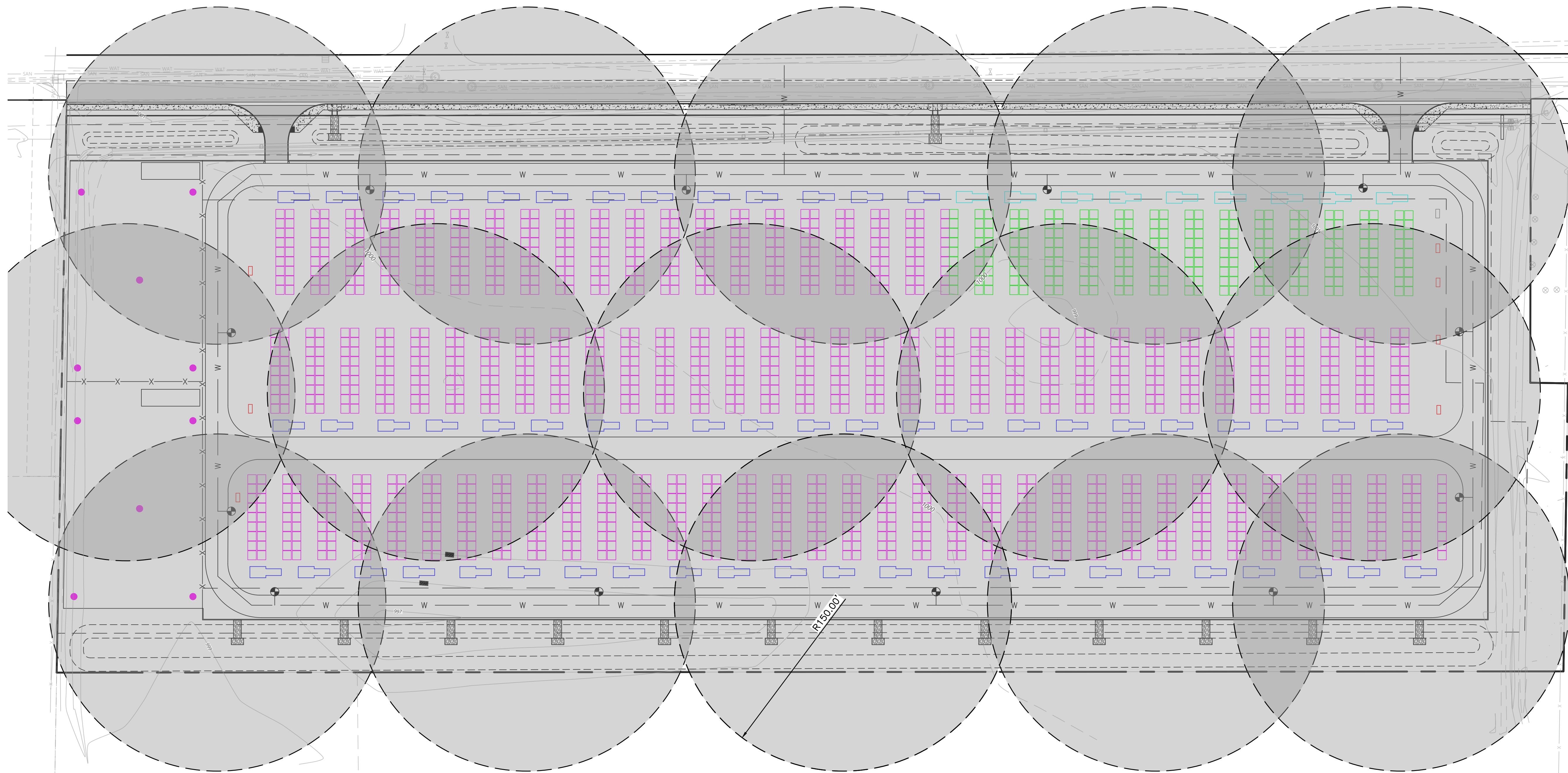


SITE PLAN NOTES:

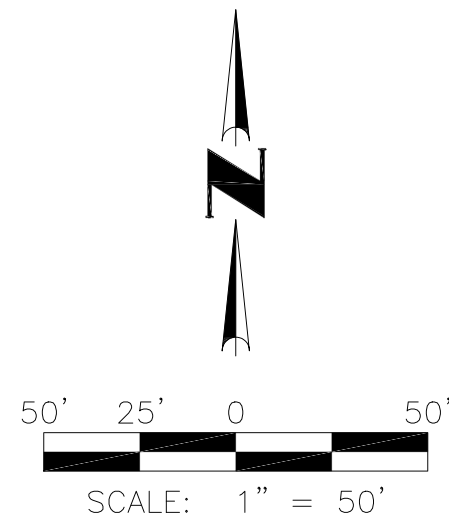
- 2" DIAMETER DECOMPOSED GRANITE, 8" DEPTH OVER ENTIRE INTERIOR OF BATTERY STORAGE AREA.
- 8' HIGH CMU BLOCK SECURITY WALL WITH ANTI-CLIMB BARRIER.
- 8'-0" HIGH CHAIN LINK SECURITY FENCE WITH 1'-0" OF THREE-STRAND BARBED WIRE.
- 20'-0" WIDE PAVED DRIVEWAY (3" A.C. OVER 9" ABC).
- NO LONGER PART OF THESE 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.

- 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)





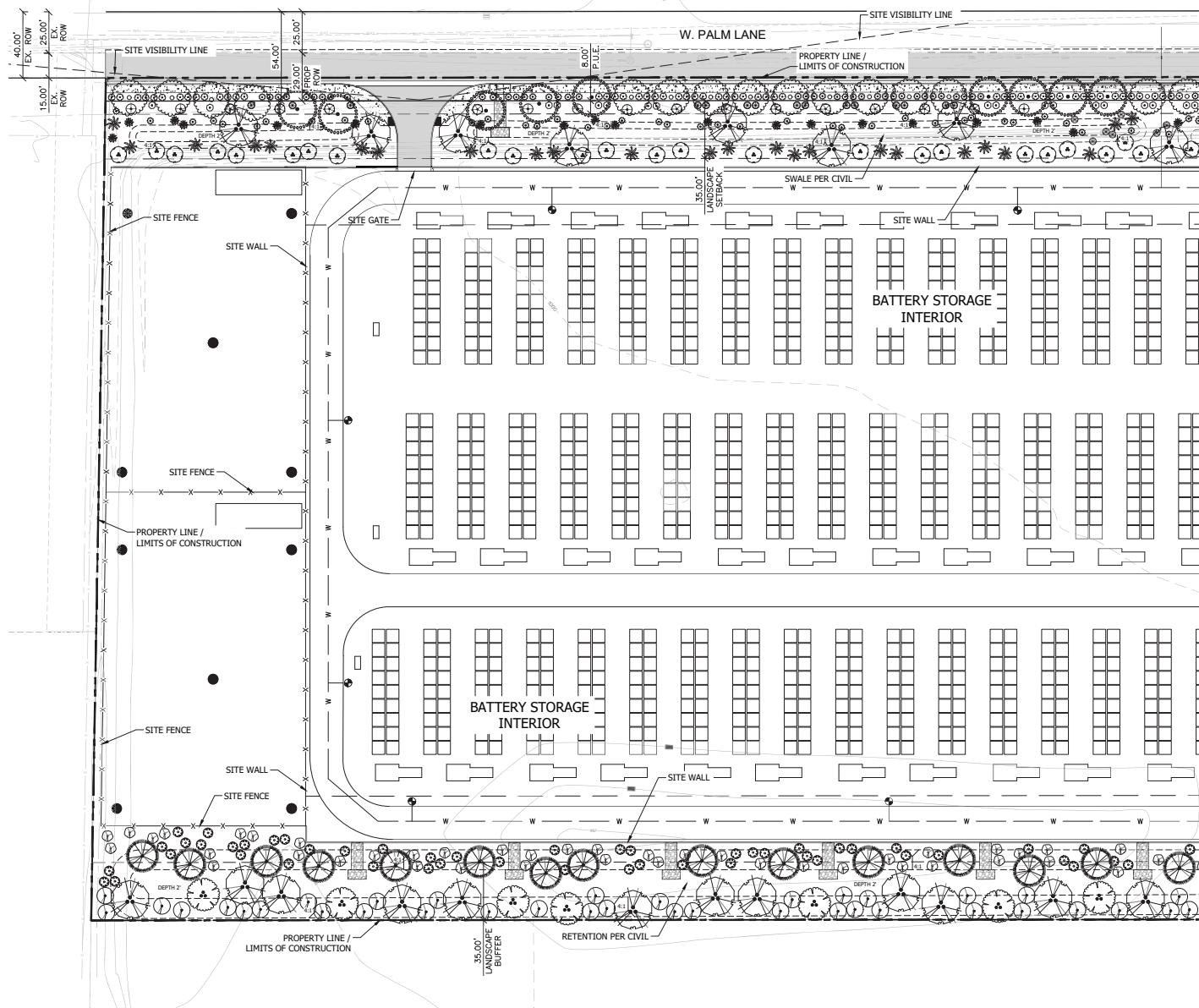
150' RADIUS FIRE ACCESS LAYOUT
SITE INTERIOR



CELEBRATING 60 YEARS	
Civil Engineering	Land Survey
Water Systems	Landscape
Wastewater	Architecture
Treatment	Construction
Land Planning	Management
Energy	

4550 N. 12th Street
Phoenix, AZ 85018
Phone: 602.264.1831
Fax: 602.264.0928
Web: www.cvl.com

OWNER: 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	

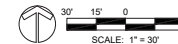


PLANT SCHEDULE

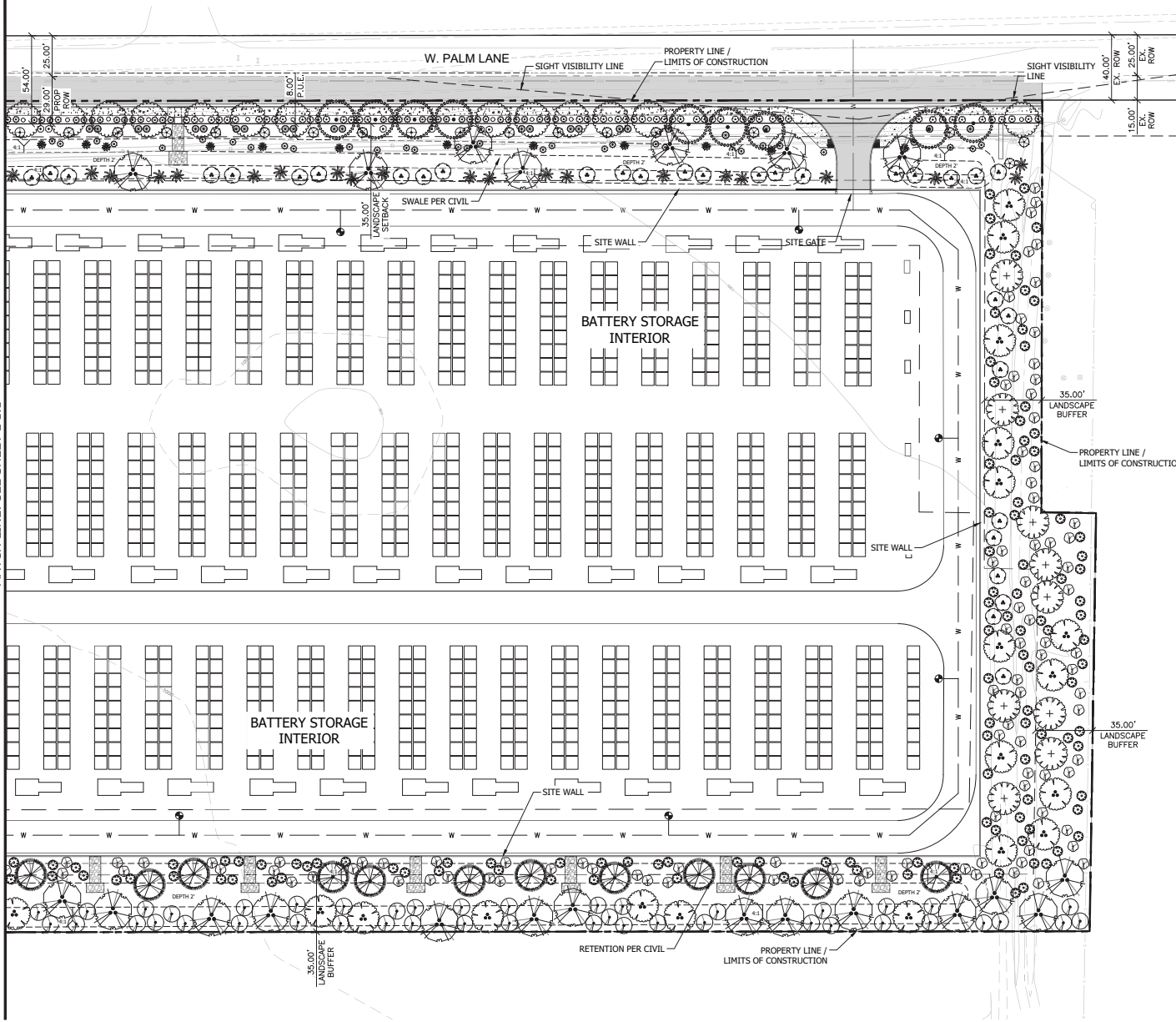
TEES	<u>BOTANICAL / COMMON NAME</u>
	ACACIA SALICINA WILLOW ACACIA
	CERCIDIONUM 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE
	CHILOPSIS LINEARIS 'LOPUR' PP&F DESERT DIVA DESERT WILLOW
	EBENOPSIS ELANO TEXAS EBONY
	PISTACIA CHINGENSIS 'RED PUSH' RED PUSH CHINESE PISTACHE
	PROSOPIS GLANDULOSA 'THORNLSS AZT' THORNLSS HONEY MESQUITE
	ULMUS PARVIFOLIA CHINESE ELM
SHRUBS	<u>BOTANICAL / COMMON NAME</u>
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE
	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE
	LEUCODERMIS LONGIMANIAE 'LYNN'S' LEGACY TEXAS SAGE
	RUELLIA BRITTONIANA BLUE BELLIS
	SENNA ARTEMISIOIDES SILVER SENNA
	TECOMA 'X' 'GOLD STAR' GOLD STAR TECOMA
	TECOMA 'X' 'SOLAR FLARE' SOLAR FLARE TECOMA
ACCENTS	<u>BOTANICAL / COMMON NAME</u>
	DASYLIRION LONGISSIMUM TOOTHLESS DESERT SPOON
	FOQUIERIA SPLENDENS OCOTILLO
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA
GROUNDCOVER	<u>BOTANICAL / COMMON NAME</u>
	ERENOPHILA GLABRA 'MINGENEN GOLD' OUTBACK SUNRISE ERM BUSH
	LANTANA CAMARA 'GOLD MOUND' GOLD MOUND LANTANA
	ROSMARINUS OFFICIALIS 'PROSTRATUS' TRAILING ROSEMARY
NOTE: USE 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 CARBOL OR APPROVED EQUIVALENT. THE ENTIRE SURFACE OF SITE WALL SHALL BE COVERED WITH 8" DEPTH DG PER CIVIL ENGINEER.



MATCH LINE: SEE SHEET L.1.1



PLANT SCHEDULE

TREES	BOTANICAL / COMMON NAME
	ACICIA SALICINA WILLOW ACACIA
	CERCIDILUM X 'DESERT MUSEUM' DESERT MUSEUM PALO VERDE
	CHLOPSID LINEARIS 'LOUR' PPAP DESERT OVA DESERT WILLOW
	EBENOPSIS EBANO TEXAS EBONY
	PISTACIA CHINENSIS 'RED RUSH' RED RUSH CHINESE PISTACHE
	PROSOPIS GLANDULOSA 'THORNLESS AZT' THORNLESS HONEY MESQUITE
	LULUS PARVIFOLIA CHINESE ELM
SHRUBS	BOTANICAL / COMMON NAME
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	CAESALPINIA PULCHERRIMA RED BIRD OF PARADISE
	LEUCOPHYLLUM LANGMANIAE 'LYNN'S LEGACY' LYNN'S LEGACY TEXAS SAGE
	RIUELLIA BRITTONIANA BLUE BELLS
	SENNA ARTEMISIOIDES SILVER SENNA
	TECOMA X 'GOLD STAR' GOLD STAR TECOMA
	TECOMA X 'SOLAR FLARE' SOLAR FLARE TECOMA
ACCENTS	BOTANICAL / COMMON NAME
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	FOUQUIERIA SPLENDENS OCOTILLO
	HESPERALOE PARVIFLORA 'BRAKELIGHTS' BRAKELIGHTS RED YUCCA
GROUNDCOVER	BOTANICAL / COMMON NAME
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	LANTANA CAMARA 'GOLD MOUND' GOLD MOUND LANTANA
	ROSMARINUS OFFICINALIS 'PROSTRATUS' TRAILING ROSEMARY

NOTE: SEE SHEET L.1.0 FOR MORE
PLANT SIZE INFORMATION

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SHEET NUMBER
03 OF 03

PROJECT NUMBER
1.01.0387401

L1.2

SUN DEPOT ENERGY STORAGE, LLC
BATTERY ENERGY STORAGE
PRELIMINARY LANDSCAPE PLAN



NOT FOR
CONSTRUCTION

DATE
07.09.22

BY
-

SHEET NUMBER
03 OF 03

PROJECT NUMBER
1.01.0387401

L1.2

From: Korcuska, Russ <rkorcuska@phoenixchildrens.com>
Sent: Monday, February 19, 2024 4:57 PM
To: Michelle Simerdla <msimerdla@avondaleaz.gov>
Cc: Nelson, Michael <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
p 602-933-2717
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
p 602-933-2717
phoenixchildrens.org

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From: [Jim Bell](#)
To: [Email Planning](#)
Cc: [WILMA BROWN](#); [Lizbeth Ramirez](#); [Julia A](#); [REDACTED]@gmail.com; [layla@socialmattersinc.com](#); [REDACTED]@cox.net
Subject: Major General Plan Amendment (PL-23-0053) and Rezone (PL-23-0177)
Date: Thursday, January 25, 2024 9:28:41 AM
Attachments: [Planning and Zoning Letter vFinal.pdf](#)

This Message Is From an External Sender

This message came from outside your organization.

Dear Members of the Avondale Planning Commission,

I am submitting this email on behalf of the North Avondale Homeowners Association and am attaching a letter that outlines our concerns and recommendations regarding a matter that is currently under review by your commission.

Please find the attached PDF document, which contains the following information:

- An introduction to the North Avondale Homeowners Association and our role in the community
- A detailed explanation of the issue at hand and our position on it
- Recommendations for action or consideration by the Avondale Planning Commission

We believe that this matter is of great importance to our community and its residents, and we appreciate your attention to it. We look forward to your response and the opportunity to collaborate with you in ensuring the best possible outcome for our neighborhood.

Thank you for your time and consideration.

Sincerely,

On behalf of the North Avondale Homeowners

Jim Bell
Owner, PMI Phoenix Valley
p: (623) 688-3363
F: (602) 888-8511
www.pmiphxvalley.com

2550 E Rose Garden Ln, #71384
Phoenix, Arizona 85050

Schedule a meeting? [HERE](#)

North Avondale Homeowners Association
Palm Gardens

Avondale, Arizona 85392

Wilma Brown
President, North Avondale Homeowners Association
Avondale, Arizona 85392

January 24, 2024

Avondale Planning Commission
11465 W Civic Center Drive
Avondale, Arizona 85323

Subject: Major General Plan Amendment (PL-23-0053) and Rezone (PL-23-0177)

Dear Members of the Avondale Planning Commission,

I am writing on behalf of the North Avondale Homeowners Association (HOA) and its board of directors, to bring to your attention the position of the HOA regarding the proposed project Major General Plan Amendment (PL-23-0053) and Rezone (PL-23-0177) on approximately 15.7 acres that falls within your jurisdiction. As a resident of Palm Gardens and a member of the HOA, I would like to convey that the HOA does not endorse the aforementioned project.

The HOA has carefully considered the potential impact of the project on the surrounding area and the well-being of the residents. After thorough evaluation and discussion, the majority consensus within the association is not in favor of the proposed project due to fire safety, increased traffic on an already burdened Palm Lane, loss of property value to our homes in Palm Gardens, hazards to the nearby elementary and high schools and changes to the neighborhood's character.

I trust that the Planning and Zoning Commission will consider the concerns of the Homeowner's Association as part of the decision-making process. We value the opportunity to contribute to the dialogue on matters that affect our community and appreciate your attention to this important issue.

Thank you for considering the input of the Homeowner's Association. Please contact us if further information is needed.

Sincerely,

Wilma Brown
President
North Avondale HOA

Sincerely,

Julia Arnett-Jewell
Vice President
North Avondale HOA

Sincerely,

Lizbeth Ramirez
Secretary/Treasure
North Avondale HOA

ORDINANCE NO. 2004-0224

AN ORDINANCE OF THE COUNCIL OF THE CITY OF AVONDALE, ARIZONA, AMENDING THE OFFICIAL ZONING ATLAS OF THE CITY OF AVONDALE FOR APPROXIMATELY ± 15.92 GROSS ACRES GENERALLY LOCATED APPROXIMATELY 330 FEET WEST OF THE SOUTHWEST CORNER OF PALM LANE AND AVONDALE BOULEVARD, AS SHOWN IN APPLICATION PL-23-0177, AND REZONING SUCH PROPERTY FROM AGRICULTURAL (AG) TO PLANNED AREA DEVELOPMENT (PAD).

WHEREAS, the Council of the City of Avondale (the “City Council”) desires to amend the City of Avondale Zoning Atlas (the “Zoning Atlas”), pursuant to ARIZ. REV. STAT. § 9-462.04, to change the zoning description for approximately ± 15.92 gross acres generally located approximately 330 feet west of the southwest corner of Palm Lane and Avondale Boulevard, as shown in application PL-23-0177, from Agricultural (AG) to Planned Area Development (the “Zoning Atlas Amendment”); and

WHEREAS, all due and proper notices of the public hearings on the Zoning Atlas Amendment held by the City of Avondale Planning Commission (the “Commission”) and by the City Council were given in the time, form, and substance provided by ARIZ. REV. STAT. § 9-462.04; and

WHEREAS, on February 21, 2024, the Commission held a public hearing on the Zoning Atlas Amendment, after which hearing the Commission recommended denial by a vote of 4-0; and

WHEREAS, the City Council held an additional public hearing regarding the Zoning Atlas Amendment on February 26, 2024; and

WHEREAS, in accordance with Article II, Sections 1 and 2 of the Arizona Constitution, the City Council has considered the individual property rights and personal liberties of the residents of the City before adopting this Ordinance; and

WHEREAS, the City Council has considered the probable impact of the Zoning Atlas Amendment on the cost to construct housing for sale or rent and finds that the proposed Zoning Atlas Amendment will have no probable impact on the cost to construct housing for sale or rent.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF AVONDALE as follows:

SECTION 1. The recitals above are hereby incorporated as if fully set forth herein.

SECTION 2. The Zoning Atlas Amendment, is hereby approved, for $\pm$ 15.92 gross acres generally located approximately 330 feet west of the southwest corner of Palm Lane and Avondale Boulevard, as more particularly described and depicted on Exhibit A attached hereto and incorporated herein by reference, subject to the City of Avondale adopted codes, requirements, standards and regulations, and the following stipulations:

1. The subject property shall conform to the Sun Depot Energy Storage PAD Narrative, landscape plan, and site plan electronically received February 5, 2024., except as modified by these conditions of approval.
2. The proposed western driveway shall be relocated to align with 116th Lane.
3. Palm Lane roadway improvements, including 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.
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.

SECTION 3. If any provision of this Ordinance is for any reason held by any court of competent jurisdiction to be unenforceable, such provision or portion hereof shall be deemed separate, distinct and independent of all other provisions and such holding shall not affect the validity of the remaining portions of this Ordinance.

SECTION 4. The Mayor, the City Manager, the City Clerk and the City Attorney are hereby authorized and directed to execute all documents and take all steps necessary to carry out the purpose and intent of this Ordinance.

PASSED AND ADOPTED by the Council of the City of Avondale, Arizona, February 26, 2024.

Kenneth N. Weise, Mayor

ATTEST:

Marcella Sarmiento, City Clerk

APPROVED:

Nicholle Harris, City Attorney

EXHIBIT A
TO
ORDINANCE NO. 2004-0224

[Legal Description and Map]

See following pages.

BOUNDARY LINE
RIGHT-OF-WAY LINE
LOT LINE
SECTION LINE
FOUND MONUMENT



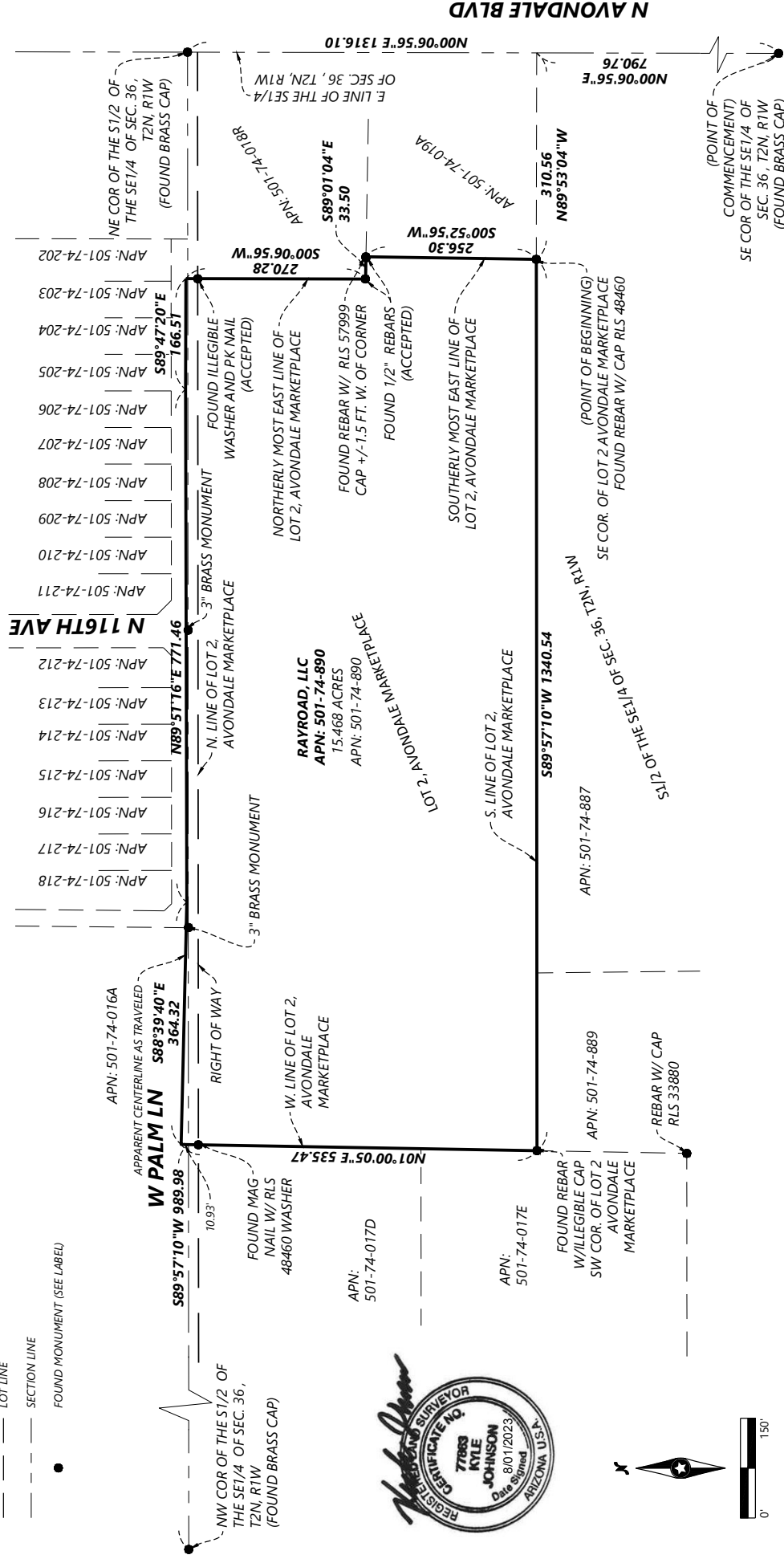
Westwood

Phone (320) 253-9495 1900 Medical Arts Ave S, Suite 100
Fax (320) 358-2001 Sartell, MN 56377
Toll Free (800) 270-9495 westwood-dps.com
Westwood Professional Services, Inc.

Maricopa County, Arizona

DATE: 08/01/2023

SHEET: 01 of 02



THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN SECTION 36, TOWNSHIP 2 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAPPED MONUMENT AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36 FROM WHICH THE NORTHEAST CORNER OF THE SOUTH HALF OF THE SAID SOUTHEAST QUARTER BEARS NORTH 00 DEGREES 06 MINUTES 56 SECONDS EAST, A DISTANCE OF 1316.10 FEET AND IS THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE NORTH 00 DEGREES 06 MINUTES 56 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 790.76 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 04 SECONDS WEST, A DISTANCE OF 310.56 FEET TO THE SOUTHEAST CORNER OF LOT 2 OF AVONDALE MARKETPLACE RECORDED IN THE MARICOPA COUNTY RECORDS OFFICE AND ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 57 MINUTES 10 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 2, A DISTANCE OF 1340.54 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 01 DEGREE 00 MINUTES 05 SECONDS EAST ALONG THE WEST LINE OF SAID LOT 2, A DISTANCE OF 535.47 FEET TO THE CENTERLINE AS TRAVELED OF WEST PALM LANE; THENCE SOUTH 88 DEGREES 39 MINUTES 40 SECONDS EAST ALONG SAID CENTERLINE AS TRAVELED, A DISTANCE OF 364.32 FEET; THENCE NORTH 89 DEGREES 51 MINUTES 16 SECONDS EAST ALONG SAID CENTERLINE AS TRAVELED, A DISTANCE OF 771.46 FEET; THENCE SOUTH 89 DEGREES 47 MINUTES 20 SECONDS EAST ALONG SAID CENTERLINE AS TRAVELED, A DISTANCE OF 166.51 FEET TO THE NORTHERLY EXTENSION OF THE NORTHERLY MOST EAST LINE OF SAID LOT 2; THENCE SOUTH 00 DEGREES 06 MINUTES 56 SECONDS WEST ALONG THE NORTHERLY MOST EAST LINE OF SAID LOT 2 AND SAID EAST LINE, A DISTANCE OF 270.28 FEET TO THE EASTERLY MOST NORTH LINE OF SAID LOT 2; THENCE SOUTH 89 DEGREES 01 MINUTE 04 SECONDS EAST ALONG SAID EASTERLY MOST NORTH LINE OF SAID LOT 2, A DISTANCE OF 33.50 FEET TO THE SOUTHERLY MOST EAST LINE OF SAID LOT 2; THENCE SOUTH 00 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID SOUTHERLY MOST EAST LINE OF SAID LOT 2, A DISTANCE OF 256.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 16.03 ACRES, MORE OR LESS AND IS SUBJECT TO ALL RESTRICTIONS, RESERVATIONS, AND EASEMENTS OF RECORD, IF ANY.

THIS DESCRIPTION WAS PREPARED BY KYLE JOHNSON ARIZONA LICENSED LAND SURVEYOR NO. 77863, OF WESTWOOD PROFESSIONAL SERVICES.

THIS DESCRIPTION DOES NOT REPRESENT A BOUNDARY SURVEY.



Kyle Johnson

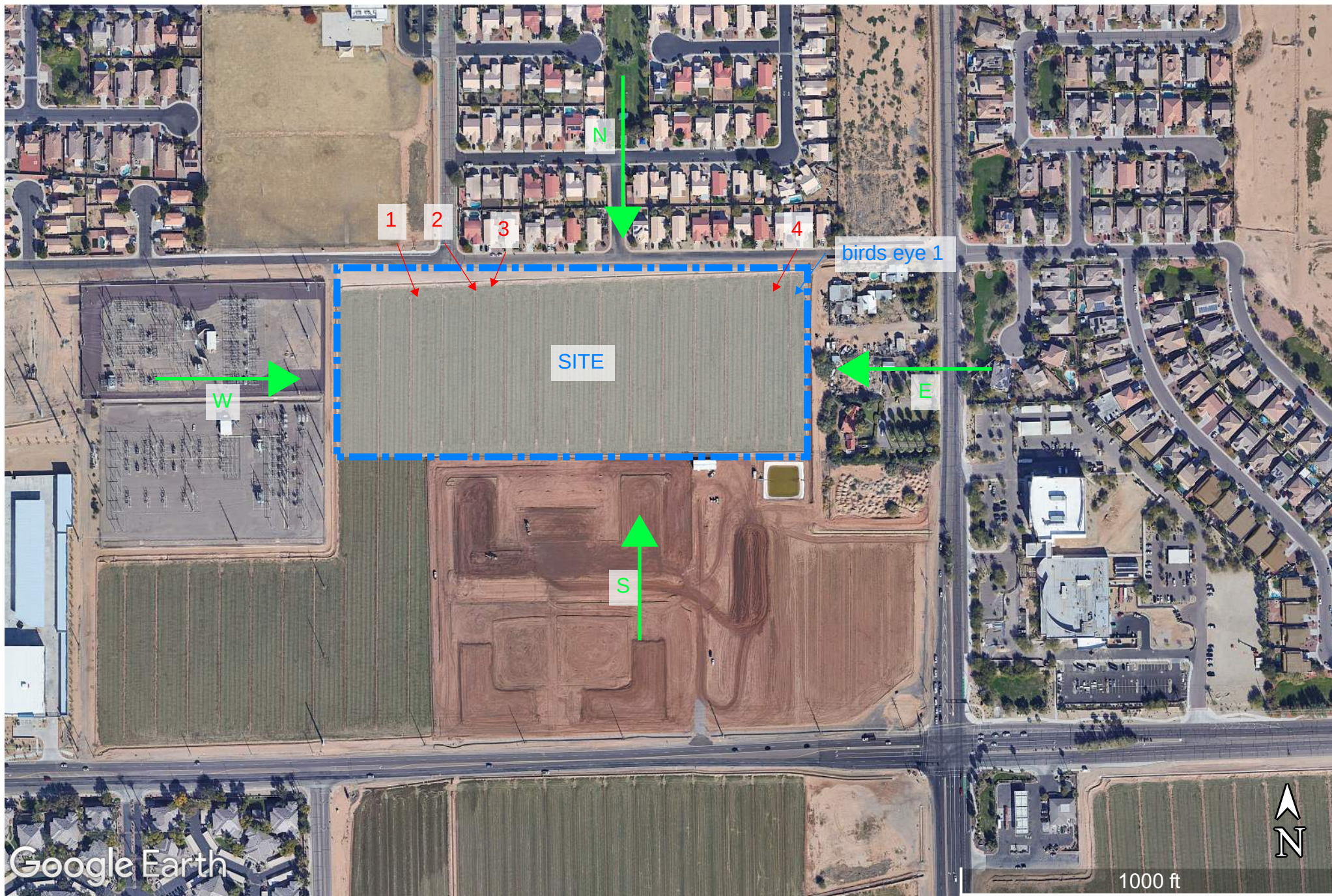
KYLE JOHNSON DATE 08/01/2023
AZ LICENSE NO. 77863 EXPIRATION 3/31/2026
KYLEJOHNSON@WESTWOODPS.COM

Westwood
Phone (520) 335-9495 18500 McDowell Ave. S, Suite 100
Fax (520) 335-2000 Santa Fe, NM 87577
Toll Free (800) 270-9495 westwoodps.com
Westwood Professional Services, Inc.

**SUN DEPOT
STORAGE PROJECT**
Maricopa County, Arizona

**Sketch and
Description**

DATE: 08/01/2023





RENDER: SOUTH ELEVATION VIEW



RENDER: NORTH ELEVATION VIEW



RENDER: EAST ELEVATION VIEW



RENDER: WEST ELEVATION VIEW



VIEW 1



VIEW 2



VIEW 3



VIEW 4



BIRDS EYE 1



BIRDS EYE 2

From: [Layla Villasenor](#)
To: [Catherine Lorbeer](#)
Subject: FW: Sun Depot Opposition
Date: Friday, February 23, 2024 9:12:23 AM
Attachments: [REDACTED]

This Message Is From an External Sender
This message came from outside your organization.

Hello! I am sending this to you as well as I received an Out of Office message when emailing Michelle.

Thank you for your attention to this matter.

Have a nice weekend.

From: Layla Villasenor <layla@laylavrealestate.com>
Date: Friday, February 23, 2024 at 7:48 AM
To: "msimerdla@avondaleaz.gov" <msimerdla@avondaleaz.gov>
Subject: Sun Depot Opposition

Good morning.

My name is Layla Villasenor and I own [REDACTED], Avondale, AZ. I along with many neighbors have discussed the proposed Sun Depot rezoning and battery storage use for the site located near our community of Palm Gardens. We overwhelmingly oppose the proposed project and use for many reasons, but primarily for the safety of our families, homes and the patients of Phoenix Children's Hospital.

Please find attached 97 letters of Opposition to the proposed project by Sun Depot. I have also attached the community map which identifies each household that has signed the opposition petition.

I ask that these letters of opposition be submitted into the record and presented to the members of the Avondale City Council in advance for Monday evening's meeting and discussion on this topic.

Please let me know if you have any questions and/or need additional information.

We thank you for your time and attention to this matter. We greatly appreciate the hard work of the city staff of Avondale.

Please confirm receipt.

Best,



Layla Villaseñor
Realtor®

602.413.4886
layla@laylavrealestate.com
www.laylavrealestate.com

Representing Buyers & Sellers in Greater Phoenix & Northern Arizona

RE/MAX
Your Success is Our Priority

CIREA
Arizona Real Estate Association

CBDA
Central Business District Association

MEMBER
National Association of Realtors

Sun Depot Community Opposition



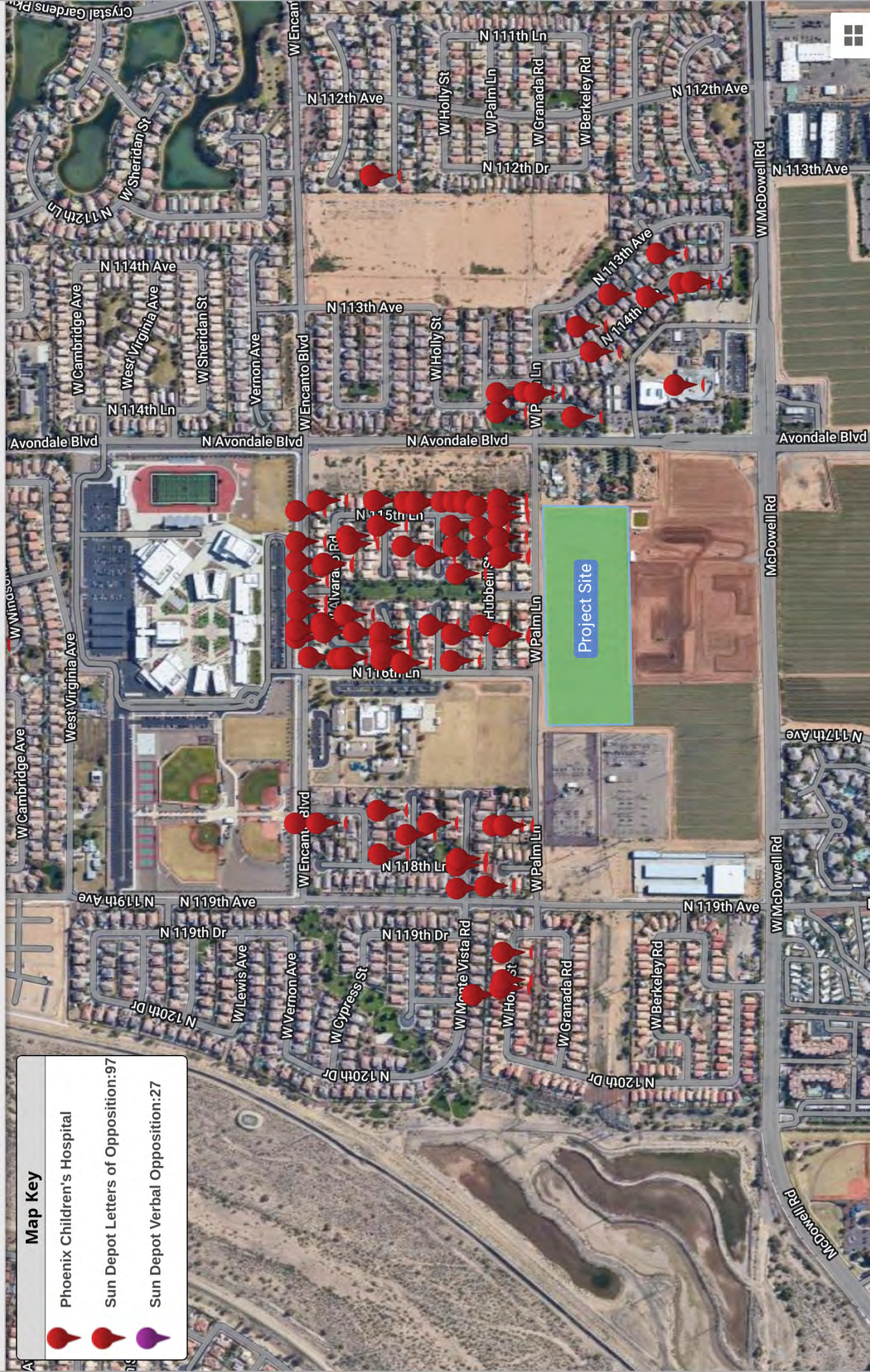
Phoenix Children's Hospital



Sun Depot Letters of Opposition:97



Sun Depot Verbal Opposition:27



✓

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Miranda Salcido

Printed Name Miranda Salcido

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Maria Aguilar

Printed Name Maria Aguilar

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

✓

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Kalcala

Printed Name

Kerry Alcala

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

✓

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Michael

Printed Name MICHAEL ALCANTARA

Street Address [REDACTED]

City AVONDALE Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

✓

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Elvis Argueta Arqueta

Printed Name

Elvis

Street Address

[REDACTED]

City

Avondale AZ

Zip Code

85392

Phone number

[REDACTED]

Email

STATEMENT OF OPPOSITION

AS

STATEMENT OF OPPOSITION:

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Racquel Armendariz

Printed Name

Racquel Armendariz

Racquel

Street Address

[REDACTED]

City

Avondale

AZ

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

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- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Brandon Bagueru

Printed Name Brandon Bagueru

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____



STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Printed Name

Street Address

City

Zip Code

Phone number

Email

Feliza Casillas
Feliza Casillas
[Redacted]
Avondale 85392
[Redacted]
[Redacted]

STATEMENT OF OPPOSITION

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- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Christian Cervantes

Printed Name Christian Cervantes

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

✓

STATEMENT OF OPPOSITION

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- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 

Printed Name Jacob Cook

Street Address 

City Avondale Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

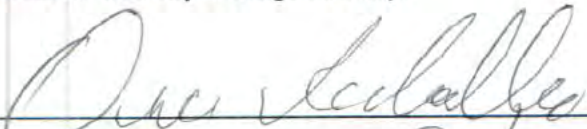
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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 

Printed Name Oscar Cabrera

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number

Email

STATEMENT OF OPPOSITION



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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Printed Name

Jose Cabral

Street Address

City

Avondale

Zip Code

85392

Phone number

Email

STATEMENT OF OPPOSITION

AS

✓

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane), Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Kimber Lee Converse

Printed Name Kimber Lee Converse

Street Address [REDACTED]

City Avondale Az Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Refugio Diaz

Printed Name

REFUGIO DIAZ

REFUGIO NAVA DIAZ

Street Address

[REDACTED]

City

AVONDALE

AZ

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

STATEMENT OF OPPOSITION

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- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Mark Degrass

Printed Name Mark Degrass Degrass

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION

✓

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- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Kia Dillon

Printed Name

Kia Dillon

Street Address

[REDACTED]

City

Avondale

Zip Code

85037

Phone number

[REDACTED]

Email

[REDACTED]



STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Printed Name

Maria Esparza

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

AS

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an **open air outdoor battery storage facility**.

Signature Sergio Esquer

Printed Name Sergio Esquer Esquer

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION



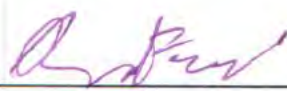
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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 

Printed Name Rudy Felix

Street Address 

City Avondale Zip Code 85392

Phone number _____

Email _____

AS

STATEMENT OF OPPOSITION

✓

STATEMENT OF OPPOSITION:

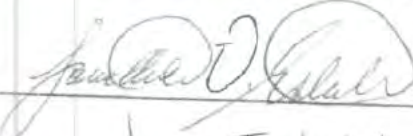
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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature



Printed Name

Jon Estable

Street Address



City

Avondale AZ

Zip Code

85392

Phone number

—

Email

—

STATEMENT OF OPPOSITION

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Signature Diego Franco

Printed Name Diego Franco

Street Address [REDACTED]

City Avondale Zip Code 85937

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature J. Garcia

Printed Name Jesus Garcia

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 

Printed Name Cristian Cruz

Street Address 

City Avondale Zip Code 85392

Phone number _____

Email _____

✓

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Tomas Guerrero
Printed Name TOMAS GUERRERO Guerrero
Street Address [REDACTED]
City AVONDALE Zip Code 85392
Phone number _____
Email _____

✓ AS

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

[Handwritten Signature]

Printed Name

Jocel Hernandez Hernandez

Street Address

[Redacted Address]

City

Avondale

Zip Code

85399

Phone number

Email

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature _____

Printed Name GHADA KASSEM

Street Address _____

City Avondale AZ Zip Code 85392

Phone number _____

Email _____

✓

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Hannah Lamoreux

Printed Name Hannah Lamoreux

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature David Lopez

Printed Name David Lopez

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature *Tara Lucero*
Printed Name Tara Lucero Lucero
Street Address [REDACTED] Avondale Az. 85342
City _____ Zip Code _____
Phone number [REDACTED]
Email [REDACTED]

✓

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Jack Macneil

Printed Name Jack Macneil

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

✓

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Bryan Monreal

Printed Name Bryan Monreal

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

VAL ✓

STATEMENT OF OPPOSITION:

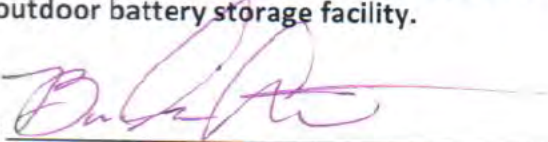
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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature



Printed Name

Brenda Chihuahua

Street Address



Avondale AZ 85392

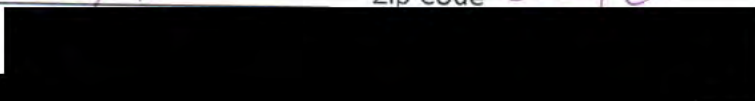
City

Avondale, AZ

Zip Code

85392

Phone number



Email



STATEMENT OF OPPOSITION

VAL ✓

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Signature

Printed Name

Street Address

City

Zip Code

Phone number

Email

STATEMENT OF OPPOSITION

VAL ✓

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Signature _____

Printed Name _____

Street Address _____

City _____

Zip Code _____

Phone number _____

Email _____

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- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Nathanial D. Billie

Printed Name Nathanial Billie

Street Address [REDACTED]

City Avondale Zip Code AZ 85392

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

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- Contributing the downgrade of the property values
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- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Eleanor J Mitchell

Printed Name

Eleanor J Mitchell

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

[REDACTED]

Email

STATEMENT OF OPPOSITION

✓

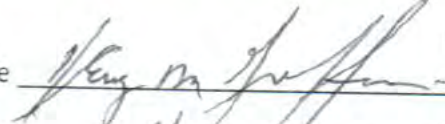
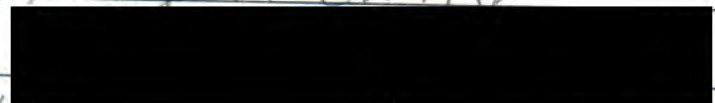
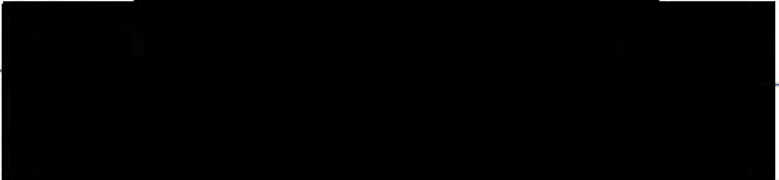
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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 
Printed Name Henry M. Griffin
Street Address 
City Avondale Zip Code 85392
Phone number 
Email 

STATEMENT OF OPPOSITION



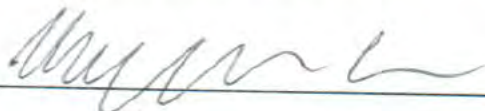
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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 
Printed Name Margaret Carr
Street Address 
City Avondale Zip Code 85342
Phone number _____
Email _____

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

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Signature

Printed Name

Street Address

City

Zip Code

Phone number

Email

STATEMENT OF OPPOSITION



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Signature _____

Printed Name ALVARO P. ESTRADA

Street Address _____

City AVONDALE Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Martha Paez

Printed Name Martha Paez

Street Address [REDACTED]

City Avondale AZ Zip Code 85392

Phone numb [REDACTED]

Email

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

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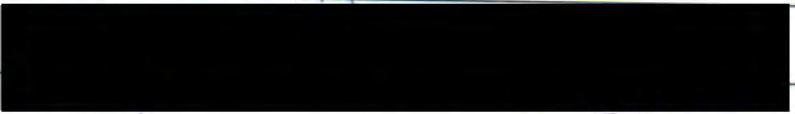
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Signature 

Printed Name Jim Gorman

Street Address 

City Avondale Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

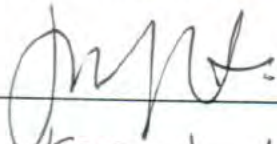
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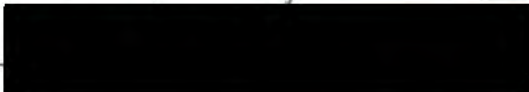
Signature



Printed Name

Kevin J. Lugo

Street Address



City

Avondale

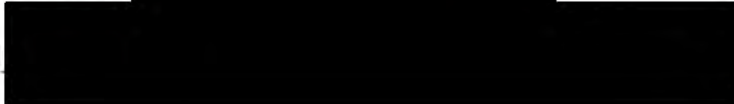
Zip Code

8392

Phone number



Email



STATEMENT OF OPPOSITION



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Signature Jesús A. MAREZ

Printed Name Jesus A. Marez Chavez

Street Address [REDACTED]

City Avondale

Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

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Signature

Yalitze Marez

Printed Name

Yalitze Marez

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

✓

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Luzeta K. Kalec

Printed Name

Luzeta K. Kalec

Street Address

[REDACTED]

City

Avondale

AZ

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Gene Love

Printed Name

Gene Love

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

[REDACTED]

Email

✓

STATEMENT OF OPPOSITION

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Signature _____

Printed Name _____

Street Address _____

City _____

Zip Code _____

Phone number _____

Email _____

STATEMENT OF OPPOSITION



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Signature

Miguel Juarez H

Printed Name

MIGUEL JUAREZ H

Street Address

[REDACTED]

City

Avondale Az

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

STATEMENT OF OPPOSITION



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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Jennifer Marquez
Printed Name Jennifer Marquez
Street Address [REDACTED]
City Avondale Zip Code 85392
Phone number [REDACTED]
Email [REDACTED]



STATEMENT OF OPPOSITION

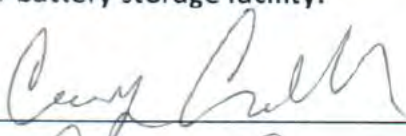
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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 
Printed Name Corey Caswell
Street Address 
City Avondale Zip Code 85392
Phone number 
Email 

STATEMENT OF OPPOSITION

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Signature _____

Printed Name _____

Street Address _____

City _____

Zip Code _____

Phone number _____

Email _____

✓

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Joel Bastida

Printed Name [REDACTED]

Street Address [REDACTED]

City AVONDALE Zip Code 85392

Phone number _____

Email _____

✓

STATEMENT OF OPPOSITION

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Signature

Luis A Paz

Printed Name

Luis A Paz

Street Address

[REDACTED]

City

Avondale

Zip Code

85302

Phone number

[REDACTED]

Email

[REDACTED]

STATEMENT OF OPPOSITION

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Signature _____

Printed Name _____

Street Address _____

City _____

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Signature Debra J. Gipper

Printed Name Deborah Gipper

Street Address [REDACTED]

City Avondale Zip Code 85342

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature _____

Printed Name _____

Street Address _____

City _____

Zip Code _____

Phone number _____

Email _____

STATEMENT OF OPPOSITION



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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Kevin S. Kalec

Printed Name

KEVIN S. KALEC

Street Address

[REDACTED]

City

~~Phoenix~~ AVONDALE

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

✓

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Mathilda Townsend

Printed Name Mathilda Townsend

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION

✓

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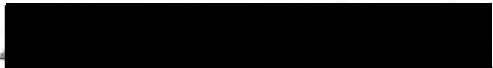
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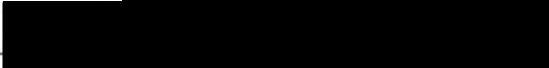
Signature 

Printed Name Mike Kotis

Street Address 

City Avondale Zip Code 85392

Phone number 

Email 

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Linda Ressler
Printed Name LINDA RESSLER
Street Address [REDACTED]
City AVONDALE Zip Code 85392
Phone number [REDACTED]
Email [REDACTED]

STATEMENT OF OPPOSITION

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Signature

Gene Vance

Printed Name

GENE VANCE

Street Address

[REDACTED]

City

AVONDALE

Zip Code

85397

Phone number

[REDACTED]

Email

[REDACTED]

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Printed Name

Brenda Alexander

Street Address

City

Avondale

Zip Code

85392

Phone number

Email

✓ AS

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Paula Christine Goodling
Printed Name Paula Christine Goodling
Street Address [REDACTED]
City Avondale Zip Code 85392
Phone number [REDACTED]
Email [REDACTED]

STATEMENT OF OPPOSITION

✓ AS

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Signature

Printed Name

Street Address

City

Zip Code

Phone number

Email

STATEMENT OF OPPOSITION

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Signature _____

Printed Name _____

Street Address _____

City _____

Zip Code _____

Phone number _____

Email _____

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AS

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Printed Name

Stefanie Ortega

Street Address

City

Avondale

Zip Code

85392

Phone number

Email

STATEMENT OF OPPOSITION

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Signature Anthony Manzur

Printed Name Anthony Manzur

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number

Email

STATEMENT OF OPPOSITION

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Caitlin Nash

Printed Name Caitlin Nash

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

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Signature Andre Nguyen

Printed Name Andre Nguyen

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Maria Prado
Printed Name Maria Prado MARIA PRADO
Street Address [REDACTED]
City AVONDALE AZ Zip Code 85392
Phone number _____
Email _____

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature *Susana Perez*
Printed Name Susana Perez
Street Address [REDACTED]
City Avondale Zip Code 85392
Phone number [REDACTED]
Email N/A

STATEMENT OF OPPOSITION

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Signature

Kayla Pfeiler

Printed Name

Kayla Pfeiler

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

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Signature X. Susana Pérez

Printed Name X. Susana Pérez

Street Address [REDACTED]

City Avondale AZ Zip Code 85392

Phone number [REDACTED]

Email

✓

STATEMENT OF OPPOSITION

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Signature

Printed Name

Street Address

City

Zip Code

Phone number

Email

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Signature Jose Martin Rosales

Printed Name Jose Martin Rosales

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION

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Signature Cindy Valerio

Printed Name Cindy Valerio

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION



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Signature Wilma J Brown

Printed Name Wilma Brown

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

✓

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Trisha L Miller

Printed Name Trisha L. Miller

Street Address [REDACTED]

City Avondale Zip Code Az 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Emma J. Miller

Printed Name Emma Miller

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone num [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION

✓

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Dora Argueta

Printed Name DORA ARGUETA

Street Address [REDACTED]

City AVONDALE Zip Code 85392

Phone number _____

Email _____

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Guillermo Flores
Printed Name Guillermo Flores
Street Address [REDACTED]
City Avondale Az. Zip Code 85392
Phone number [REDACTED]
Email [REDACTED]

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Oscar Flores

Printed Name Oscar Flores

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Printed Name

Maria Flores

Street Address

[REDACTED]

City

Avondale Az

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Jim Jewell

Printed Name James Jewell

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona, and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an open air battery storage facility for the corner of land located at the Southwest corner of 118th Avenue and Avondale Blvd., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the local high school, elementary school, hospital, and single-family community. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital, and Single family community
- Contributing the downgrade of the property values
- Involves a significant public safety health concern to the local community

By signing below, I oppose the Rezoning application (PL 23-0053 & PL 23-0177) to allow an open air outdoor battery storage facility.

Signature

Julia Jewell

Printed Name

Julia Jewell

Street Address

[REDACTED]

City

Avondale

Zip Code

AZ

85392

Phone Number

[REDACTED]

Email

[REDACTED]

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Mayra Siqueiros

Printed Name

Mayra Siqueiros

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

[REDACTED]

Email

[REDACTED]

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

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- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Printed Name

Street Address

City

Zip Code

Phone number

Email

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 
Printed Name Beverly Shumway
Street Address [REDACTED]
City Avondale Zip Code 85392
Phone number _____
Email _____

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Lisa Ramirez

Printed Name Lisa Ramirez

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email [REDACTED]

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane), Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

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- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
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- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Beatrice Contreras

Printed Name

Beatrice Contreras

Street Address

[REDACTED]

City

Avondale

Zip Code

85392

Phone number

[REDACTED]

Em

[REDACTED]

✓

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

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- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Richard E. Castro
Printed Name Richard E. Castro
Street Address [REDACTED]
City Avondale Zip Code 85392
Phone number [REDACTED]
Email [REDACTED]

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

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- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature X John A. Hernandez
Printed Name X John A Hernandez
Street Address X [REDACTED]
City X - AVONDALE Zip Code X 85392
Phone number [REDACTED]
Email _____

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Carlos Fortino

Printed Name Carlos Fortino

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone num [REDACTED]

Email

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Stella Portillo

Printed Name

Stella Portillo

Street Address

[REDACTED]

City

Avondale, AZ

Zip Code

85392

Phone number

Email

STATEMENT OF OPPOSITION



STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Larry Martino
Printed Name LARRY MARTINO
Street Address [REDACTED]
City AVONDALE AZ Zip Code 85392
Phone number _____
Email [REDACTED]

AS

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane), Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Andrea Valverde

Printed Name Andrea Valverde

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number [REDACTED]

Email

AS

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Am Amarena Jr.

Printed Name

William Amarena Jr.

Street Address

[REDACTED]

City

Zip Code

Phone number

Email

AS

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane), Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Imari Santos

Printed Name

Imari Santos

Street Address

Avondale AK 85352

City

Avondale

Zip Code

85352

Phone number

Email

AS

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

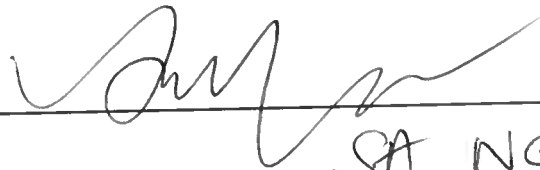
By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane), Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

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- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature



Printed Name

SA NGUYEN

Street Address



City

AVONDALE

Zip Code

85392

Phone number

Email

AS

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

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- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature Jessie Camarena
Printed Name Jessie Camarena
Street Address [REDACTED]
City _____ Zip Code 85392
Phone number _____
Email _____

ts

STATEMENT OF OPPOSITION

STATEMENT OF OPPOSITION:

By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

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- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
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- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature

Printed Name

Street Address

City

Zip Code

Phone number

Email

AS

STATEMENT OF OPPOSITION

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By signing my name below, I acknowledge that I am a resident or business owner of Avondale, Arizona; and I oppose the application (PL-23-0053) and (PL-23-0177) for the proposed project to rezone approximately 15.7 acres of land for an **open air battery storage facility** for the parcel of land located at the Southwest corner of 119th avenue and Avondale Blvd (Southwest corner of Avondale Blvd and Palm Lane)., Avondale, Arizona. This request will be materially detrimental and have an adverse effect on the public health and welfare of the **local high school, elementary school, hospital, and single-family community**. In addition, the placement of such a facility is out of character with the surrounding residential community.

THE REZONING WILL:

- Impact quality of life for surrounding communities
- Hazards to the nearby Elementary, Highschool, Hospital and Single-family community
- Contributing the downgrade of the property values
- Impose a significant public safety health concern to the local community.
- Impact of traffic on Palm Lane

By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 

Printed Name Carol Tamayo

Street Address 

City Avondale Zip Code 85392

Phone number 

Email  @Yahoo.com

STATEMENT OF OPPOSITION

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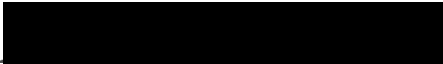
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Signature 

Printed Name Luis Perez

Street Address 

City Avondale Zip Code 85392

Phone number

Email

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Signature Cameron Glosser

Printed Name Cameron Glosser

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

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Signature

Helen Sanchez

Printed Name

Helen Sanchez

Street Address

[REDACTED]

City

Avondale

Zip Code

85342

Phone number

Email

STATEMENT OF OPPOSITION

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Signature Miranda Garcia

Printed Name Miranda Garcia

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature 

Printed Name Ivan Robles

Street Address 

City Avondale Zip Code 85342

Phone number _____

Email _____

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Signature Nick Baw

Printed Name Nick Baw

Street Address [REDACTED]

City Avondale Zip Code ~~85342~~ 85342

Phone number _____

Email _____

STATEMENT OF OPPOSITION

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Signature Jose Calderon

Printed Name Jose Calderon

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

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Signature Jessica Perez

Printed Name Jessica Perez

Street Address [REDACTED]

City Avondale Zip Code 85342

Phone number [REDACTED]

Email [REDACTED]

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By signing below, I oppose the Rezoning application (PL-23-0053 & PL-23-0177) to allow an open air outdoor battery storage facility.

Signature *Ana Silvia*

Printed Name Ana Silvia

Street Address [REDACTED]

City Avondale Zip Code 85392

Phone number _____

Email _____

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Signature

Isabella Wilkey

Printed Name

Isabella Wilkey

Street Address

[REDACTED]

City

Avondale

Zip Code

85302

Phone number

Email