

Arlington School District No. 47

Board of Trustees

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November 9, 2010

Rachel Applegate, Planner
Comprehensive Planning Division
Maricopa County Planning and Development Phoenix, AZ 85008

RE: Sun Streams Solar Energy Farm Entitlement Applications - CPA2010012 and
Z2010063

Dear Ms. Applegate:

On June 8, 2010, I met with Element Power US representatives to discuss the development of a photovoltaic solar energy generating facility known as Sun Streams Solar Energy Farm on property adjoining the Arlington Elementary School. Prior to and since the noted meeting in June, Element has continually kept me informed of the status of both Sun Streams and the referenced entitlement applications filed with Maricopa County.

After meeting with the Element representatives and reviewing their application materials, I am in full support of both Sun Streams and the approval of the referenced entitlement applications.

Sincerely,


Chad Turner
Superintendent



Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Case:	Z2010063 – Sun Streams Solar Electric Generating Station
Meeting Date:	May 12, 2011
Agenda Item:	6
Supervisor District:	4
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Owner:	Nuclear Vision LLC, et. al.
Applicant:	Element Power US
Request:	Special Use Permit (SUP) for a photo-voltaic solar generating facility in the Rural-190 zoning district
Site Location:	North of Elliot Rd. and west of 355 th Ave. (in the Wintersburg/Arlington area)
Site Size:	Approx. 1,070 acres
Density:	N/A
County Island Status:	N/A
County Plan:	In Concert – Industrial
Municipal Plan:	N/A
Municipal Comments:	N/A
Support/Opposition:	None known
Recommendation:	Continue to June 9, 2011

Project Summary:

1. Element Power US requests a Special Use Permit (SUP) to allow a 75 megawatt photovoltaic solar electric generating station on approximately 1,070 acres in the Wintersburg/Arlington area of western Maricopa County. The site is roughly bounded by 355th Ave. on the east, Elliot Rd. on the south, the Dobbins Rd. alignment on the north and the 371st Ave. alignment on the west. The property is adjacent to the Palo Verde Nuclear Generating Station (PVNGS) and is in close proximity to a number of combined-cycle electrical generating facilities including Redhawk and Mesquite. The Hassayampa Switchyard is also located in the immediate vicinity as are several other proposed PV facilities including Mesquite Solar and Arlington Valley Solar.
2. The site will take access from Elliot Rd. via a paved driveway located approximately 1 mile west of the southeast corner of the property. This driveway will lead to a site facilities/maintenance yard, which will contain a utility building and associated parking, retention facilities, and a temporary construction/lay-down area. Also located within this general area will be a new 89KV switchyard, which will take access from the Facilities Yard. The Facilities Yard, and the switchyard, will each be isolated from the balance of the site by a chain link fence, although there will be a secondary gate leading from the maintenance yard to the solar field. Located along Elliot Rd. in this vicinity is an existing APS substation that is adjacent to, but not part of the SUP area.
3. Additional points of access to the larger site will occur along the northern boundary of the SUP approximately $\frac{3}{4}$ mile west of 355th Ave. and along 355th Ave. approximately 0.6 mile north of Elliot Rd. There will also be one additional access located along Elliot Rd. near the existing power lines, which will serve either of the two potential 500KV switchyard locations.
4. Rather than the site being fenced at its perimeter as is normally the case, the applicant proposes holding the fence line back some distance from the adjacent streets, neighboring properties, and a major wash; thereby creating a number of isolated, but interconnected solar fields. The intervening space will either be left as undisturbed desert or will be hydro-mulched with the general exceptions being a drainage channel located adjacent to the northern boundary of Phase 2. The aforementioned fence will consist of 7' of chain-link topped with 1' of barbed wire. There will be a single 32 sq. ft. sign affixed to the chain-link fence located near the main project entrance.
5. Site lighting with the Facilities Yard will be minimal consisting of a single light fixture mounted on a 22' high pole, together with building access lighting as required by the building code. Additional site lighting will occur generally within the center of each array block, which will also consist of a single fixture mounted to a 22' high pole. All outdoor lighting will meet MCZO requirements for outdoor lighting.
6. Generally, the site will be configured with a number of $\frac{1}{2}$ to 1 megawatt, flat panel, single-axis tracking solar array blocks arranged in a N/S axis, together with their associated inverters. These improvements will be constructed generally in three phases as depicted on Sheets 00C-01 through 00C-04 of the associated site plan (see attached). Essentially, Phase 1 will consist of 23 solar array blocks, inverters, fencing, and associated grading/retention; however, also occurring during Phase 1 will be the grading and

retention improvements for the Phase 2 and 3 areas. Once the grading in these areas is completed, vertical development will take place with the addition of 22 solar array blocks and associated fencing in Phase 2 and 28 solar array blocks and associated fencing with Phase 3. Also occurring during Phase 1 will be the construction of the Facilities Yard, the 89KV switchyard, and the construction/lay-down area. A single 500KV substation will be constructed during Phase 2 in one of the two locations shown on the site plan, with the alternative location remaining natural desert.

7. As noted previously, the site is generally natural desert; however, there are some existing dirt roads and a set of overhead power lines that bisect the site. The site is generally flat with a slight slope to the south; however, there are some hillside areas located along the western end of the property together with a FEMA-Delineated Floodplain that bisects the eastern end of the site. The property also encroaches into another floodplain area located in the northwest corner of the site. There will be no development occurring within either of these floodplain areas with the exception of the electrical connection between the one isolated solar array block located between the wash and 355th Ave. and the larger electrical collection system. Also located near the western boundary of the project is a registered archaeological site, which will remain undisturbed.
8. Upon completion, there will be up to three full-time employees on site with hours of operation being between 8:00 AM and 5:00 PM, although the facility will produce electricity during all daylight hours, provided there is adequate sunlight. The applicant has not specified a length of term of the SUP; however, staff is comfortable with 40 years as is the case with other similar projects.

Public Participation Summary:

9. The applicant engaged in an extensive public participation effort regarding this project which started with their 2010 CPA process. In addition to the minimum requirements for site posting and notification, the applicant held numerous meetings with stakeholders. As a result of this outreach, the applicant received two (2) items of support (see attached), which are included in the Public Participation Results Report located under Tab 13 of the narrative report binder. Staff also received two (2) items of opposition (see attached) from an individual who owns three (3) properties in the neighboring Phoenix Valley West 1 subdivision to the east of the site and claims to be taking possession of fourth property located adjacent to the northern boundary of the SUP in February 2012. This property owner expresses concerns over the loss of use, value and marketability of the land, diminished rural atmosphere, obstructed views, and heat/glare island issues for all of the properties discussed in the opposition correspondence in addition to restricted access to the fourth parcel. This individual also expresses opposition to the site being re-designated as Industrial; however, that issue is no longer relevant since the BOS approved the change in land use designation under CPA2010112 back in December of 2010.

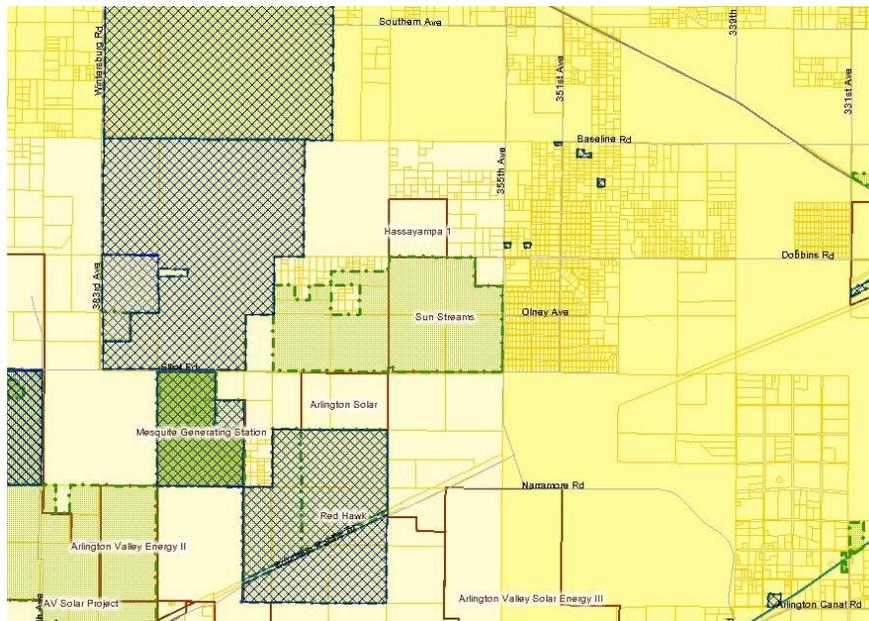
Background:

10. **January 8, 2010:** The applicant attended a Pre-application meeting to discuss the CPA and SUP processes.

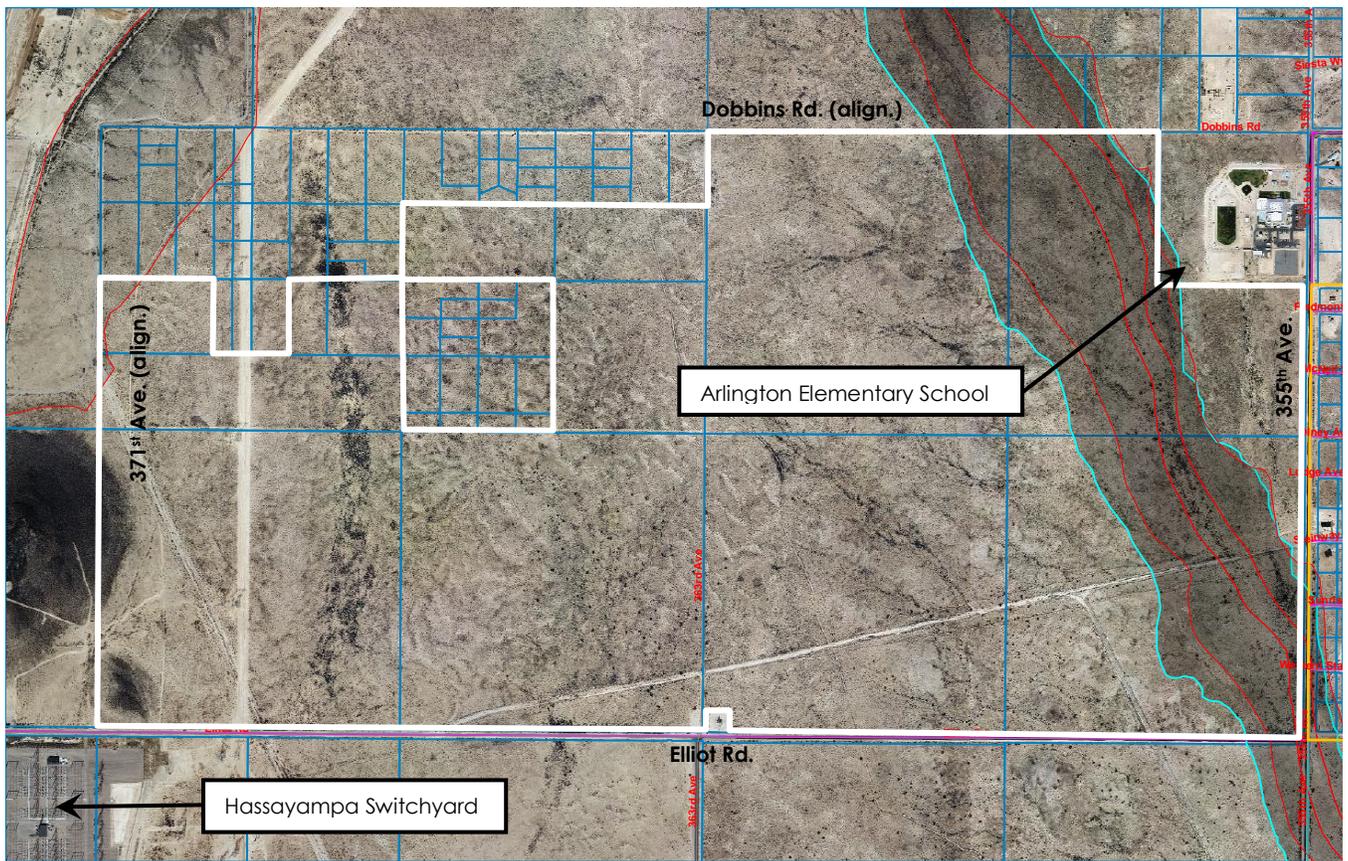
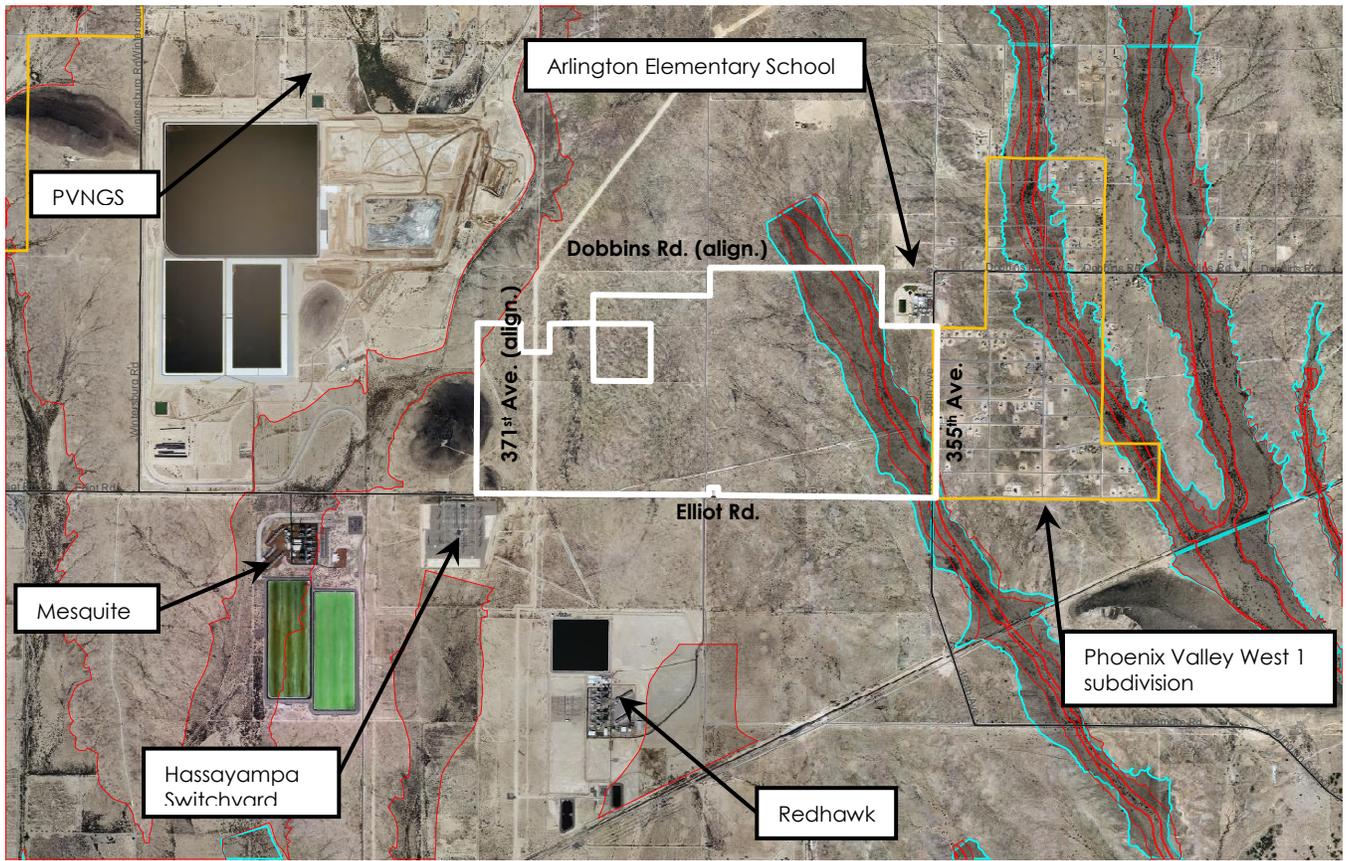
11. **December 15, 2010:** The Board of Supervisors (BOS) approved a Major Comprehensive Plan Amendment (CPA) to change the land use designation of the eastern half of the property from Business Park and Rural to Industrial under case CPA201012. Said approval was subject to stipulations 'a' through 'l' as outlined in the attached approval letter.
12. **July 8, 2010:** Element Power US filed an application for a Special Use Permit (SUP) to allow a photo-voltaic electric generating station under Z2010063, the subject case.

Existing On-Site and Adjacent Zoning and Land Use:

13. On-site: Rural-190 / natural desert
 North: Rural-190 / elementary school (Arlington Elementary School), then proposed arterial street (Dobbins Rd. Alignment) then natural desert (proposed solar generating facility), and single-family residential on acre+ lot splits
 South: Rural-190 / arterial street (Elliot Rd.) then natural desert (proposed photo-voltaic electrical generation (Arlington Valley Solar Energy), then electrical generation (Redhawk combined-cycle facility) and proposed photo-voltaic electrical generation (Arlington Valley Solar Energy III)
 East: Rural-190 and Rural-43 / elementary school (Arlington Elementary School), then arterial street (355th Ave.), then single-family residential on acre+ lots (Phoenix Valley West 1 subdivision)
 West: Rural-190 and SUP / natural desert and electrical generation (PVNGS)



[Aerial photos on following page.]



Adopted Plans:

- 14. **Municipal General Plan:** N/A
- 15. **Maricopa County Comprehensive Plan:** Maricopa County's Comprehensive Plan refers to the Old US Highway 80 Area Plan.
- 16. **Old US Highway 80 Area Plan:** Prior to the approval of CPA201012, the Old US Highway 80 Area Plan designated the western half of the site as Industrial, with the eastern half being split between Business Park and Rural. The approval of CPA201012, however, changed the designation of the eastern half of the site from Business Park and Rural to Industrial, which is its current designation. The proposed solar electric generating facility is consistent with the Industrial land use designation and the stipulations of approval for CPA201012, with the exception of Stipulation 'f' regarding the provision of a warning siren due to the project's proximity to PVNGS.

Utilities and Services:

- 17. Water: On-site well
Wastewater: On-site Septic System
School District: Arlington #47 Elementary School District/Buckeye Union High School District
Fire: Tonopah Valley Fire District

Outstanding Concerns from Reviewing Agencies:

- 18. None

Staff Analysis:

- 19. The subject request is for a Special Use Permit (SUP) for a 75 megawatt (MW) photovoltaic (PV) solar energy generating facility in the Rural-190 zoning district. The request has been through extensive technical review and has received sign off from reviewing County agencies. The project has been through an extensive public participation process and has received both support and opposition (see attached). The BOS approved the CPA related to the project in anticipation of this solar facility. Staff is supportive of the request and recommends a 40 year time frame for the SUP which is consistent with other recently approved SUPs for solar facilities. In addition, staff would recommend annual status reports to support Drainage Plan Review's desire to monitor retention areas.
- 20. As illustrated on the site plan and the graphics presented earlier in this report, there are a number of independent parcels located near the northwest quadrant of the project that are effectively surrounded by the SUP. Staff initially expressed concerns over this arrangement; however, the applicant is holding the perimeter fence a considerable distance from the actual property line thereby creating a substantial buffer between the physical development of the site and these neighboring properties. The exception to this is the area between the southern line of these exception parcels and the proposed drainage channel, which would seem add to the incompatibility of the proposed facility

to these parcels. A similar condition also exists near the northern boundary of the SUP just a little further to the north where site development will extend nearly to the SUP boundary.

21. While these issues would suggest a level of incompatibility between these neighboring parcels and the proposed facility, staff emphasizes that the underlying land use is and has been designated Industrial since the adoption of the Old US Highway 80 Area Plan. Further, given the proximity of this land to the PVNGS, together with the proliferation of electrical generating facilities in the general area, perhaps a more suitable land use for these adjacent properties would be of an industrial nature as opposed to large-lot residential. Also, staff notes that with one exception, staff is not aware of any property owners in this area that have expressed opposition to the facility as proposed.
22. Consistent with recent approvals involving similar facilities, staff recommends two stipulations in response to general concerns regarding the viability of solar projects. Once stipulation aims to revert the zoning and land use designations if the project doesn't proceed to construction within three (3) years, while the second stipulation is aimed at restoring the site if the project construction commences, but is later abandoned.
23. Staff routed the subject SUP to the Maricopa County Department of Emergency Management (MCDEM) early in the project; however, during the writing of this report, staff became aware that no comments had been received from MCDEM regarding this SUP. Having made this observation, MCDEM did offer comment as part of the related CPA, which is what led to the inclusion of Stipulation 'f' of that case requiring the applicant to coordinate with Palo Verde Emergency Planning regarding the location of a warning siren as part of the SUP. Having noted this, staff learned that the applicant and Palo Verde Emergency Planning have not coordinated the required siren. Therefore, the proposed SUP is technically not in conformance with the approved CPA. For this reason, staff recommends this case be continued to a date-certain, unless the applicant and Palo Verde Emergency Planning come to an agreement before hand in which case staff would recommend approval subject to the stipulations outlined below.

Recommendation:

24. Staff recommends the Commission **continue** to **June 9, 2011** for the following reason:
 - Stipulation "f" of CPA2010012 has not been met.
25. However, should the issue regarding the warning siren be resolved prior to the Commission hearing, staff would recommend the Commission motion for approval subject to stipulations "a" through "t", provided the following stipulations are met:
 - a. Development of the site shall be in substantial compliance with the Site Plan entitled "Element Power Sun Streams Phases 1, 2 & 3", consisting of 33 full-size sheets, stamped received March 28, 2011 except as modified by the following stipulations.

b. Development of the site shall be in general conformance with the Narrative Report entitled "Maricopa County Special Use Permit, Case Z2010063 Sun Streams Solar Energy Farm Project Narrative Report", consisting of 23 pages revised March 25, 2011 and stamped received March 28, 2011 except as modified by the following stipulations.

c. The following MCDOT stipulations shall apply:

1. The applicant shall provide a total half-width of right-of-way as for the following roadways:

Elliot Road – 100 feet

Dobbins Road and 355th Avenue – 55 feet

All such dedications shall be in fee and free of all liens and encumbrances. Prior to acceptance of such dedication, the applicant shall provide the County an owner's title insurance policy issued to the County, the MCDOT environmental checklist and any and all other requirements as set forth in the "MCDOT Right-OF-WAY Dedications Reference Guide". Until Maricopa County has accepted said dedication, all responsibilities, including but not limited to maintenance and repair for the property to be dedicated, shall be that of the applicant. Right-of-way dedication shall occur within six (6) months of approval of this request by the Board of Supervisor's and prior to zoning clearance.

2. All driveways in County right-of-way must be paved.

3. Prior to zoning clearance, the applicant/property owner shall obtain the necessary encroachment permits from the Maricopa County Department of Transportation (MCDOT) for landscaping or other improvements in the right-of-way.

d. The following Drainage Review stipulations shall apply:

1. All drainage structures shall be constructed as part of Phase 1 of the project. This includes retention basins, channels and berms.

2. All development and engineering design shall be in conformance with the Drainage Regulations for Maricopa County, and current engineering policies, standards and best practices at the time of application for construction.

3. Drainage review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with the Drainage Regulations for Maricopa County, and design policies and standards.

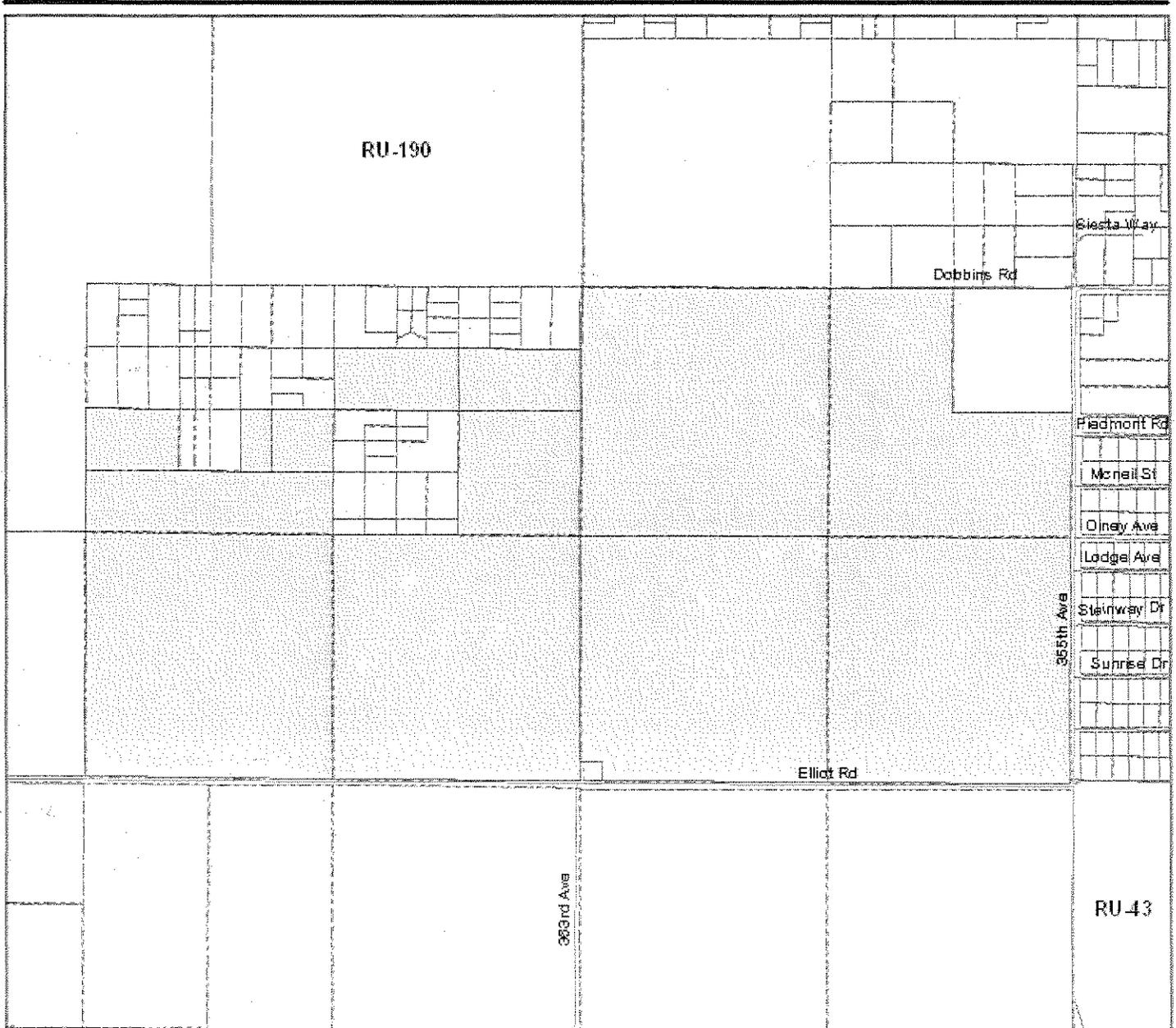
- e. Prior to any development and approval of a building permit within the one-percent chance floodplain, a Floodplain Use Permit shall be obtained from the Floodplain Management & Services Division of the Flood Control District of Maricopa County.
- f. All trees shall be double-staked when installed.
- g. All transformers, back-flow prevention devices, utility boxes and all other utility related ground mounted equipment shall be painted to complement the development and shall be screened with landscape material where possible. All HVAC units shall be ground-mounted or screened with a continuous parapet.
- h. All outdoor lighting shall conform to the Maricopa County Zoning Ordinance.
- i. Development of the site shall be in compliance with all applicable Maricopa County Air Quality rules and regulations.
- j. An archeological survey shall be submitted to and approved by the Arizona State Historic Preservation Office prior to issuance of a grading permit. The applicant must contact the State office prior to initiating disturbance of the site. The applicant shall provide the Planning and Development Department with written proof of compliance with this stipulation prior to zoning clearance for any building permits.
- k. Development and use of the site shall comply with requirements for fire protection measures as deemed necessary by the Tonopah Valley Fire District. Prior to issuance of zoning clearance, the applicant shall seek review and comment from the Tonopah Valley Fire District and shall provide written confirmation to the Maricopa County Planning and Development Department that the site will be developed in accordance with their requirements.
- l. The applicant or his successor shall coordinate with the Tonopah Valley Fire District regarding the approval of any development plans pertaining to this project and shall provide evidence of final inspection from the Tonopah Valley Fire District to the Maricopa County Building Inspector prior to the County's construction permit being finalled.
- m. This Special Use Permit shall expire forty (40) years from the date of approval by the Board of Supervisors, or upon expiration of the lease to the applicant, or upon termination of the use, whichever occurs first. All of the site improvements shall be removed within 90 days of such termination or expiration.
- n. The applicant shall submit an annual written report from the date of approval by the Board of Supervisors. The status report shall be reviewed by staff to determine whether the Special Use Permit remains in compliance with the approved stipulations including maintenance of drainage facilities.
- o. Amendments to the site plan and narrative report shall be processed as a revised application in accordance with Maricopa County Zoning Ordinance Article 304.9.

- p. Noncompliance with the conditions of approval will be treated as a violation in accordance with the Maricopa County Zoning Ordinance. Further, noncompliance of the conditions of approval may be grounds for the Planning and Zoning Commission to take action in accordance with Chapter 3 (Conditional Zoning).
- q. Non-compliance with the regulations administered by the Maricopa County Environmental Services Department, Maricopa County Department of Transportation, Drainage Review Division, Planning and Development Department, or the Flood Control District of Maricopa County may be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.
- r. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval is temporary and allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions and stipulations. In the event of the failure to comply with any condition or stipulation, and at the time of expiration of the Special Use Permit, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions or stipulations, or the expiration of the Special Use Permit, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation or expiration of the Special Use Permit. The Special Use Permit enhances the value of the property above its value as of the date the Special Use Permit is granted and reverting to the prior zoning results in the same value of the property as if the Special Use Permit had never been granted.
- s. If a building permit for the facility has not been issued within three (3) years from the date of approval of this Special Use Permit (SUP), this SUP and the related Comprehensive Plan Amendment (CPA201012) shall be scheduled for public hearing by the Maricopa County Board of Supervisors, upon recommendation by the Maricopa Planning and Zoning Commission, to consider reverting the zoning to back Rural-190 and the related land use designations to Business Park and Rural as applicable.
- t. Prior to issuance of any construction permits or ground disturbance activities, the developer shall provide assurance in an amount and form acceptable to the Maricopa County Planning & Development Department sufficient to restore any natural areas and stabilize the entire site in the event the project is abandoned, expires or otherwise becomes defunct.

Planner: Robert H. Kuhfuss, AICP, Senior Planner
Reviewed by: Terri S. Hogan, AICP, Principal Planner

Attachments: Case Map (1 page)
Vicinity Map (1 page)
Site plan (8-1/2" by 11" reductions, 33 pages)
Narrative Report (22 pages)
1st Routing memos (2 pages)
MCDOT comments (1 page)
MCESD comments (1 page)
Drainage comments (1 page)
FCDMC comments (2 pages)
CPA201012 Approval Letter (4 pages)
Support/opposition (4 pages)

MARICOPA COUNTY, ARIZONA



Drawn By: DW	07/14/2010	Legal Description: *	Section: 11, 12	Township: 01S 06W
Applicant's Name: ELEMENT POWER US		Phone: (503) 416-0816	Zoning Map	Z2010063
Case Address: NWC of 355TH & ELLIOT ROAD		Parcel:	D11	

SUPERVISOR DISTRICT 4 REQUEST:

**SUN STREAMS US
DEVELOPMENT OF PHOTOVOLTAIC
SOLAR GENERATING FACILITY
(1,070 ACRES)**

MARICOPA COUNTY
PLANNING & DEVELOPMENT
PHOENIX, ARIZONA

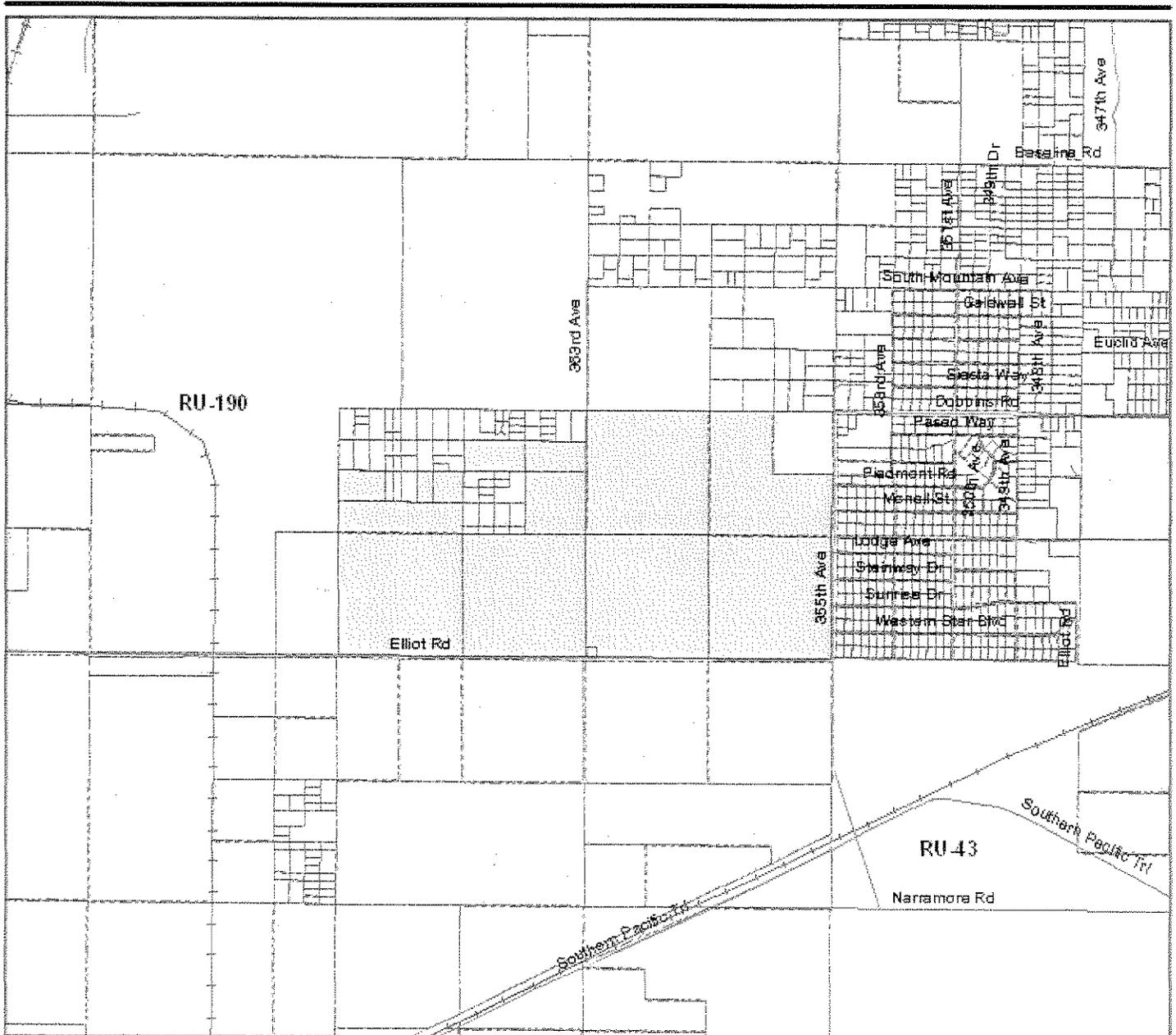
Legend

- Parcels
- Zoning County
- Streets

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1" = 1,600'

MARICOPA COUNTY, ARIZONA



Drawn By: DW	07/14/2010	Legal Description: *	Section: 11, 12	Township: 01S 06W
Applicant's Name: ELEMENT POWER US	Phone: (503) 416-0816	Zoning Map	Z2010063	
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SUPERVISOR DISTRICT 4 REQUEST:

**SUN STREAMS US
DEVELOPMENT OF PHOTOVOLTAIC
SOLAR GENERATING FACILITY
(1,070 ACRES)**

MARICOPA COUNTY
PLANNING & DEVELOPMENT
PHOENIX, ARIZONA

Legend

- Parcels
- Zoning County
- Streets



1" = 3,200'

SUP LEGAL DESCRIPTION

THE PROJECT SITE IS LOCATED WITHIN THE UNDIVIDED TITLE CONTAINED IN: 102-040000 (PLOT CENTER) AUGUST 11, 2010, OF COUNTY PARCELS 1 & 2, 11.

PARCELS 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 6, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA.

ENGINEER
HDR
3200 E. CARLINLACK ROAD
PHOENIX, AZ 85018
602-952-7700

OWNER & DEVELOPER
ELEMENTPOWER SOLAR DEVELOPMENT, LLC
10000 N. CENTRAL AVENUE
SUITE 100
MARIPOSA, ARIZONA

SITE DATA
PROJECT SITE
GILDA AND SAULT PLATEAU
SECTION 15, TOWNSHIP 1 SOUTH, RANGE 1 SOUTH, MERIDIAN 10 WEST, OF THE GILA AND SAULT PLATEAU AND MARIPOSA COUNTY, ARIZONA

NET AREA: 10000 SQ. FT.
NET AREA: 10000 SQ. FT.
NET AREA: 10000 SQ. FT.
NET AREA: 10000 SQ. FT.

PROPOSED ZONING: R-10
PROPOSED ZONING: R-10
PROPOSED ZONING: R-10
PROPOSED ZONING: R-10

REQUEST
FOR THE INSTALLATION OF A SOLAR GENERATION FACILITY
ON THE PROJECT SITE.

SCHOOL DISTRICT
MARIPOSA COUNTY SCHOOL DISTRICT #1
1415 S. 30TH AVENUE, MARIPOSA, AZ 85127

UTILITIES
WATER
SEWER
ELECTRIC
TELEPHONE
CABLE TV
GAS

BENCHMARK
MARIPOSA COUNTY BENCHMARK (1987)
ELEVATION: 421.15

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000-05 PLANT LAYOUT
000-06 PLANT LAYOUT
000-07 PLANT LAYOUT
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000-10 OPTION NO. 1 & 2
000-11 CROSS SECTIONS
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000-13 OPTION NUMBER 1 AND 2
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000-02 FACILITY LOCATION PLAN AND ADJACENT PROPERTY
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000-06 PLANT LAYOUT
000-07 PLANT LAYOUT
000-08 ACCESS ROAD PLAN SHEET
000-09 FACILITY LOCATION PLAN AND ADJACENT PROPERTY
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000-02 DRAINAGE DESIGN
000-03 OVERALL SITE CROSS SECTION
000-04 DETAIL DETAIL



APPROVAL STAMP

CASE REF NUMBER Z2010063



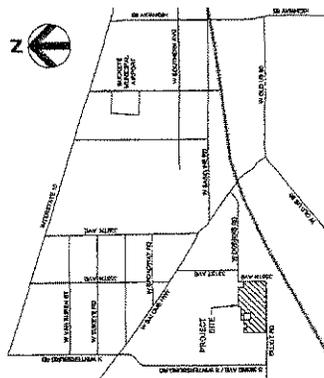
elementpower

SUN STREAMS PHASES 1, 2 & 3

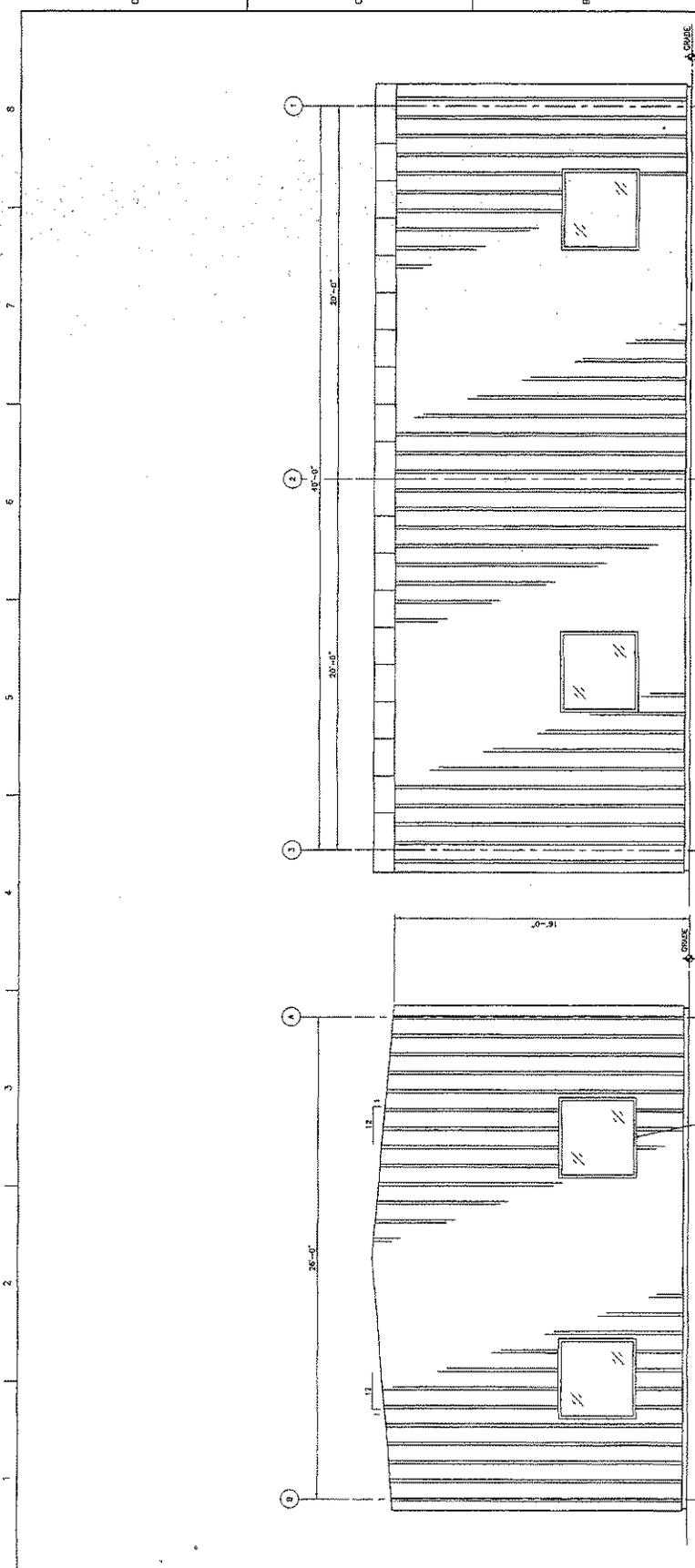
DESIGN SUBMITTAL
ISSUED FOR (SUP) SPECIAL USE PERMIT

HDR Project No.
00000000154347
Case Reference No.
Z2010063

Northwest Corner of 355th Avenue and Elliot Road
Arlington, Maricopa County, AZ
March 24, 2011



VICINITY MAP (NTS)



EAST ELEVATION
3/8" = 1'-0"

NORTH ELEVATION
3/8" = 1'-0"

- NOTE: COLOR USED FOR EXTERIOR SURFACES OF ALL STRUCTURES SHALL BE AS SHOWN IN THE AND FINE WITH THE SUBSEQUENT MATERIAL DESIGN. SETTING TO AVOID HIGH CONTRAST.
1. MATERIAL TRANSFORMER WEARINGS A LIGHT REFLECTANCE VALUE OF NO GREATER THAN 40.
 2. FRESH TEXTURE SHALL BE MADE OF NON-METALLIC.
 3. MATERIAL FOR THE BUILDING SHALL BE SHEET METAL.

**PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING**



ISSUE	DATE	DESCRIPTION
1	07/08/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
2	09/27/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
3	07/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
1	02/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL

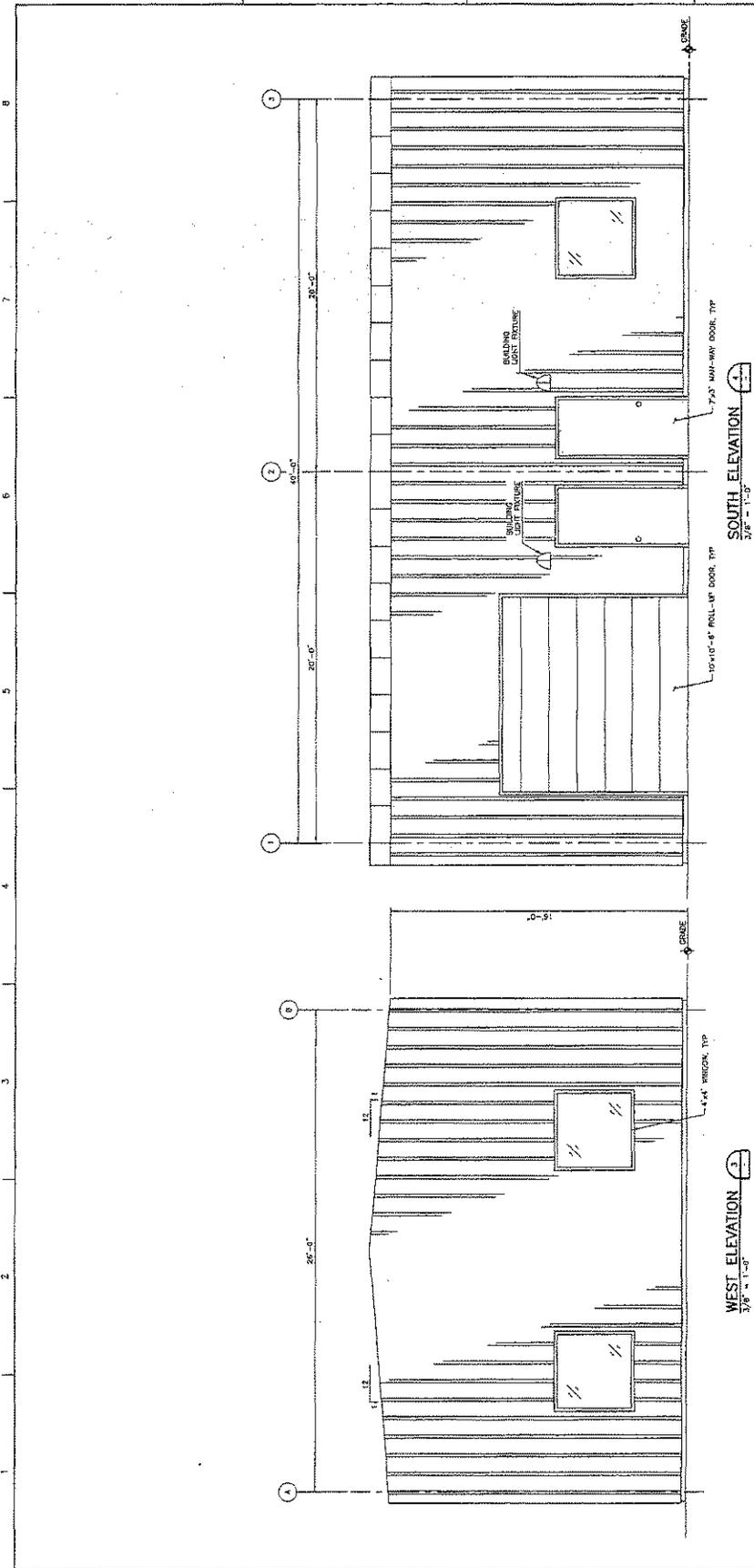
PROJECT MANAGER: JAMES
PROJECT ENGINEER: MONTY
DESIGNED BY: GREGG
CHECKED BY: BRADY
DATE: 07/08/10



ELEMENT POWER, INC.
421 SW 18TH AVE
SUITE 1000
PORTLAND, OR 97204

**SUN STREAMS SOLAR ENERGY PROJECT
NORTH AND EAST ELEVATIONS
UTILITY BUILDING**

DATE: 07/08/10
SHEET: 00A-04



- NOTE: SEE ALSO FOR TECHNICAL SPECIFICATIONS OF ALL MATERIALS, WALL, CEILING, FLOOR, AND TRIM WITH THE SURROUNDING MATERIALS. SEE ALSO FOR FINISHES, PAINTS, AND TRIM.
1. SURFACE COLORS ARE PRELIMINARY. REFER TO THE LIGHT COLOR GUIDE TO OBTAIN BETTER WITH THE PROJECT AND/OR A SAMPLE. CHOOSE VALUE NO GREATER THAN 65.
 2. MATERIAL FOR THE BUILDING SHALL BE SHEET METAL.

WEST ELEVATION
3/8" = 1'-0"

SOUTH ELEVATION
3/8" = 1'-0"

PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING



NO.	DATE	DESCRIPTION
1	07/08/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
2	08/27/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
3	01/21/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
4	03/24/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL

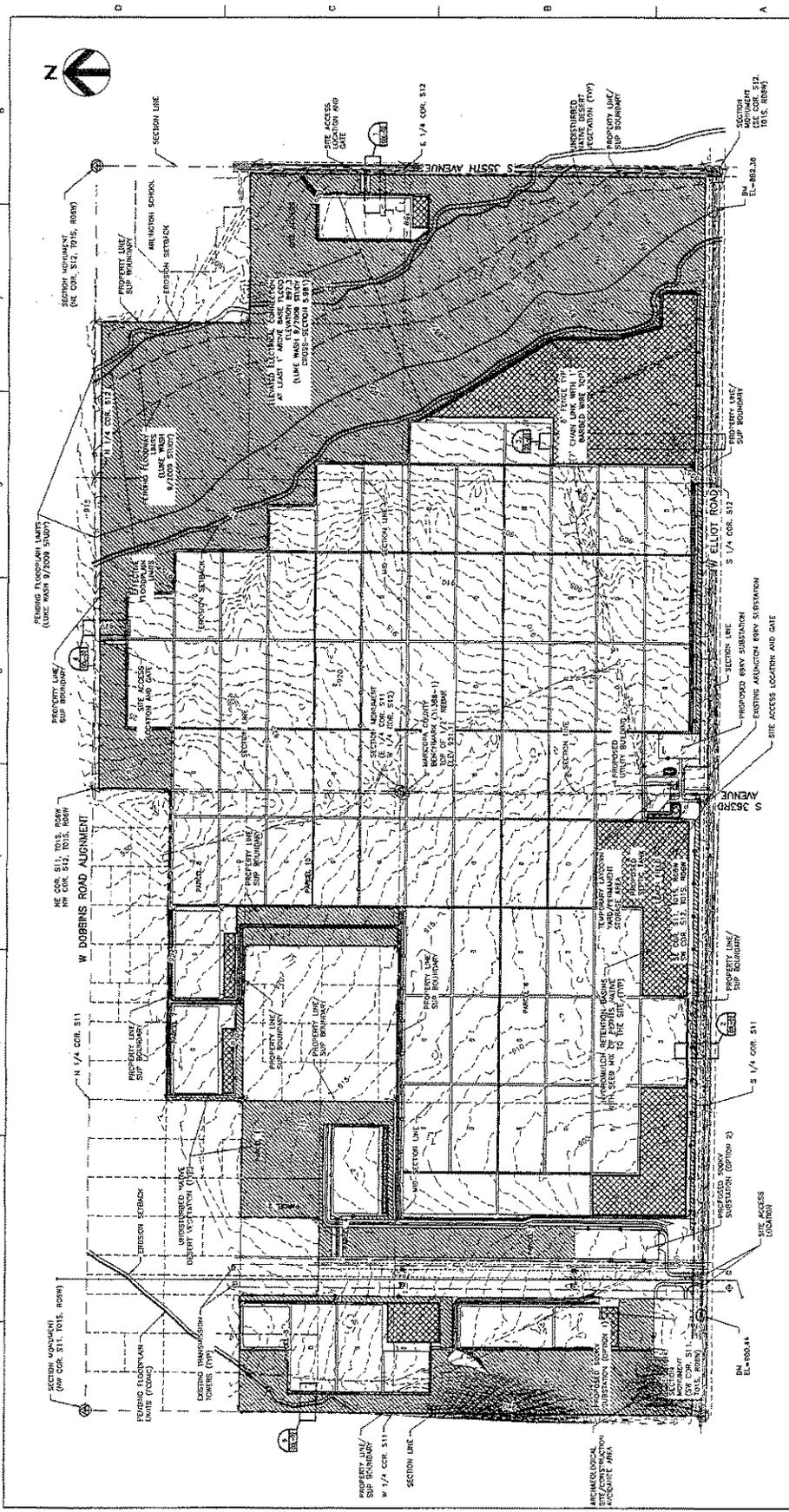


elementpower

ELEMENT POWER, INC.
421 SW 16TH AVE
SUITE 1000
PORTLAND, OR 97204

SUN STREAMS SOLAR ENERGY PROJECT
SOUTH AND WEST ELEVATIONS
UTILITY BUILDING

DATE: 06-08-10
SCALE: AS NOTED
SHEET: 00A-05



NOTES:

1. CHAIN LINK FENCE INSTALLATION TO BE MINIMALLY DISRUPTIVE TO THE NATURAL DESERT VEGETATION.
2. REMAINING CHANNELS TO BE REINSTALLED WITH SEED MIX OF PLANTS IDENTICAL TO THE SITE.
3. 01/27/11 ISSUED FOR SPECIAL USE PERMIT SUBMITTAL.
4. MAJOR TRENDS THAT NEED TO BE MAINTAINED ARE SHOWN BY HATCHING AND DIMENSIONED.
5. LANDSCAPE IMPROVEMENTS WILL BE COMPLETED WITH THE CONSTRUCTION OF THE PHASIS AS SHOWN IN THE PHASING EXHIBIT.
6. UNDISTURBED NATIVE DESERT VEGETATION TO REMAIN AS SHOWN ON THIS PLAN.
7. LANDSCAPE IMPROVEMENTS WILL BE COMPLETED WITH THE CONSTRUCTION OF THE PHASIS AS SHOWN IN THE PHASING EXHIBIT.

PROJECT MANAGER'S USES:

NO.	DATE	DESCRIPTION
1	07/26/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
2	06/27/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
3	01/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
4	02/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL

PROJ. NO. 10-00044

PRELIMINARY NOT FOR CONSTRUCTION OR RECORDING



HDR
INCORPORATED

**SUN STREAMS SOLAR ENERGY PROJECT
PRELIMINARY LANDSCAPE SITE PLAN**

ELEMENT POWER, INC.
421 SW 16TH AVE.
SUITE 1000
PORTLAND, OR 97204



PROJ. NO. 10-00044

PROJ. MANAGER'S USES:

NO.	DATE	DESCRIPTION
1	07/26/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
2	06/27/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
3	01/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
4	02/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL

PROJ. NO. 10-00044

PROJ. MANAGER'S USES:

NO.	DATE	DESCRIPTION
1	07/26/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
2	06/27/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
3	01/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
4	02/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL

PROJ. NO. 10-00044

PROJ. MANAGER'S USES:

NO.	DATE	DESCRIPTION
1	07/26/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
2	06/27/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
3	01/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
4	02/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL

PROJ. NO. 10-00044

PROJ. MANAGER'S USES:

NO.	DATE	DESCRIPTION
1	07/26/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
2	06/27/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
3	01/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
4	02/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL

PROJ. NO. 10-00044

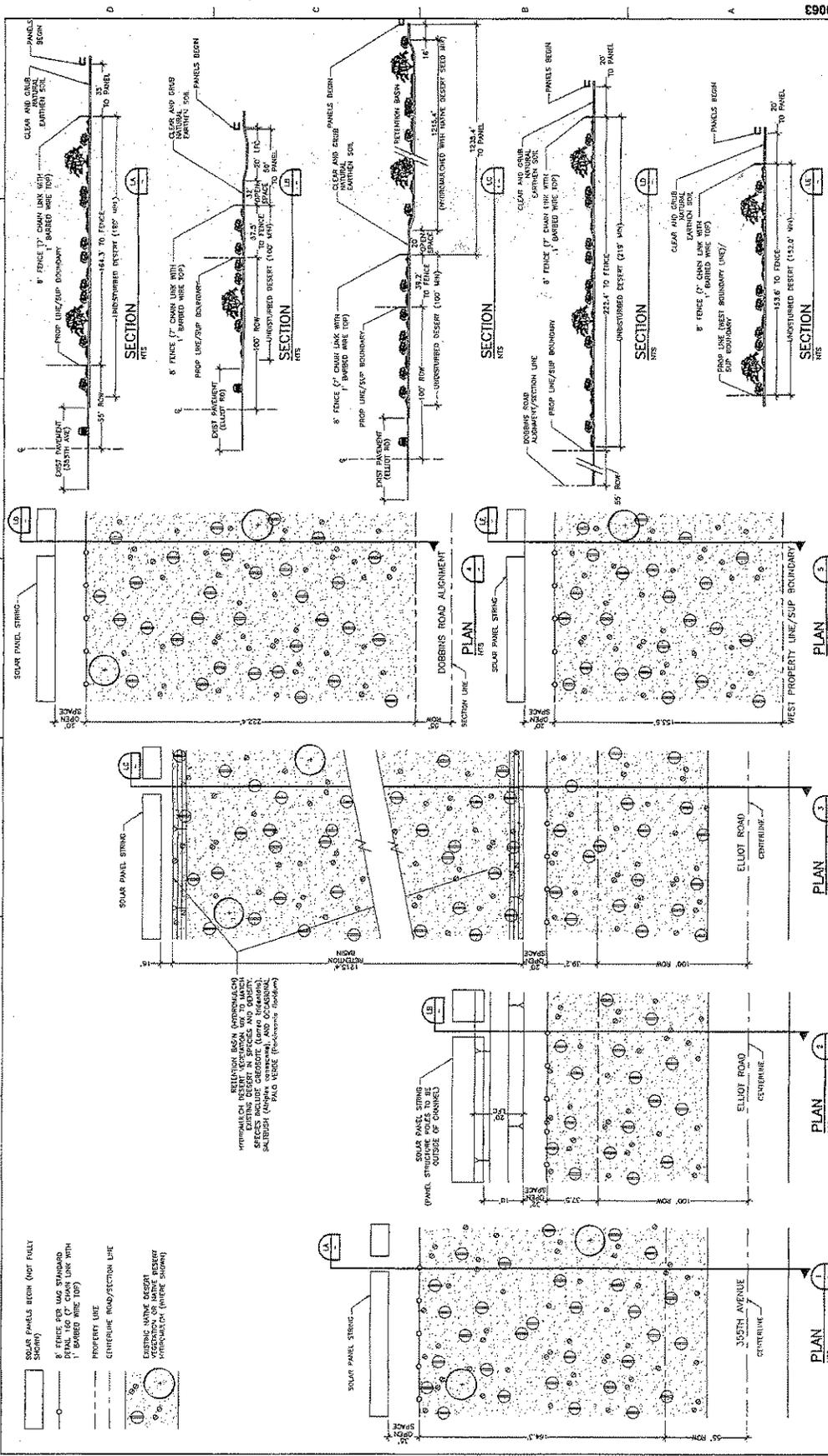
PROJ. MANAGER'S USES:

NO.	DATE	DESCRIPTION
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2	06/27/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
3	01/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
4	02/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL

PROJ. NO. 10-00044

PROJ. MANAGER'S USES:

NO.	DATE	DESCRIPTION
1	07/26/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
2	06/27/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
3	01/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
4	02/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL



SUN STREAMS SOLAR ENERGY PROJECT
PRELIMINARY LANDSCAPE PLAN
TYPICAL SECTIONS

elementpower

ELEMENT POWER, INC.
 421 SW 16TH AVE
 SUITE 1000
 PORTLAND, OR 97204

PROJECT MANAGER: J. JAY
 PROJECT ARCHITECT: J. JAY
 CHECKED BY: J. JAY
 DRAWN BY: CELIA

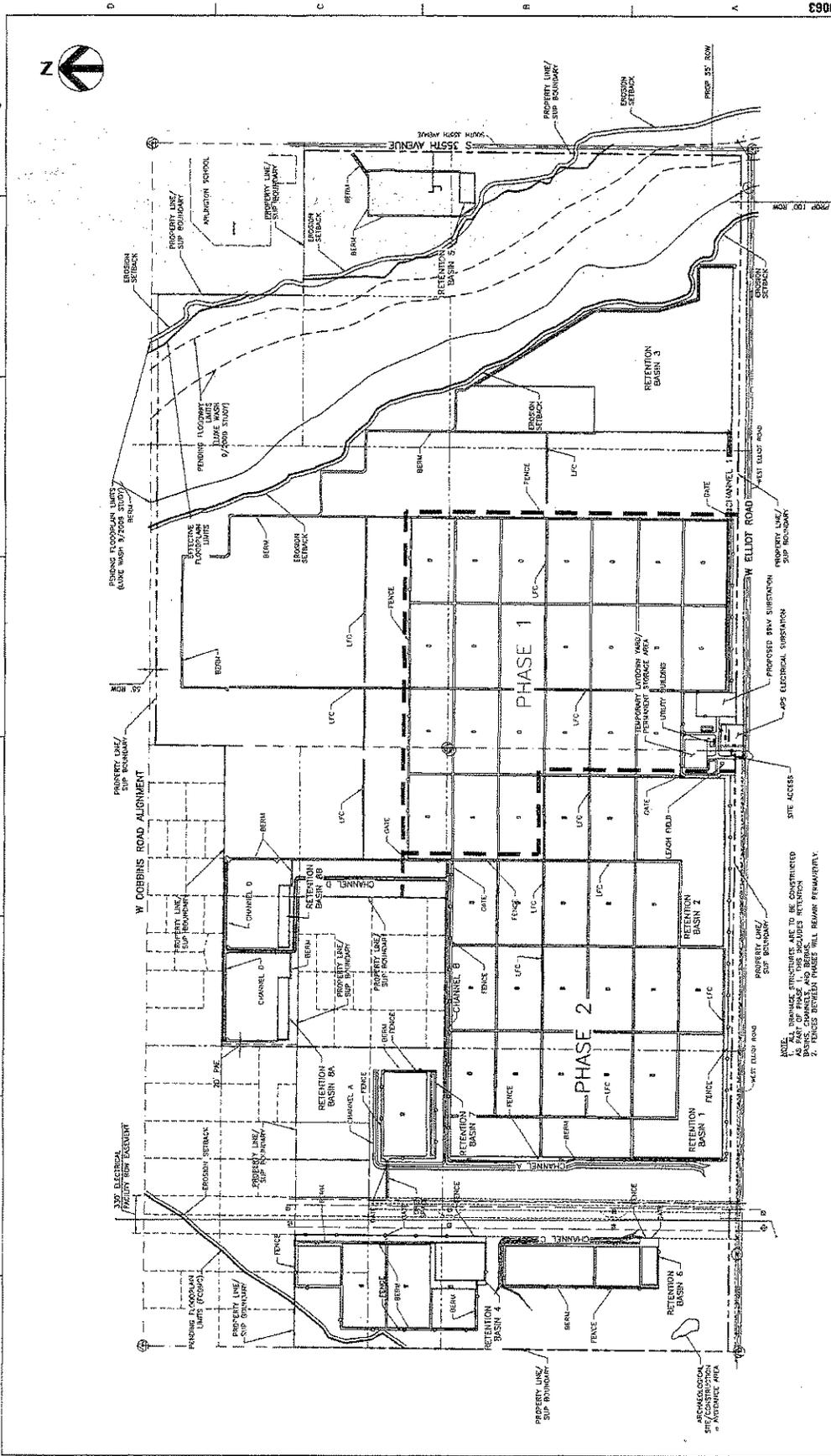
DATE	DESCRIPTION
07/29/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
07/27/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
07/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
02/25/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL

HDR
 PRELIMINARY
 NOT FOR
 CONSTRUCTION
 OR RECORDING

CASE REF # Z2010063

SCALE: AS NOTED

001-02



CASE REF # Z2010063

**SUN STREAMS SOLAR ENERGY PROJECT
CONSTRUCTION PLAN
PHASE 2**

elementpower

ELEMENT POWER, INC.
421 SW 16TH AVE
SUITE 1010
PORTLAND, OR 97204

PROJECT # 0000000010101010

DATE: 01/20/10

DESCRIPTION:

ISSUE: 1

DATE: 01/20/10

DESCRIPTION: PROJECT WALKER'S MARKS

ISSUE: 2

DATE: 01/27/10

DESCRIPTION: ISSUED FOR SPECIAL USE PERMIT SUBMITTAL

ISSUE: 3

DATE: 02/17/11

DESCRIPTION: ISSUED FOR SPECIAL USE PERMIT SUBMITTAL

ISSUE: 4

DATE: 02/17/11

DESCRIPTION: ISSUED FOR SPECIAL USE PERMIT SUBMITTAL

SCALE: 1" = 400'

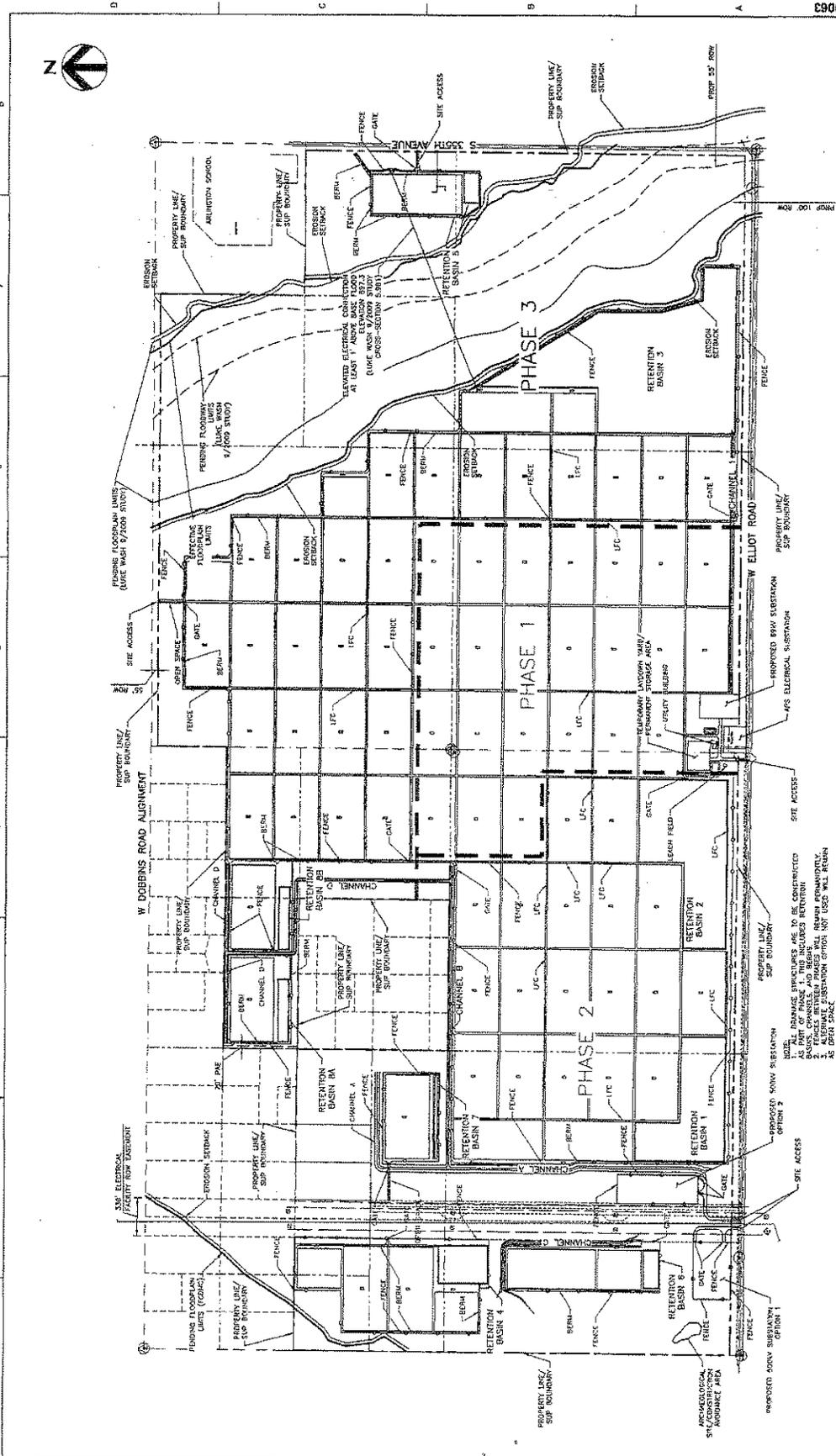
SHEET: 00C-02

PROJECT: 00C-02.dwg

**PRELIMINARY
NOT FOR
CONSTRUCTION
OR RECORDING**



NOTE:
1. ALL STRUCTURES ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE PERMITTING AGENCIES REQUIREMENTS.
2. FENCES BETWEEN PHASES WILL REMAIN PERMANENTLY.



**SUN STREAMS SOLAR ENERGY PROJECT
CONSTRUCTION PLAN
PHASE 3**

FILENAME: 00C-03.dwg
SCALE: 1"=100'

00C-03

elementpower

ELEMENT POWER, INC.
421 SW 18TH AVE
SUITE 1000
PORTLAND, OR 97204



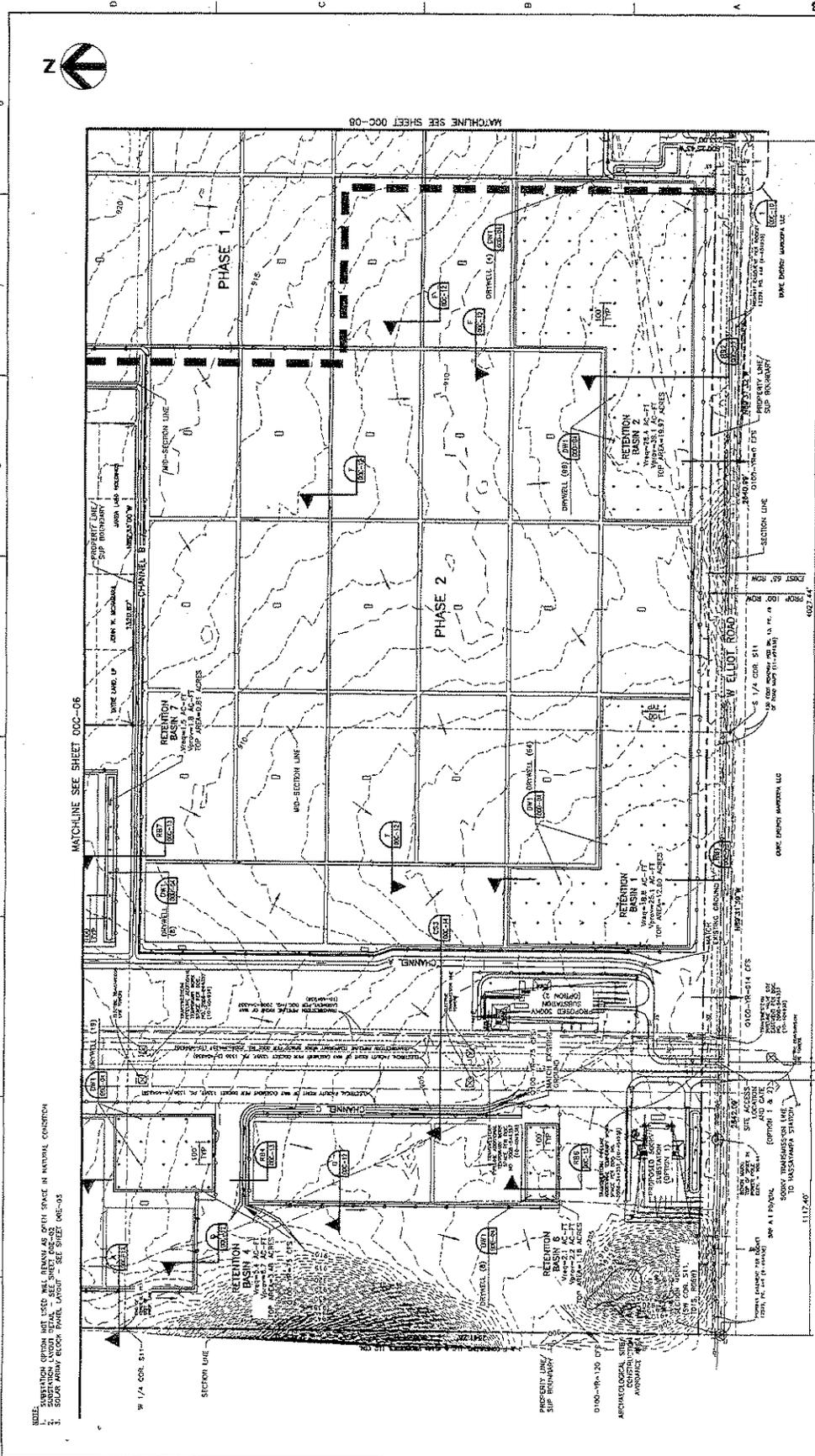
1	07/06/19	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL.
2	07/27/19	REVISED FOR SPECIAL USE PERMIT SUBMITTAL.
3	08/01/19	REVISED FOR SPECIAL USE PERMIT SUBMITTAL.
4	07/24/21	REVISED FOR SPECIAL USE PERMIT SUBMITTAL.

PROJECT MANAGER	00000000154317
PROJECT NUMBER	00000000154317
DATE	07/24/21
BY	00000000154317

HX
Hatch Mott MacDonald

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CONSTRUCTION
OR RECORDING**

NOTE: ALL DIMENSIONS ARE TO BE CENTERLINE UNLESS INDICATED OTHERWISE.
1. ALL DIMENSIONS ARE TO BE CENTERLINE UNLESS INDICATED OTHERWISE.
2. ALL DIMENSIONS ARE TO BE CENTERLINE UNLESS INDICATED OTHERWISE.
3. ALL DIMENSIONS ARE TO BE CENTERLINE UNLESS INDICATED OTHERWISE.



- NOTE:
1. SUBMITTAL OPTION NOT USED. SEE DRAWING AS NOTED IN MATERIAL SPECIFICATION.
 2. SUBMITTAL OPTION NOT USED. SEE DRAWING AS NOTED IN MATERIAL SPECIFICATION.
 3. SOLAR ARRAY FLOOR FINISH LAYOUT - SEE SHEET 00C-03

MATCHLINE SEE SHEET 00C-06

MATCHLINE SEE SHEET 00C-08



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CONSTRUCTION
OR RECORDING**



ISSUE	DATE	DESCRIPTION
1	07/26/11	ISSUED FOR PERMIT USE PERMIT SUBMITTAL
2	07/27/11	ISSUED FOR PERMIT USE PERMIT SUBMITTAL
3	07/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
4	07/27/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL

PROJECT MANAGER	S. MAPS
PROJECT ENGINEER	J. DODD
PROJECT ARCHITECT	J. DODD
PROJECT SURVEYOR	J. DODD
PROJECT INSPECTOR	J. DODD
PROJECT PHOTOGRAPHER	J. DODD
PROJECT VIDEOGRAPHER	J. DODD
PROJECT AUDIOGRAPHER	J. DODD
PROJECT TRANSCRIPTION	J. DODD
PROJECT TRANSLATION	J. DODD
PROJECT INTERPRETING	J. DODD
PROJECT TRANSCRIPTION	J. DODD
PROJECT TRANSLATION	J. DODD
PROJECT INTERPRETING	J. DODD



ELEMENT POWER, INC.
421 SW 16TH AVE
SUITE 1000
PORTLAND, OR 97204

**SUN STREAMS SOLAR ENERGY PROJECT
PLAN SHEET**

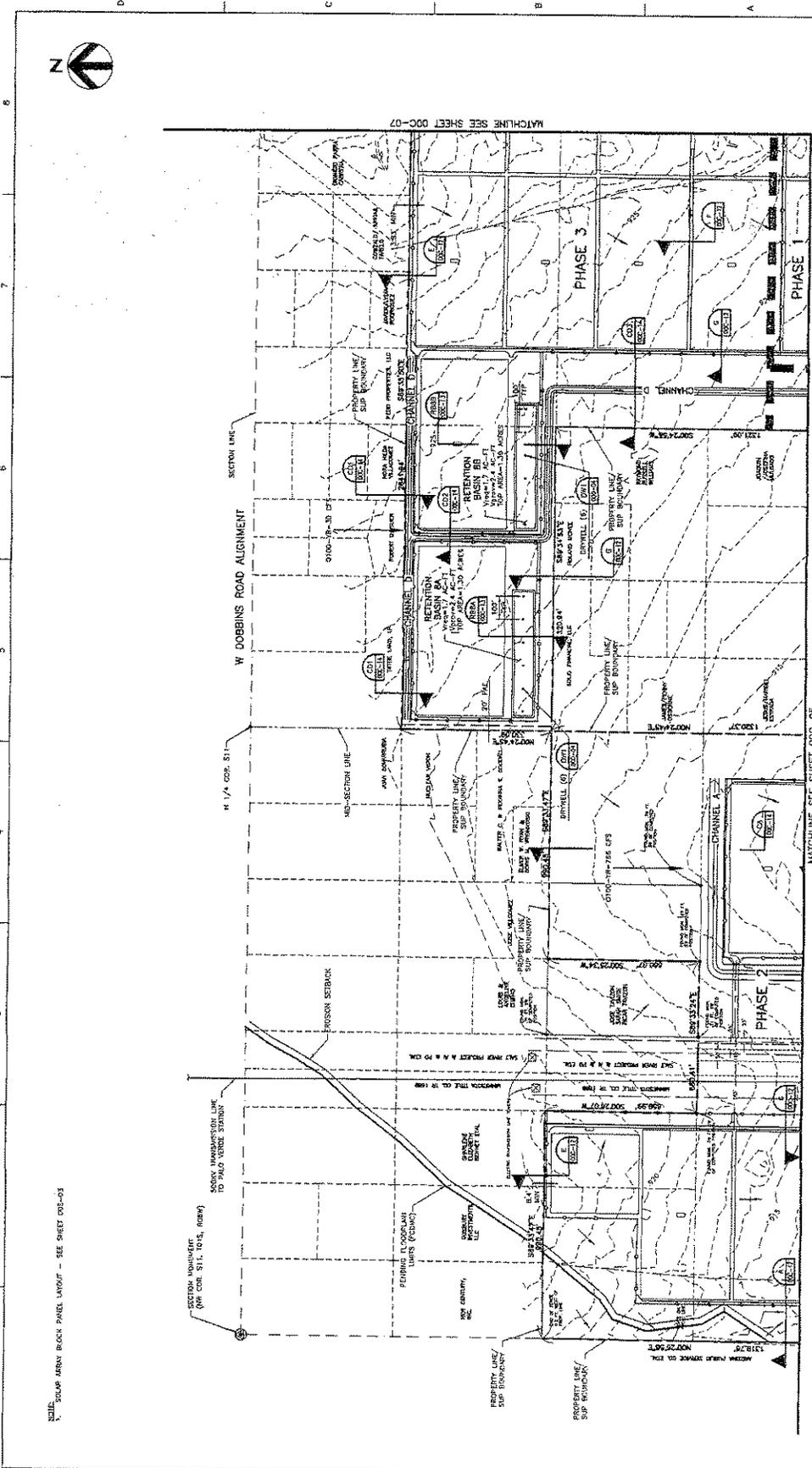
PROJECT NUMBER: 2011000013117

DATE: 07/26/11

SCALE: 1"=200'

PROJECT: 00C-03-049

00C-05



NOTE: SUMP WARE BLOCK PANEL LAYOUT - SEE SHEET 000-03



CASE REF # Z2010063

SUN STREAMS SOLAR ENERGY PROJECT
PLAN SHEET

DATE: 000-06

PROJECT NUMBER: 000000010141

elementpower

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SUITE 1000
PORTLAND, OR 97204

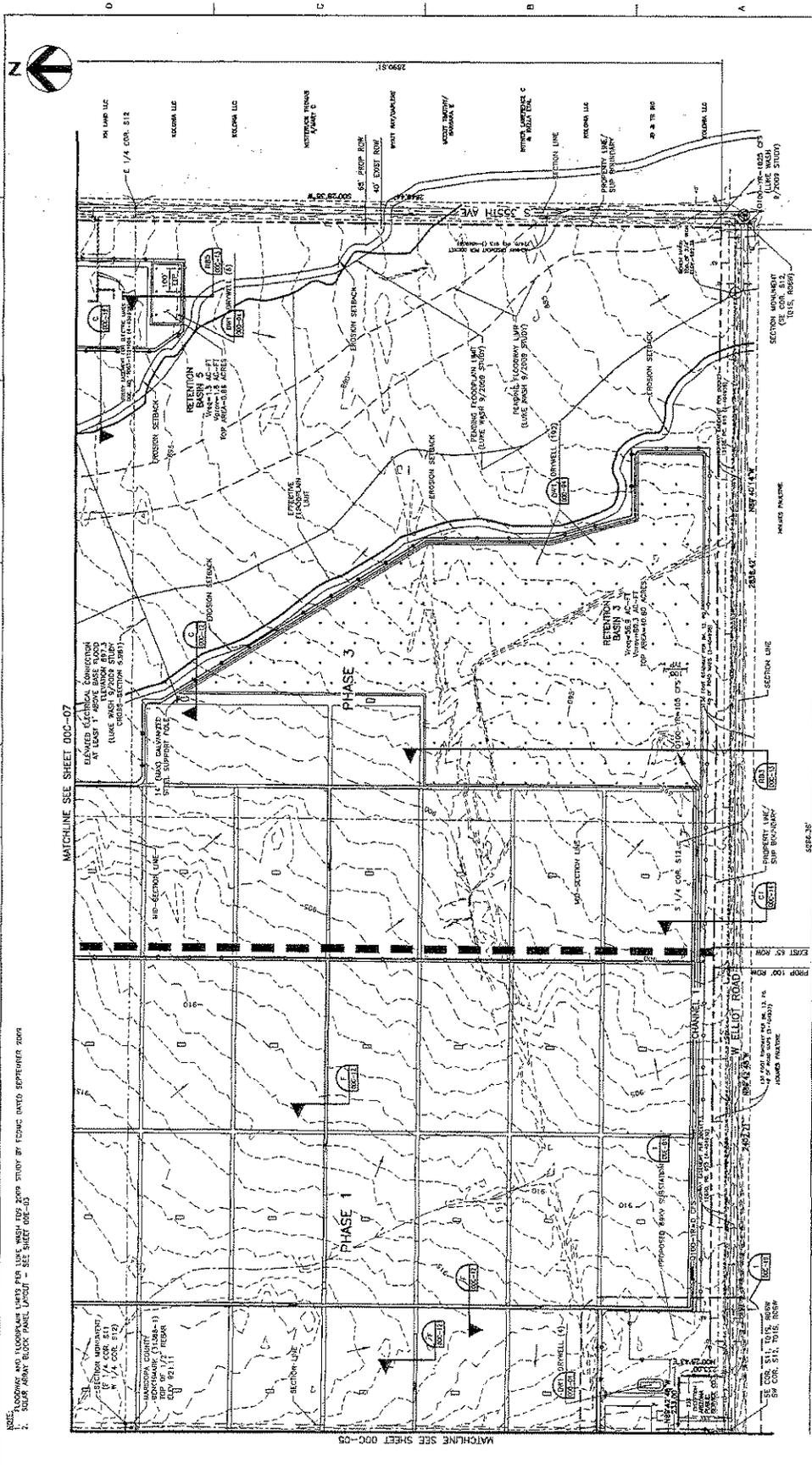


ISSUE	DATE	DESCRIPTION
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2	07/27/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
3	07/27/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
4	07/27/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL

PROJECT MANAGER'S NAME	PROJECT ENGINEER'S NAME	PROJECT ENGINEER'S LICENSE NO.	PROJECT ENGINEER'S STATE
JAMES G. CELAYA	JAMES G. CELAYA	12345	OREGON



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OR RECORDING



1. ELEVATIONS AND FLOORPLAN LINES FOR LUMBER SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 2. SURVEY BOUNDARY LAYOUT - SEE SHEET 00C-05

MATCHLINE SEE SHEET 00C-07

MATCHLINE SEE SHEET 00C-05

CASE REF # Z2010083

SUN STREAMS SOLAR ENERGY PROJECT
PLAN SHEET

DATE: 08/27/13
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 SCALE: 1"=100'

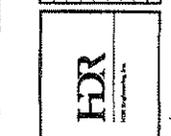
elementpower

ELEMENT POWER, INC.
 421 SW 18TH AVE
 SUITE 1000
 PORTLAND, OR 97204

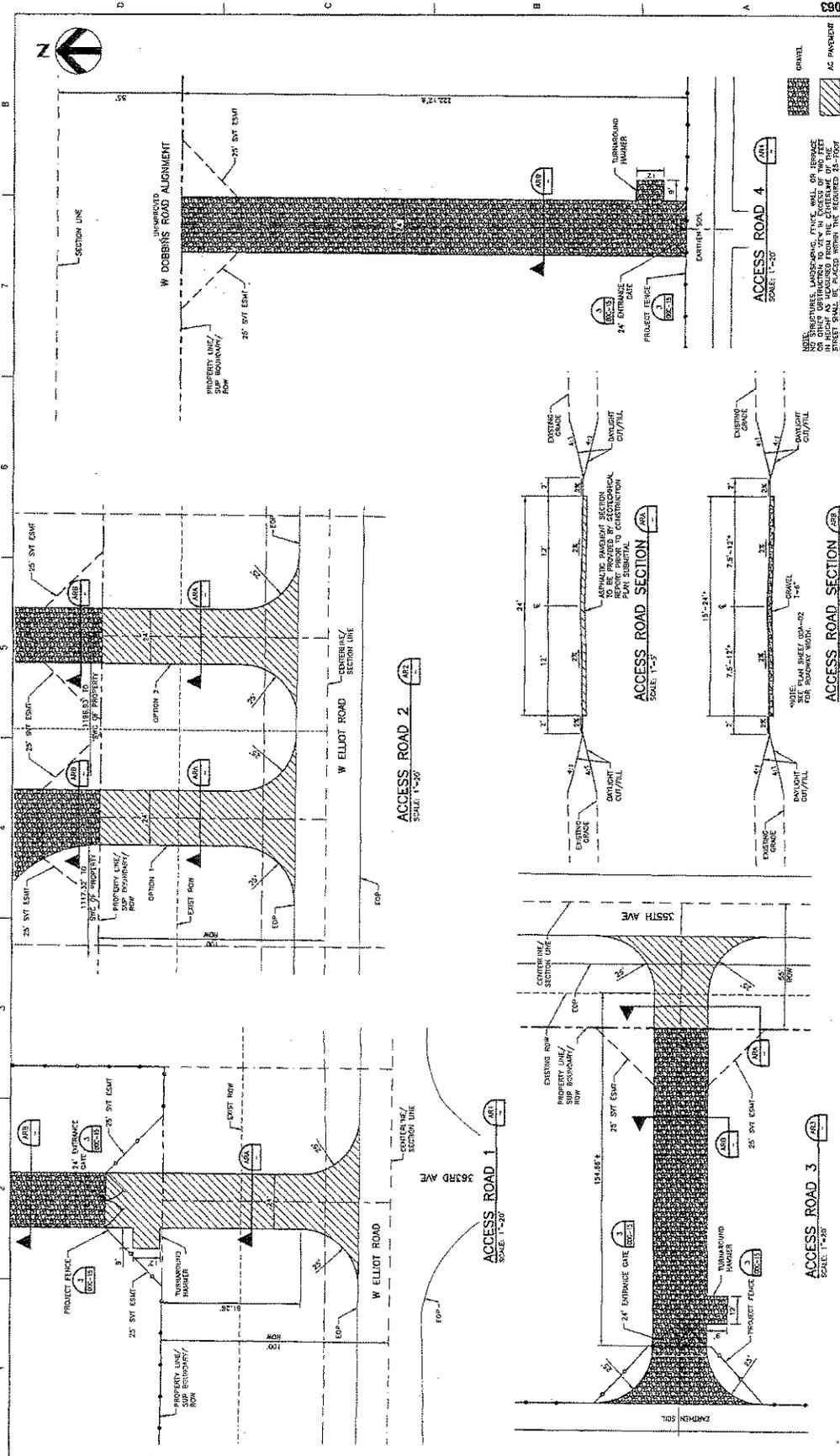


PROJECT MANAGER: J. WILSON
 PROJECT ENGINEER: J. WILSON
 DESIGNER: J. WILSON
 CHECKER: J. WILSON
 DATE: 08/27/13

ISSUE	DATE	DESCRIPTION
1	07/09/13	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
2	07/17/13	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
3	07/23/13	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
4	08/27/13	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL



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CONSTRUCTION
OR RECORDING



**SUN STREAMS SOLAR ENERGY PROJECT
ACCESS ROAD
PLAN SHEET**

PROJECT NUMBER: 00000000133337

DATE: 08/27/16

DESCRIPTION: ACCESS ROAD PLAN SHEET

SCALE: 1"=20'

PROJECT NUMBER: 00000000133337

DATE: 08/27/16

DESCRIPTION: ACCESS ROAD PLAN SHEET

SCALE: 1"=20'

**PRELIMINARY
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OR RECORDING**

HDR
HydroCAD, Inc.

elementpower

ELEMENT POWER, INC.
421 SW 18TH AVE
SUITE 1000
PORTLAND, OR 97204

NOTE: NO STRUCTURES, LANDSCAPING, FENCE, WALL, OR TERRACE IN PLACE AS SHOWN ON THIS PLAN SHEET. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND'S DESIGN STANDARDS MANUAL, LATEST EDITION, AND THE CITY OF PORTLAND'S DESIGN STANDARDS MANUAL, LATEST EDITION.

NOTE: SEE PLAN SHEET 00A-02 FOR ROADWAY WORK.

ACCESS ROAD 1
SCALE: 1"=20'

ACCESS ROAD 2
SCALE: 1"=20'

ACCESS ROAD 3
SCALE: 1"=20'

ACCESS ROAD SECTION 1
SCALE: 1"=20'

ACCESS ROAD SECTION 2
SCALE: 1"=20'

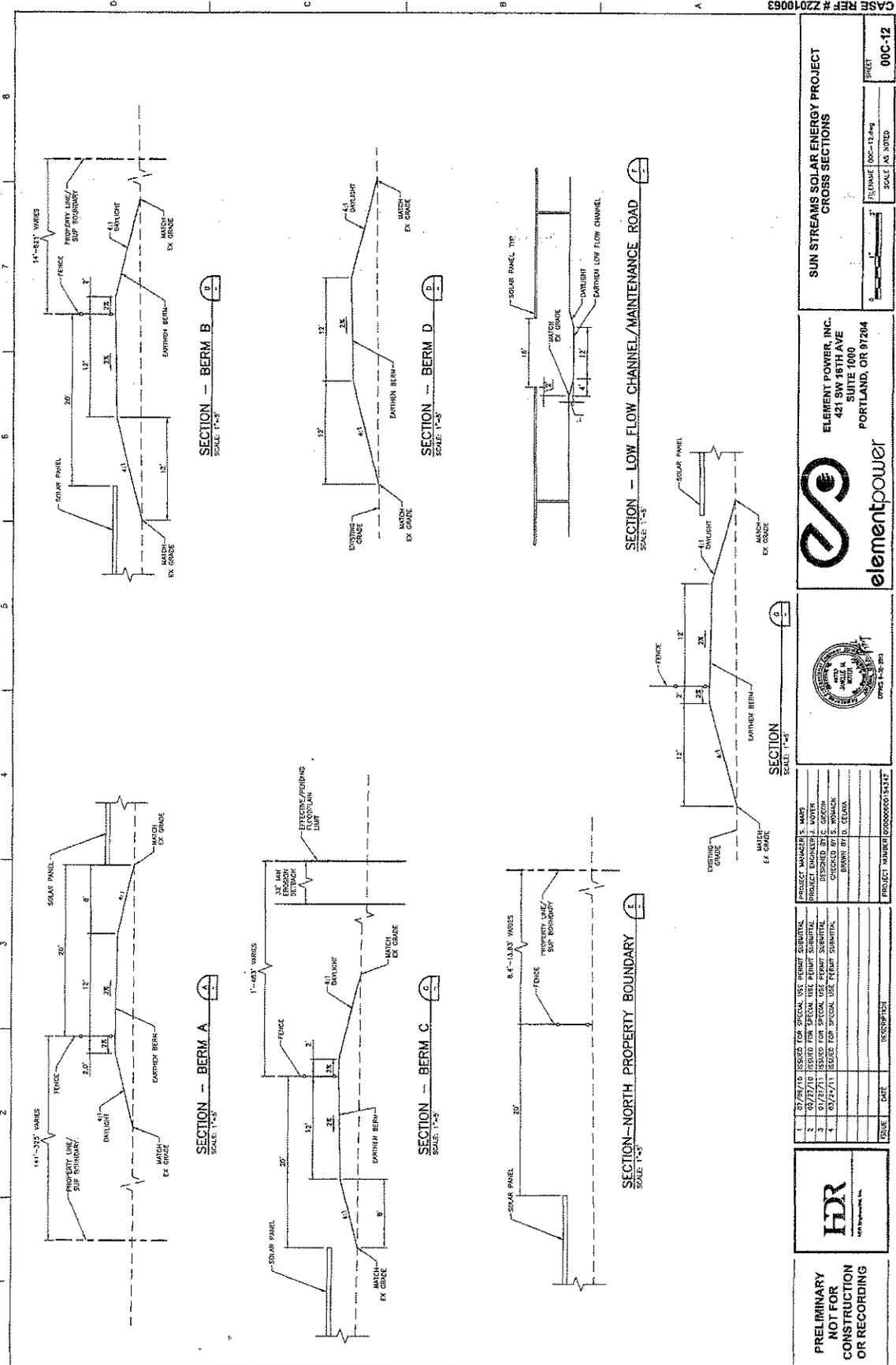
ACCESS ROAD SECTION 3
SCALE: 1"=20'

NO.	DATE	DESCRIPTION
1	07/26/16	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
2	08/27/16	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
3	07/27/17	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
4	03/27/17	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL

PROJECT MANAGER: JAMES
PROJECT ENGINEER: J. MOTER
DESIGNED BY: C. OGDEN
CHECKED BY: S. WOODRICK
DRAWN BY: S. CEVANA

CASE REF # 22910063

00C-09



CASE REF # 22010063

SUN STREAMS SOLAR ENERGY PROJECT
CROSS SECTIONS

ELEMENT POWER, INC.
421 SW 18TH AVE
SUITE 1000
PORTLAND, OR 97204



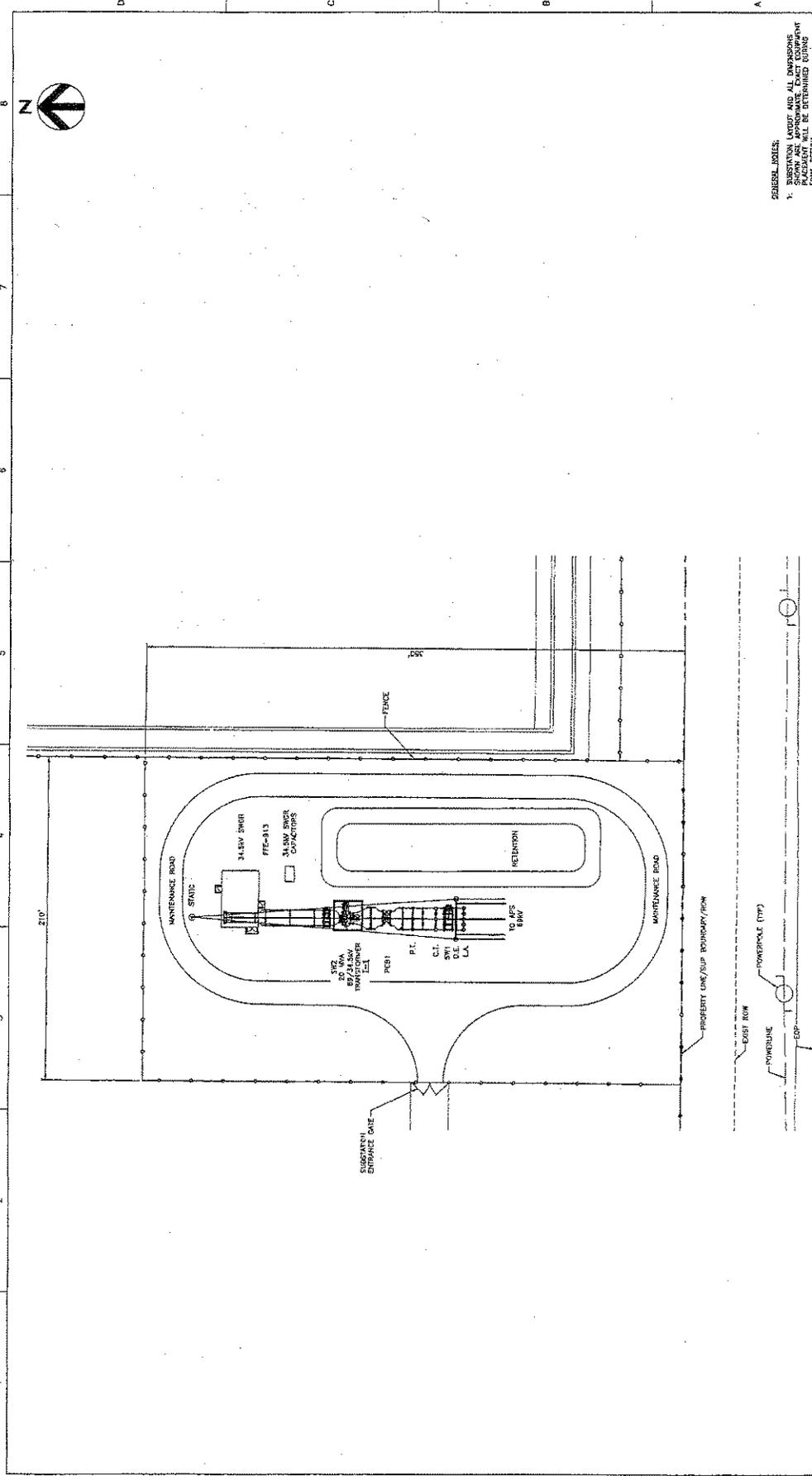
PROJECT MANAGER'S NAME	PROJECT NUMBER 02000000018372
PROJECT ENGINEER'S NAME	
DESIGNED BY G. GROWN	
CHECKED BY S. WILSON	
DATE 02/27/13	
SCALE AS NOTED	

ISSUE	DATE	DESCRIPTION
1	01/25/13	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
2	01/27/13	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
3	01/27/13	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
4	02/27/13	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL



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CONSTRUCTION
OR RECORDING

PROJECT 00C-12



GENERAL NOTES:
 1. SUBSTATION LAYOUT AND ALL DIMENSIONS SHOWN ARE APPROXIMATE. EXACT COMPONENT PLACEMENT SHALL BE DETERMINED DURING FINAL DESIGN.

NOTE:
 TOWER HEIGHT IS 50 FT.

SUN STREAMS SOLAR ENERGY PROJECT
34.5KV SUBSTATION
GENERAL ARRANGEMENT

FILE NAME: 002-01.dwg
 SCALE: 1"=50'
 SHEET: 002-01

elementpower

ELEMENT POWER, INC.
 421 SW 16TH AVE
 SUITE 1000
 PORTLAND, OR 97204

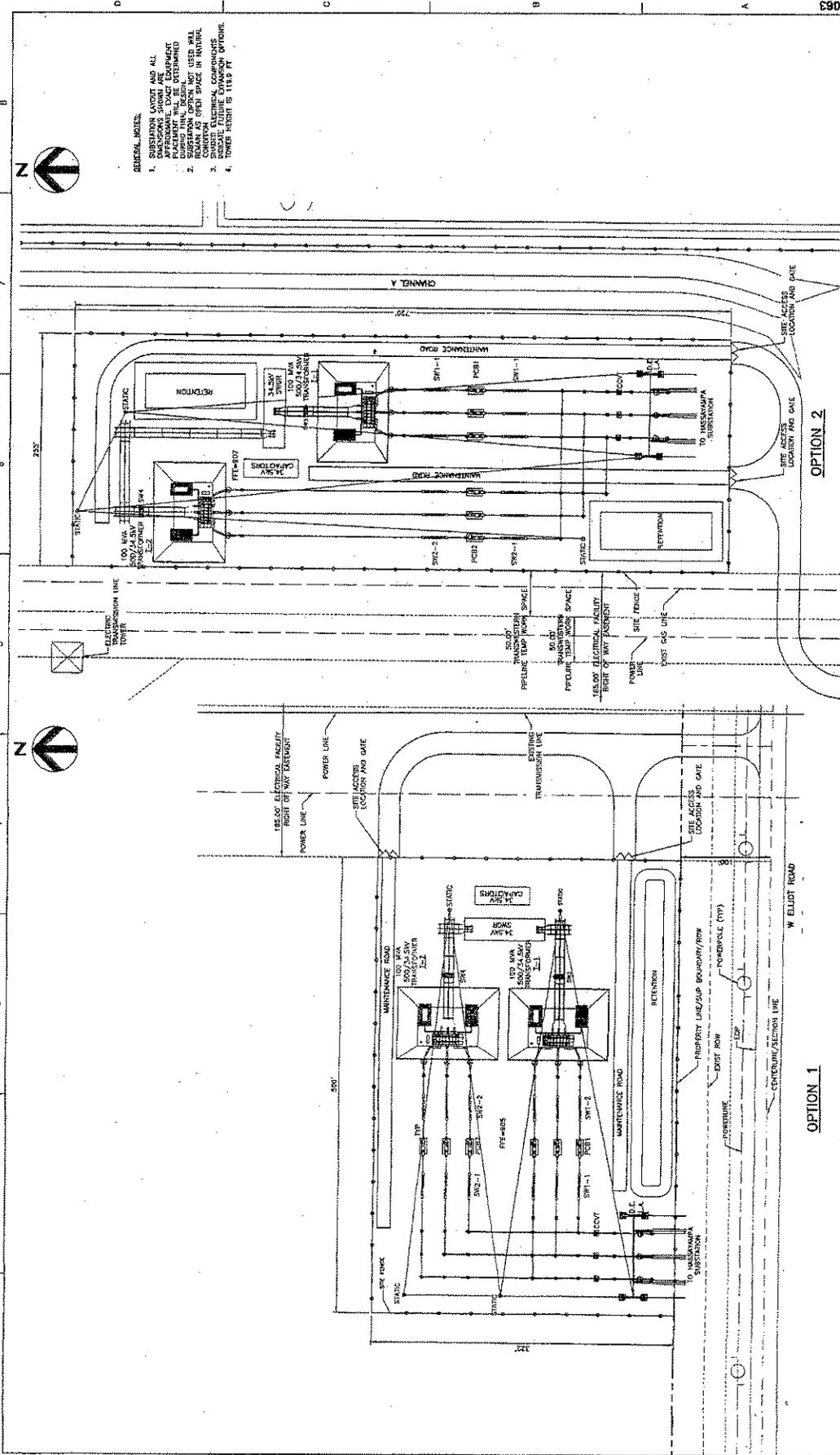


PROJECT MANAGER'S NAME	PROJECT ENGINEER'S NAME
DESIGNED BY: W. BARNHART	CHECKED BY: S. TOMASK
DRAWN BY: K. HICKOK	
PROJECT NUMBER: 1000000015422	

ISSUE	DATE	DESCRIPTION
1	07/28/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
2	08/27/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
3	01/21/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
4	03/24/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL



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 CONSTRUCTION
 OR RECORDING**



- GENERAL NOTES:**
1. SUBSTATION LAYOUT AND ALL EQUIPMENT TO BE DETERMINED BY THE CLIENT. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS. EXACT EQUIPMENT SPECIFICATIONS SHALL BE DETERMINED BY THE CLIENT.
 2. SUBSTATION OPTION NOT USED WILL CONSTITUTE AN OPEN SPACE IN NATURAL CONDITION. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
 3. DESIGNER HAS CONDUCTED VISUAL SURVEY OF THE SITE AND HAS IDENTIFIED THE PROPOSED SUBSTATION OPTION.
 4. TOWER HEIGHT IS 118.0 FT.

SUN STREAMS SOLAR ENERGY PROJECT
500KV SUBSTATION
GENERAL ARRANGEMENT
OPTION NO. 1 & NO. 2

FILE NAME: 00E-02-04-0
 SCALE: 1"=50'
 SHEET: 00E-02

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 421 SW 18TH AVE
 SUITE 1000
 PORTLAND, OR 97204



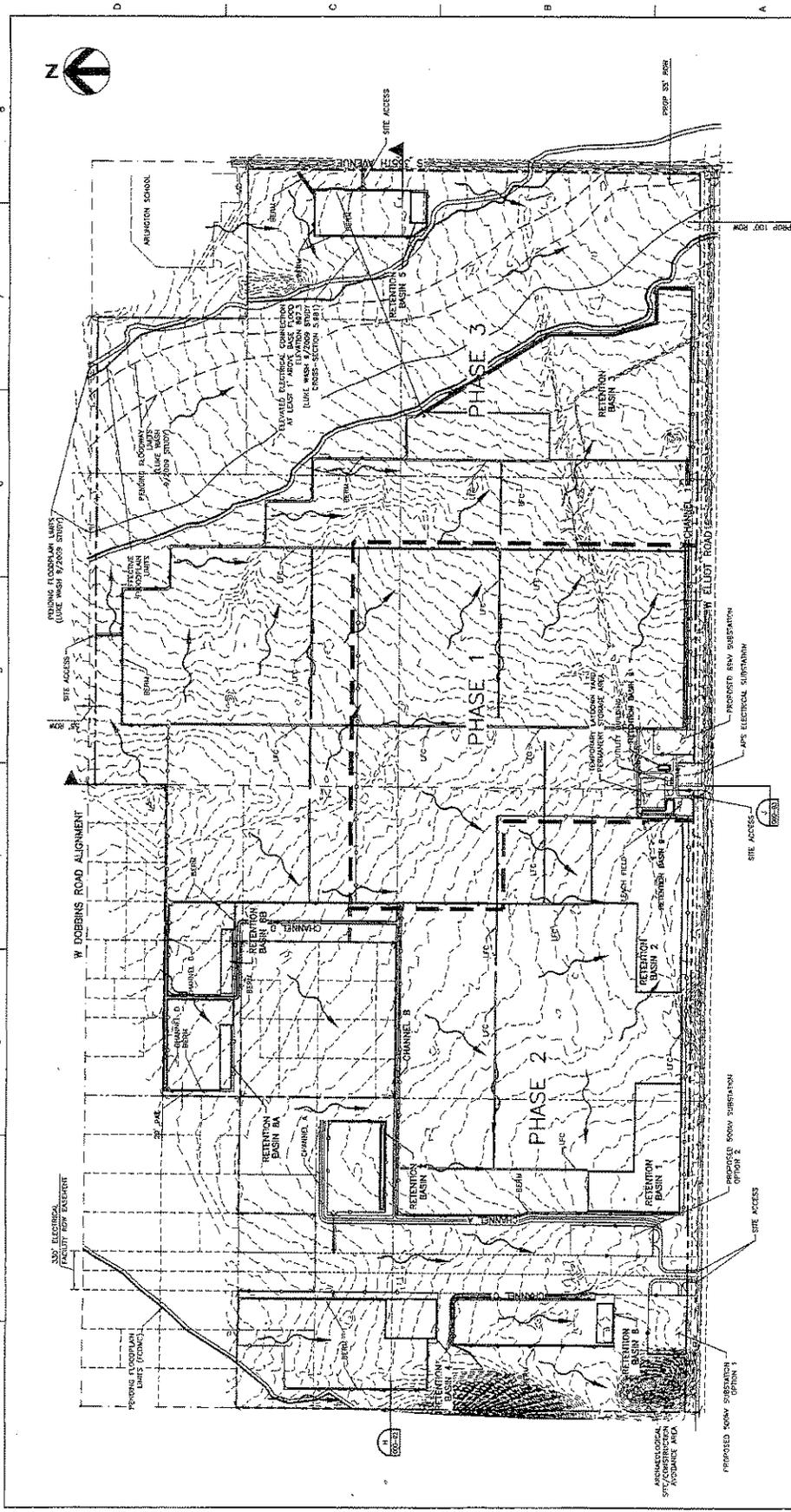
PROJECT MANAGER: S. MARS
 PROJECT ENGINEER: K. WILSON
 DESIGNED BY: K. WILSON
 CHECKED BY: S. WILSON
 OWNER: SUN STREAMS

PROJECT NUMBER: 00000000018437

ISSUE	DATE	DESCRIPTION
1	07/09/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
2	06/27/10	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
3	07/21/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
4	07/21/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL



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NOTES:
 1. THE EXISTING GROUND ELEVATION APPROXIMATELY EQUALS THE PROPOSED GROUND ELEVATION.
 2. ALL SHOWN STRIPES SHALL BE CONSTRUCTED DURING PHASE 1. RETENTION BASINS, CHANNELS, AND BARRIERS.

**SUN STREAMS SOLAR ENERGY PROJECT
 DRAINAGE EXHIBIT**

PROJECT: 00D-01
 SHEET: 00D-01

elementpower

ELEMENT POWER, INC.
 421 SW 19TH AVE
 SUITE 1000
 PORTLAND, OR 97204

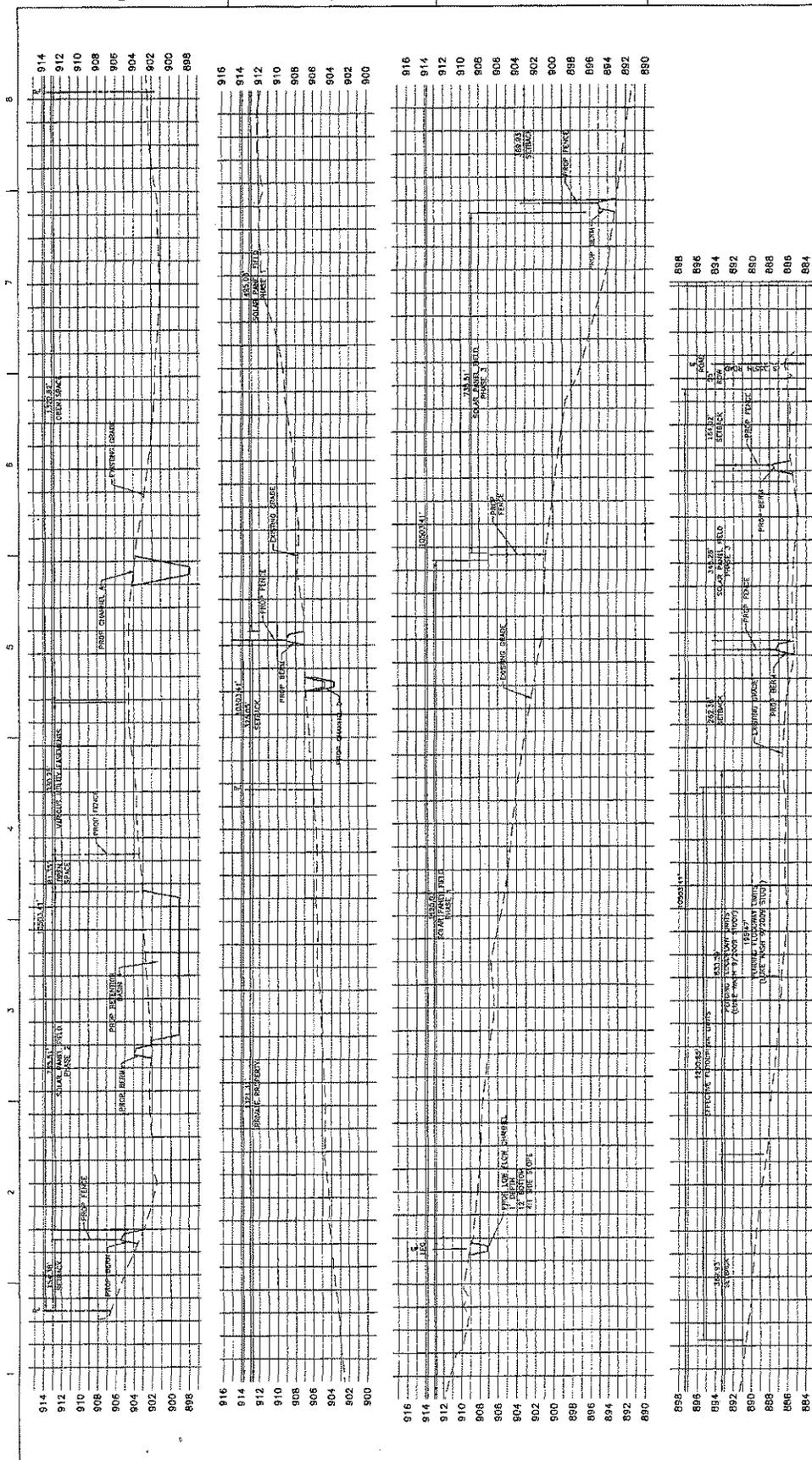


PROJECT MANAGER: S. WARS	PROJECT NUMBER: 000000000181317
PROJECT ENGINEER: J. GORON	
DESIGNED BY: J.C. GORON	
CHECKED BY: J.C. GORON	
DATE: 07/27/11	

ISSUE	DATE	DESCRIPTION
1	07/29/10	ISSUED FOR REGIONAL USE PERMIT SUBMITTAL.
2	07/27/10	ISSUED FOR REGIONAL USE PERMIT SUBMITTAL.
3	07/27/11	ISSUED FOR REGIONAL USE PERMIT SUBMITTAL.
4	07/27/11	ISSUED FOR REGIONAL USE PERMIT SUBMITTAL.



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SITE SECTION (EAST-WEST)
 HORIZONTAL SCALE: 1" = 100'
 VERTICAL SCALE: 1" = 5'

SUN STREAMS SOLAR ENERGY PROJECT
OVERALL SITE CROSS SECTIONS

DATE: 08-02-2009
 DRAWN BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 PROJECT NO: 08-02-004
 SHEET NO: 000-02

elementpower

ELEMENT POWER, INC.
 421 SW 16TH AVE
 SUITE 1000
 PORTLAND, OR 97204



ISSUE	DATE	DESCRIPTION
1	07/02/09	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
2	08/27/09	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
3	07/21/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL
4	03/24/11	ISSUED FOR SPECIAL USE PERMIT SUBMITTAL

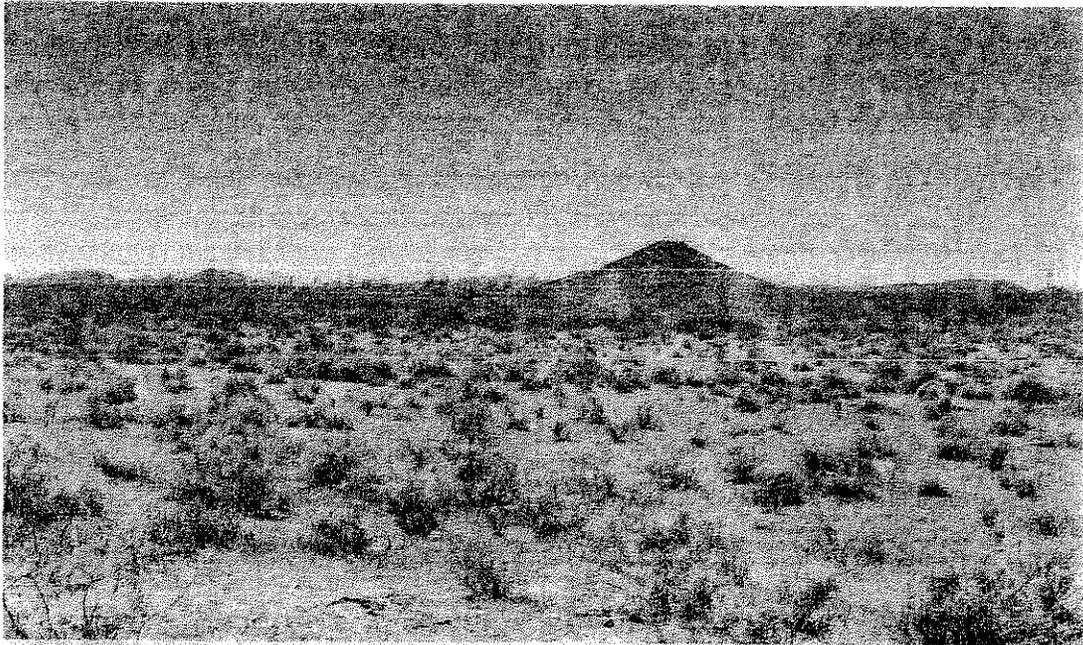
HDR
 Hydrologic Design Resources, Inc.

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 OR RECORDING**

RECEIVED MAR 28 2011

Maricopa County Special Use Permit, Case #Z2010063

Sun Streams Solar Energy Farm Project Narrative Report



Sun Streams

Submitted by:



elementpower

Prepared by:



HDR

Original Submittal Date: July 8, 2010

Revised Submittal Date: September 27, 2010

Revised Submittal Date: January 21, 2011

Revised Submittal Date: March 25, 2011

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1.0 Project Overview

1.1 Project Name

The name of the project is the Sun Streams Solar Energy Farm (Special Use Permit Z2010063), hereinafter referred to as the "Project" in this narrative report.

1.2 The Applicant

The applicant is Element Power Solar Development, LLC ("Element"). As a global renewable energy company, Element's primary business is to develop, construct, own and operate utility-scale solar and wind energy generating facilities.

1.3 Proposed Project

This request for a Special Use Permit (SUP) is to allow the development of a photovoltaic (PV) solar energy generating facility on 1,070 gross acres located in the Rural-190 zoning district. The Project consists of arrays of PV panels that absorb sunlight and directly produce electricity. It is important to note that PV panels produce electricity without the use of a heat transfer fluid or cooling water.

Element's goal is to produce at least 75 megawatts (MW) of clean solar power, which would meet the energy needs of almost 27,000 households. If Element can exceed that level of power generation at this Project, it will try to do so. Element intends to develop the Sun Streams Project in three power generating phases: a first phase of 23 MW, a second phase of 25.5 MW, and a final phase of 30.5 MW, for a total of 79 MW. Phased construction will occur in response to market demand. Element expects to begin construction of the first phase as early as the third or fourth quarter of 2011.

1.4 Overall Project Benefits

Solar energy diversifies the energy supply, reduces the country's dependence on foreign oil, improves air quality, offsets greenhouse gas emissions, and avoids the construction of additional fossil fuel powered plants. In warm climates like ours, solar energy is also beneficial for satisfying peak energy demands, as energy is generated when the demand for electricity is at its peak (bright daylight hours). In addition to the environmental benefits, construction of a facility of this magnitude stimulates the local economy by creating construction jobs during installation, and by generating fee and tax revenue for Maricopa County.

On a neighborhood basis, development of a PV solar facility at this location will provide an ideal transition between the intense power generation and transmission facilities west of the Project and the school and residences east of the Project. The Project itself is relatively low profile, it is noiseless, odorless, and has very little nighttime lighting or activity. In addition, while no specific plans are in place yet, Element has already initiated discussions with Arlington

Elementary School regarding educational opportunities the Project can offer to the students at the School.

2.0 Project Context

2.1 Location

The Project is located at the northwest corner of 355th Avenue and Elliot Road (the "Site"). The Site, which is currently unimproved private land, comprises approximately 1,070 gross acres. The Site includes portions of Sections 11 and 12 of Township 1 South, Range 6 West, Gila and Salt River Base and Meridian. The Site is located approximately four miles southeast of Wintersburg, approximately 10 miles southeast of Tonopah, and approximately 14 miles west of Buckeye. The Vicinity Map provided in **Figure 1** depicts the location and boundaries of the Site.

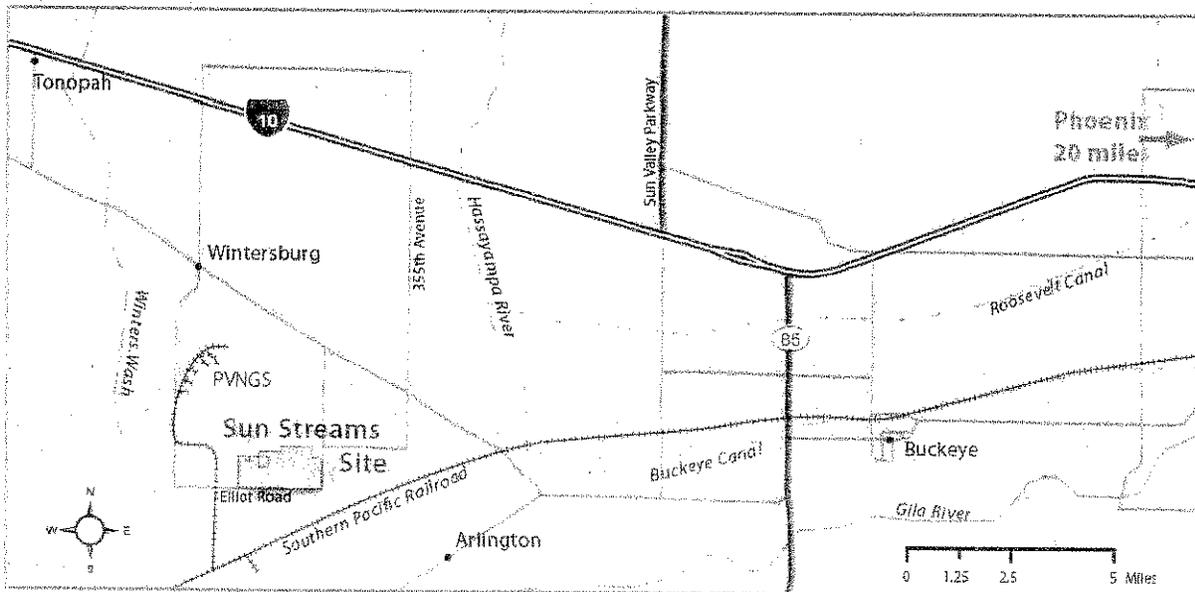


Figure 1: Site Vicinity and Regional Map

Note: PVNGS (Palo Verde Nuclear Generating Station)

The predominant use in the area is energy production and transmission. The Site is located immediately southeast of the Palo Verde Nuclear Generating Station (“PVNGS”), the largest nuclear power plant in the United States. Other power plants near the Site are the Mesquite Power Generating Station and the Redhawk Power Generating Station, both located within one mile of the Site, as shown by **Figure 2**, and the Arlington Valley Energy Facility, located approximately two miles west of the Site. The Arlington Substation and the Hassayampa Switchyard are energy transfer facilities immediately adjacent to the Site.

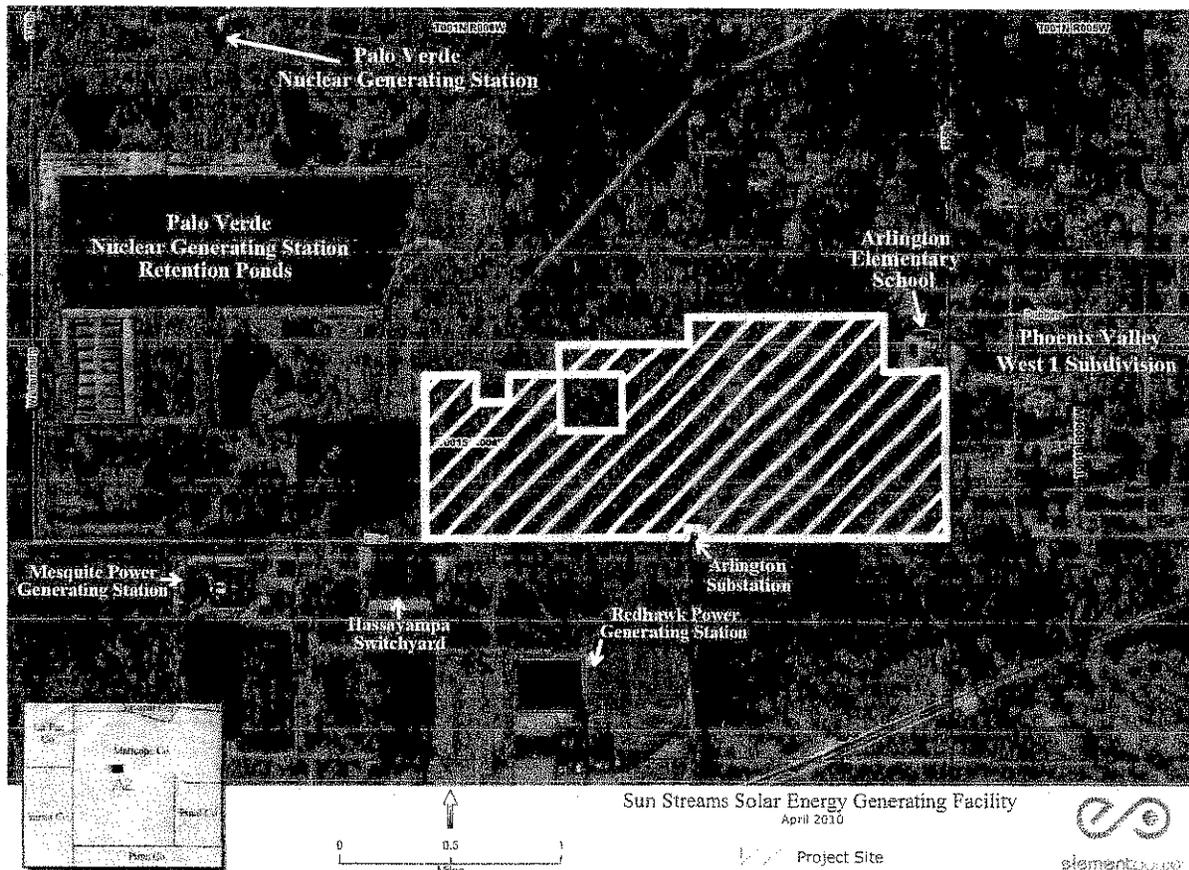


Figure 2: Surrounding Uses

Immediately adjacent to the northeast corner of the Site is the Arlington Elementary School. The School is a kindergarten through eighth grade school that currently enrolls approximately 260 students. East of the Site across 355th Avenue there are scattered low density residential homes within the Phoenix Valley West I subdivision. Of the 14 lots bordering the eastern edge of the Site, five have been developed. The virtually odorless, waterless and noiseless characteristics of this PV solar energy Project is compatible with the School located to the northeast and the rural residential uses to the east. Thus, this low impact solar energy Project will make an ideal transition between these community uses and the heavy impact energy facilities to the west.

Element is also aware that this Project is not the only proposed solar energy farm in the immediate vicinity. Several Major Comprehensive Plan Amendments for solar energy farms were recently approved in the 2010 annual cycle. Three of these sites are in proximity to the Project:

- To the immediate north of the Site across Dobbins Road alignment, “RE Hassayampa I” filed CPA2010017 on 160 acres of land;
- To the immediate south of the Site across Elliot Road, “LS Power GenCo” filed CPA2010013 on 240 acres of land; and,
- A half mile south of the intersection of 355th Avenue and Elliot Road, “Arlington Valley Solar Energy III” filed CPA2010015 on 2,190 acres of land.

The Maricopa County Board of Supervisors approved each of the above mentioned applications on December 15, 2010. However, of all the noted development proposals, only this Project submitted a SUP application for simultaneous consideration along with its CPA request. Although each of the noted development proposals presumably aims to interconnect to the existing transmission grid, only this Project and LS Power GenCo are within 250 feet of the Hassayampa substation, and only this Project is immediately adjacent to the Arlington substation. (It should be noted that Element’s parent company, Hudson Clean Energy Partners, is also an investor of the applicant for the RE Hassayampa I project. Element and the applicant for RE Hassayampa I operate completely independent of each other.)

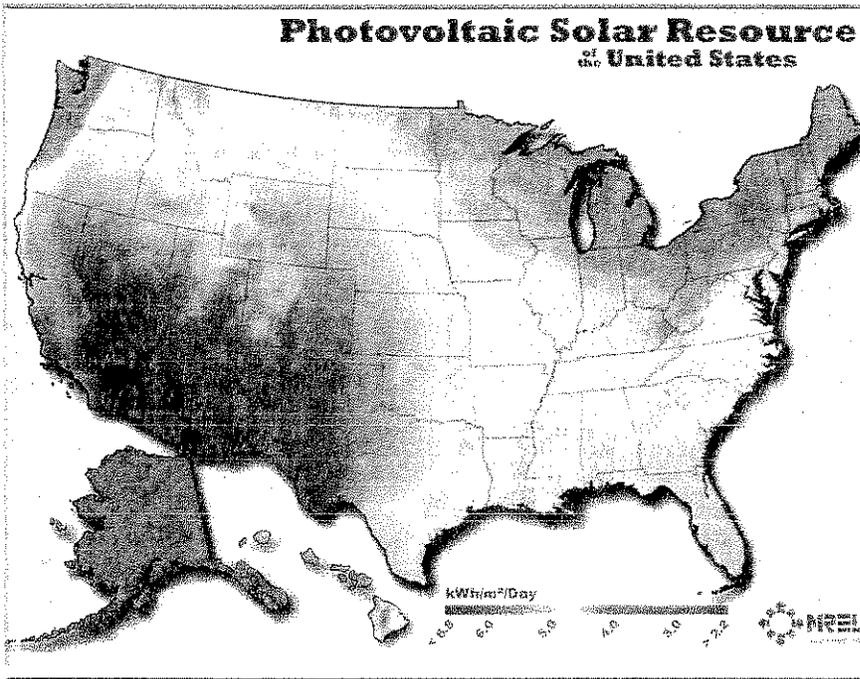
Table 1: Surrounding Land Uses

	EXISTING USE	COMPREHENSIVE PLAN DESIGNATION
On-site	Vacant	Industrial / Business Park / Rural Residential
West	Vacant & Palo Verde Nuclear Generating Station	Industrial
South	Vacant, Hassayampa Switchyard, and Arlington Substation	Dedicated Open Space / Rural Residential
East	Residential & Arlington Elementary School	Small Lot Residential
North	Vacant & Arlington Elementary School	Industrial / Rural Residential

2.2 Site Suitability

As a general matter, Arizona is the natural solar center of the United States, as shown by **Figure 3**.

Figure 3


Figure 3: United States PV Solar Resource Map

Note: The above map shows solar photovoltaic resource potential for the U.S. Arizona and the Arlington area, in particular, have a high resource potential for solar power.

Source: "Solar Maps." National Renewable Energy Laboratory. 14 May 2010. <http://www.nrel.gov/gis/solar.html>

Factors critical to the siting of PV solar energy generating facilities include: large, contiguous areas of flat or nearly flat land; proximity to existing electrical substations and transmission infrastructure; and compatibility with nearby land uses. The Site meets each of these criteria.

The Site is relatively flat and nearly contiguous. In its northwest corner, the Site does have some non-linear boundaries. There is a hill adjacent to the southwest perimeter of the Site. A large 500 kV transmission line corridor runs north-south through the western third of the Site. There is also a wash extending from the northwest to the southeast located along the Site's eastern perimeter.

As discussed above, the Site is located in immediate proximity to existing electrical substations and transmission infrastructure. As an added benefit, the portion of the Site closest to the electric grid connection is most distant from community uses.

Finally, to reiterate, the Site is compatible with nearby land uses. The area is dominated by the power generation and transmission facilities, including the largest nuclear power plant in the United States and two natural gas power plants that sit in plain view. The addition of a low intensity power Project like Sun Streams compliments those uses while providing an appropriate

transition to the Arlington Elementary School and the residences on the east side of 355th Avenue. The Sun Streams Project will be low profile, noiseless, and odorless, and will have minimal nighttime activity and lighting.

3.0 Related Applications

3.1 Major Comprehensive Plan Amendment

Element filed a Major Comprehensive Plan Amendment (CPA2010012) application for 590 acres of the Site on June 1, 2010. The Site is located within the planning boundaries of the Old U.S. Highway 80 Area Plan (the "Area Plan"). Prior to the Maricopa County Board of Supervisors' approval of the CPA application on December 15, 2010, the Area Plan designated the east half of the Site for Business Park and Rural Residential land uses. With the approval of the CPA application, the entire Site is now dedicated for Industrial land uses. The Project is an Industrial use and thus conforms to the Industrial designation on the Site.

3.2 Transmission Siting

Element is planning an electric interconnection with the Hassayampa switchyard and/or the Arlington substation. The final location of the interconnection will be determined by the sale of power. If APS secures the power from the Project, APS may choose to take the power to the Arlington substation. If other power companies secure the power from the Project, the interconnect will occur through the Hassayampa substation. If an interconnection to Hassayampa is required, Element will perform line siting through the exclusive jurisdiction of the Arizona Corporation Commission. It is possible that Element could have interconnections with both the Hassayampa and Arlington facilities.

4.0 Project Description

4.1 Overview

To allow the development of the Sun Streams Project, this SUP application includes the following:

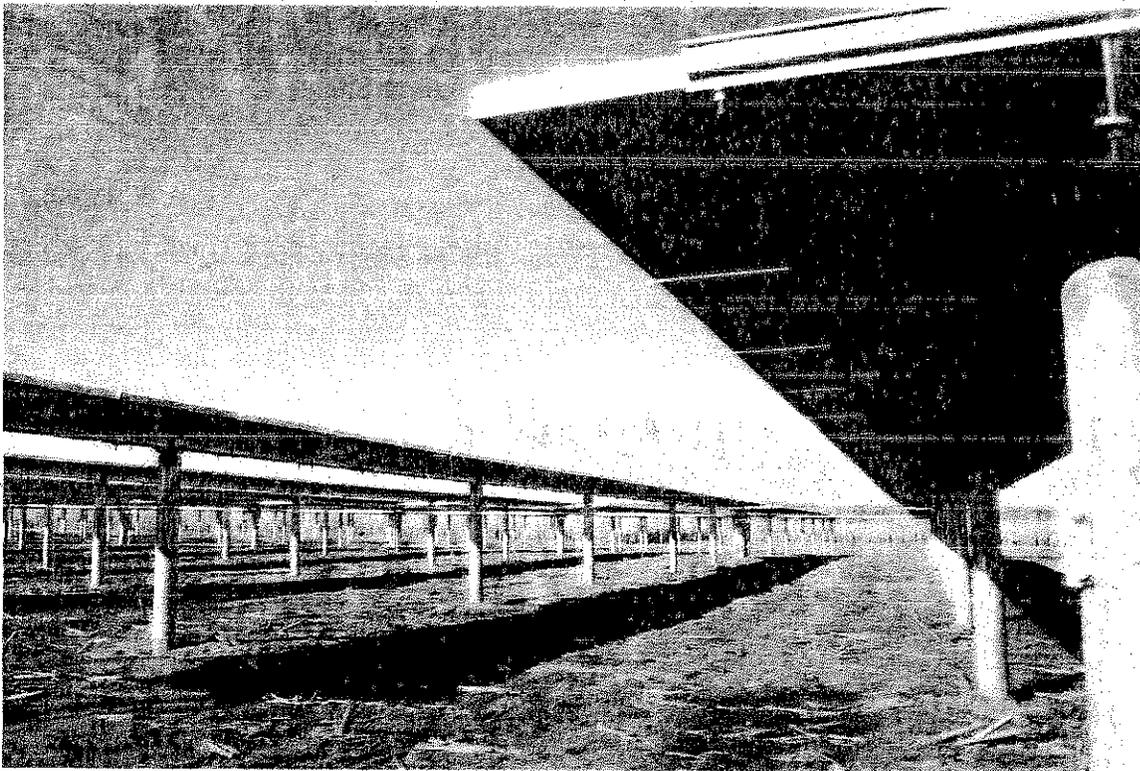
- A solar field of PV modules mounted on a racking system;
- Electrical collection systems, including inverters and transformers;
- Up to one 69 kV substation and one 500 kV substation;
- A utility building; and
- Civil infrastructure, including access gates, driveways, drainage channels, fences, a leach field, on-site parking, signage, retention basins, security lighting, a septic tank, and a well.

See **Exhibit A** for a complete set of site plan drawings.

The Project will operate year-round. Because the Project generates power during daylight, some routine maintenance may be performed during the night. Any nighttime maintenance activities will be performed using directed lighting carried by maintenance personnel. Element does not intend to provide fixed exterior lighting for maintenance purposes.

4.2 The Solar Array Field

The solar field will consist of PV modules mounted on a racking system supported by either concrete ballasts or driven piles. The specific solar energy generating technology to be employed for the Project will be thin-film photovoltaic modules or polycrystalline silicon photovoltaic modules. **Photograph 1** shows constructed PV modules at a solar energy generating facility in Minnesota.



Photograph 1: PV Modules in an Array Block at a facility in Minnesota

The typical height of the photovoltaic modules, when mounted on the racks, will be approximately eight feet. The maximum height will be fourteen feet. The height will vary because the rack bases will be allowed to follow the natural contours of the ground to a limited extent. This reduces the need for grading on the Site while allowing a uniform presentation of the panels to the sun.

To ensure optimal solar energy capture, the racks will track the sun, throughout the day, by rotating on an east-to-west alignment. As the panels rotate, their appearance and height changes, of course, but the fourteen foot height limit is measured from the maximum point of rotation. The rotation of the panels will be extremely slow, and essentially noiseless.

4.3 Electrical Collection System

The vast majority of panels will be organized into 1 MW groups referred to as “Array Blocks.” The remaining panels will be organized into 0.5 MW Array Blocks. The Array Block is the level at which the PV Project can efficiently collect the electricity being generated by each of the panels.

A typical 1 MW Array Block will be approximately six and a half acres in size and include more than a thousand PV panels. The exact number of panels to be included in each Array Block is not known at this time, as the specific PV panel to be utilized has not yet been selected. Each panel, including its rack and rotational hardware, is referred to as a “Module.” The Modules are aligned in north-to-south columns of 20 PV Modules identified as “Strings.” Each typical Array Block consists of four grids referred to as a “Module Array.” Each Module Array consists of 20 Strings running north-to-south. Each typical Array Block has 80 strings and an output capacity of 1 MW.

In the center or to the side of each Array Block is one inverter/transformer pad. The electrical equipment within the inverter/transformer pads prepares the solar power for use in the electrical grid. First, the inverters convert the low voltage direct current (DC) electricity generated by the panels to alternating current (AC) electricity. The transformers then step up the voltage of the AC electricity to 34.5 kV. The electricity is then routed underground from the transformers to the internal substations, detailed below. The various electrical equipment on the inverter/transformer pads is less than seven feet tall, and will thus not be visible from Elliot Road or 355th Avenue.

4.4 Substations

Once the power is generated and converted, it will need to inter-connect into the regional power grid. A clear advantage of the Site is its proximity to power grid facilities, which means the Project will have minimal transmission needs. Further, the grid is located near the southwest corner of the Site, on the opposite side of the Property from the School and residences. Off-site transmission line siting decisions lie within the exclusive jurisdiction of the Arizona Corporation Commission. Lines of 115 kV or more must be approved; lines of lesser voltage may be constructed by right.

Element does not control the grid facilities, and will need to secure an interconnect agreement with the grid owners of the grid facilities. Element’s own on-site transmission facilities will be dependent upon the decisions of those power purchasers, including APS, which owns the Arlington substation, which is surrounded by the site, and SRP, on behalf of the Hassayampa substation ownership group. It is possible that Element will end up selling its electricity to both APS and the Hassayampa group.

The existing Arlington substation is located on an out parcel on the north side of Elliot Road, and is a 69 kV substation. Element could direct some of its electricity into this facility

using a 69 kV substation and direct connection. The much larger Hassayampa substation is located on the south side of Elliot Road. Access to that substation would require 500 kV lines. In addition, because of the existing 500 kV transmission lines that cut across the western portion of the Site, it is unknown at this time on which side of the 500 kV transmission corridor that SRP and the Hassayampa owners would require Element to construct its 500 kV substation. Therefore, Element has reflected two possible 500 kV substation locations, one on each side of the existing 500 kV corridor. The 500 kV substation site will remain an undisturbed native vegetation and open space area until developed, and if not developed will then remain part of the Site's perimeter landscape buffer. Thus, the Sun Streams Project may require as much as one 500 kV substation, one 69 kV substation and transmission lines to access the grid. The Project site plan reflects this possible outcome to anticipate each contingency.

Each substation will be less than four acres in size. See Sheets 00E-01 and 00E-02 provided in **Exhibit A** for conceptual diagrams of the substations.

4.5 Drainage Design

The existing condition of the Site with respect to drainage is as follows. Stormwater runoff generally flows from the north to south across the Site in both sheet flow and concentrated flow in small desert washes. The Site contains two predominant ridgelines that divide the flow towards separate outfalls along the south perimeter property line. Flow leaving the Site exits as both shallow sheet flow and concentrated flow and ultimately contributes to the Gila River.

A wash named "T1S-R5W S29E" and mapped by the Federal Emergency Management Agency as a Zone A Special Flood Hazard Area is located in the eastern portion of the Site. The Zone A area is subject to inundation by the 1 percent annual chance flood, which has a one percent chance of being equaled or exceeded in any given year. See **Exhibit B** for the Project Drainage Report. Element does not intend to construct Array Blocks across the wash at this time.

Unlike a typical development, a PV Project renders a very small portion of the Site impervious. The buildings, electrical equipment and paved driveways create impervious areas. But the Modules sit elevated above the ground on poles. While the Sun Streams Project intends to cover much of the Site with PV Modules, the poles that support the Modules will cover less than a fifth of the Site. The Modules themselves simply drain off their edges onto the ground beneath each Module. As a result, nearly full access to the ground surface will be retained.

Generally, Element will be constructing channels and retention basins on the site to route and capture drainage. The channel and retention basins are reflected in Sheets 00C-01 through 00C-08, Sheets 00C-12 through 00C-14, and Sheets 00L-01 through 00L-02 in **Exhibit A**.

Element has already met with the Arlington Elementary School District, and is aware of the School's existing drainage patterns into the wash. Element has designed its site in a manner that will allow the Site to continue to accommodate the School's needs.

4.6 Grading Design

As detailed above, the pole construction method leaves much of the site in its existing, pervious condition. This also has a significant and unusual impact on grading for the Project. Unlike a typical project, where a site is mass graded at the start of construction, Element will not need to mass grade this Site. Instead, much of the existing vegetation will be left in place where it sits today. It is the intent of the Project's grading design to minimize the amount of earthwork required. As shown by Sheets 00D-01 through 00D-03 in **Exhibit A**, grading will generally follow the Site's existing topography. Grading activities will not involve dredging or filling the T1S-R5W S29E wash. Element is prepared to address appropriate U.S. Army Corps of Engineers permitting requirements.

Because weeds can create a fire safety hazard, the presence of weeds (especially tumbleweed) on the Site will be regularly monitored and managed throughout the life of the Project. When necessary and practical, hand removal and mechanical methods (i.e. small drivable weed mowers) and herbicide applications will be used to achieve weed control.

4.7 Landscaping

The intent of the Project's landscaping design is to preserve native trees and shrubs in their natural and organic groupings as much as possible for the purposes of preserving the aesthetically pleasing natural desert environment and conserving water resources. As detailed above, the Project will be able to keep much of the existing landscaping in place. This area is one of the driest parts of the already dry Sonoran Desert. It is ideal for solar generation, but not for irrigated plantings.

Despite the low height of its panels, Element has provided generous setbacks along its perimeters, especially along 355th Avenue, where the Site is adjacent to existing residential uses and the School. As might be expected, setbacks are lower along other perimeters, where the Site is adjacent to substations, industrially planned lands, or other PV solar sites. While Element intends to leave these setbacks relatively undisturbed, any salvageable tree specimens which cannot remain in place on the Site will be relocated to the 355th Avenue and Elliot Road frontages or project entrances, further enhancing the view of the Project.

- Along 355th Avenue itself, Element has taken advantage of the natural drainage of the Site to provide open space along that eastern perimeter. The panels within the single Array Block located east of the floodplain will be set back 199.3 feet from the property line. Along the School's southern perimeter, where the School building sits close to the common property line, the Sun Streams Array Block located east of the floodplain is setback approximately 525 feet from the common property line. Along the School's western perimeter, where the School building is much further away, the Sun Streams Array Blocks are setback approximately 1,925 feet from the common property line.

In the event that Element should decide to seek to develop Array Blocks in the floodplain in the future (with proper amendment of this SUP, floodplain permitting and FEMA approvals), any future Array Block constructed will be set back a minimum of 195 feet from the 355th Avenue property line, 525 feet (approx.) from the School's southern perimeter, and 80 feet (approx.) from the School's western perimeter.

- Along Elliot Road, the panels within the Array Blocks will be set back a minimum of 87.5 feet from the property line. The utility area, where maintenance functions occur, is set back approximately 88 feet from the edge of the paved area for Elliot Road.
- Along the west perimeter property line, the Array Blocks are set back a minimum of 173.6 feet. However, Sun Streams has a small, no-build cultural resource area near the southwest corner of the Site which results in a setback of approximately 550 feet from the west property line.
- To the north, there are two main areas of setback. To the northwest, there are numerous small landholdings that are designated for Industrial development by the Area Plan. The setback here between the Array Blocks and the property line ranges from 60 to 325 feet. The other main area of adjacency to the north is the subject of a separate pending application for another PV project. The setback between the Array Blocks and the north property line ranges from 35 to 750 feet, including a minimum setback of 242.4 feet along Dobbins Road.

See Sheets 00L-01 and 00L-02 of **Exhibit A** for the location of perimeter landscape setbacks to be provided.

In addition to these generous setbacks, Sun Streams also will not have a traditional perimeter fence. Instead, Sun Streams will pull its fence back to generally be within 20 to 35 feet of its Array Blocks. Of course, despite its low profile and passive appearance – especially compared to PVNGS and the natural gas plants that dominate the area – Sun Streams is a power plant, and it needs to be secure and safe. Therefore, the security fence will be a total of eight feet in height, seven feet of chain link and one foot of barbed wire. However, in keeping with the Sun Streams approach of leaving the natural appearance relatively undisturbed, the Sun Stream security fence will not be opaque, and therefore will not draw the attention of the passerby.

5.0 Project Operation and Maintenance

When operational, the Project will be managed, remotely monitored, and controlled by Element or an Element-contracted O&M company. At full build-out, there will be up to three full-time employees. These employees will work normal shift hours (generally 8 a.m. to 5 p.m.).

PV solar energy generating facilities require a limited amount of maintenance. Maintenance activities include but are not limited to the following:

- Periodic inspections;
- Cleaning PV Modules;
- Dust control;
- Weed control;
- Maintaining electrical collection system components (i.e. inverters, switchgear and transformers); and,
- Maintaining on-site infrastructure (i.e. driveways, drainage channels and retention basins), as well as responding to issues detected by remote monitoring.

The only maintenance activities which will require regular water use are the cleaning of PV modules and controlling dust. As noted above, to allow the Modules to function continuously through daylight hours, some maintenance, including some panel cleaning, may be performed at night, using directed, not overhead, lights. Water use for cleaning purposes is small. The rough estimate for the amount of water needed for cleaning panels on an annual basis at build-out is less than a million gallons per year, enough to supply six Arizona households with water for a year. Given that the site exceeds 1,000 acres and is expected to produce renewable energy sufficient to serve tens of thousands of houses, this is indeed a very small amount of annual water usage.

No major equipment is anticipated to be required for maintenance of the facility except as necessary for periodic re-grading of driveways. Because the driveways providing access to the Site from 355th Avenue and Elliot will be asphaltic paved, these surfaces will not require re-grading. However, not all of the interior driveways providing access to the solar array field will be paved. Non-paved interior driveways may require re-grading from time to time. Equipment required for re-grading non-paved interior driveway surfaces will be rented and delivered to the Site on an as needed basis. Element will use dust control measures as required by Maricopa County for non-paved driveway surfaces. Details of the final dust control plan will be submitted and approved under separate permit through the Maricopa County Environmental Services Department.

5.1 Site Security

Despite the relatively benign appearance of the Project—low, quiet, little or no personnel—this is a major power generating facility. The equipment on site represents a substantial investment, and there is dangerous electrical equipment within the Site. To provide a secure and safe environment, all equipment on the Site will be enclosed by an open chain link fence and all access points will be gated with swinging or rolling chain link gates. The chain link fence and gates will be seven (7) feet in height and topped with an additional one (1) foot barbed wire section. Element is using open chain link fencing to maintain a secure but visually open appearance. Any substations within the Site will be separately fenced as well with the same type of fencing. It should be noted that the fence height may actually be higher if County officials request for drainage purposes at the base of portions of the fence. The safety and security of passersby and Element's equipment is vitally important.

As indicated above, the equipment on site represents a substantial investment. That is particularly true for the electrical equipment: the inverters, transformers and substations. For night time security, the inverter/transformer pads and the substations will have motion-activated lights. These lights will be mounted on 22 foot tall poles. Because these security lights are motion-activated only, Element expects the Site to be dark at night. The motion detectors on the security lighting system will not react to animal movement. Furthermore, to ensure that lighting will not be cast onto neighboring properties, all security lights installed will be directed downward and into the Site. All on-site lighting will also comply with Maricopa County Zoning Ordinance Article 1112. Additional security measures that may be implemented include cameras to remotely monitor the Site and periodic patrols of the Site's perimeter.

5.2 Weed Management & Dust Control

As detailed above, Element expects to leave a significant amount of existing vegetation on the Site. This will significantly reduce the need for artificial dust control measures. Element will need to ensure its retention areas continue to function using weed control. To ensure that these areas remain free of weeds, herbicides will be used on a periodic basis. For other areas of the Facility, including ground surface located beneath solar panels, hand removal or mechanical methods (i.e. small drivable weed mowers) and herbicide applications will be used to achieve weed control when necessary and practical. With regard to construction periods, Element will use dust control measures as required by Maricopa County. Details of the final dust control plan will be submitted and approved under separate permit through the Maricopa County Environmental Services Department.

6.0 **Environmental Impacts**

6.1 Noise

When the Project is fully operational, it is not anticipated that there will be any regular activities on the Site that will result in discernable off-site noise. The use of heavy equipment for performing earthwork may produce noise that is noticeable off-site from time to time during construction.

6.2 Air Quality

The Project will not produce any noticeable odors. As noted above, dust control measures as required by Maricopa County will be implemented during construction. Dust control is imperative to Element because dust can adversely impact the power generating efficiency of PV modules. Ultimate dust control will be achieved in large part by minimizing the areas requiring ground disturbance.

6.3 Visual Resources

The Project will not affect the visual quality of the area, as the Site is located on relatively flat desert land at a low elevation, is several miles from the nearest population center, and is located in an area that does not provide recreational opportunities or attract an abundance of public attention. The visually dominant features of the area are the PVNGS and the natural gas fired power plants. In addition, the Project will also have a relatively low profile (height) and the PV Modules, which absorb sunlight, will not cause glare. For these reasons, the development of the Project will not result in any significant visual impacts. Any visual impacts resulting from the development will be mitigated by the maintenance of native vegetation on all Site areas located between the perimeter property line and the security fence. As previously discussed, this natural buffer will provide an aesthetically pleasing natural landscape along 355th Avenue, Dobbins Road and Elliot Road. This natural landscape will also provide a buffer between the Array Blocks and adjoining properties, including the Arlington Elementary School and any property that may potentially be developed for residential purposes.

6.4 Biological Resources

A Biological Assessment of the Site has been performed and no significant issues were identified. See **Exhibit C** for the Project Biological Assessment. Vegetation on the Site does not provide suitable habitat for any protected species except the western burrowing owl. Mitigation measures to protect the western burrowing owl will be implemented at the time the Site is developed. According to Arizona's Wildlife Linkage Workgroup Assessment, there are no existing wildlife linkages or corridors in the area.

6.5 Cultural Resources

A Class III Cultural Resources Survey was completed for the Site by HDR Engineering. The associated fieldwork was completed in May 2010. The Site is located relatively far from a reliable surface water source and there is little evidence of cultural resources associated with prehistoric habitation. The Cultural Resources Report identified 38 insignificant object sites (i.e. tin cans, license plates etc.), five archaeological sites and two historic road segments. One of the archaeological sites, a prehistoric temporary habitation, is recommended eligible for listing in the National Register under Criterion D for its information potential. The prehistoric temporary habitation, which is located on the western perimeter of the Site, will be avoided during construction. See **Exhibit D** for the Project Cultural Resources Report.

7.0 **Traffic Generation**

The projected traffic generation for the Project is minimal. While right-of-way dedications are required, no improvements to surrounding streets are expected as a result of the Project.

The primary access to the Project will be from Elliot Road, which is adjacent to the southern edge of the Site. Elliot Road is classified as a minor arterial in the Old US Highway 80 Area Plan. MCDOT is requiring additional right-of-way dedications along Elliot Road, 355th Avenue and Dobbins Road, resulting in a total of 100 feet for Elliot Road, 55 feet for 355th Avenue, and 55 feet for Dobbins Road as indicated by Maricopa County during the June 8, 2010 pre-application meeting and stipulated by the Board of Supervisors' approval of Major Comprehensive Plan Amendment application number CPA2010012.

As shown by Sheets 00A-01 and 00A-02 in **Exhibit A**, the Project will have one main access driveway, as well as multiple perimeter and internal driveways. The Project's main access driveway will be located along Elliot Road, on the west side of the Arlington Substation. This driveway will be asphaltic paved between the edge of pavement for Elliot Road and the entry gate. This main access driveway provides access to the 69 kV substation, the initial construction and permanent storage yard, the utility building, the well, and the septic field. Additional driveways providing access to the Site from 355th Avenue and Elliot Road will also be asphaltic paved between the edge of the respective road's pavement and the Site's property line. All other driveways on the Site will be of unpaved engineered construction having a design based on engineering considerations, including native soil characteristics, frequency and weight of traffic, drainage and dust control. As shown by Sheet 00A-01, maintenance access roads and gates are provided along 355th Avenue, Dobbins Road and Elliot Road.

Traffic generated by the Project will be nominal, as up to three full-time employees will be on site at full build-out. As detailed above, it is possible that the Project will be remotely managed prior to full build-out. The number of daily visits is so low that the impact on average daily trips cannot be measured numerically.

Construction activity will generate more trips but will only be for a short duration, as much of this traffic will be associated with the delivery of construction materials to the Site. The Project's construction will require the delivery of materials that will add approximately three to four semi trucks per day to Elliot Road. At its peak, the Project's construction is anticipated to require a workforce of approximately 40 persons. The construction workforce, at its peak, will add approximately 30 to 40 vehicles to Elliot Road per day. The mobilization and demobilization of equipment used for earthwork, including scrapers, graders, water wagons, compactors, truck-mounted post drivers, skid loaders, and forklifts, is anticipated to generate a minimal amount of traffic. The staging yard for the project is located off the primary Elliot Road driveway.

In order to minimize the number of vehicle trips resulting from the Project's construction added to 355th Avenue, and to minimize traffic impacts on the Arlington Elementary School and nearby residences, construction traffic to the Site will be routed from I-10 to Wintersburg Road to Elliot Road. In addition, Element has committed to meet with Arlington Elementary School District officials in advance of construction to discuss traffic safety.

A Project Traffic Impact Statement (TIS) addressing construction traffic is provided as **Exhibit E**. The TIS concluded that there will be negligible impacts on the existing area roadway system resulting from the construction of the Project.

8.0 Public Services

8.1 Fire Protection

Fire protection will be provided by the Tonopah Valley Fire District (“TVFD”). TVFD handles emergencies closer to Tonopah, located approximately 10 miles northwest of the Site. On-site driveways will provide egress for emergency and fire department access. However, the anticipated level of fire protection needed for the Site is very minimal, as PV Modules are constructed of non-combustible materials (glass and steel) and the electricity generation process does not involve combustible fuel, high temperature, or high pressure. For these reasons, PV solar energy generating facilities are considered to be much safer than other energy production processes. In addition, any hazardous materials used on the Site, of which the quantity will be limited, will be managed according to applicable federal, state and local regulations to ensure that the environment is protected. Lastly, native vegetation located beneath PV modules will be periodically monitored and controlled to ensure that the growth rate of this vegetation does not have any impact on wildfire suppression activities.

8.2 Police Protection

The Maricopa County Sheriff’s Office, operating out of one main station in Avondale and a satellite station in Buckeye, provides protective services for the Old US Highway 80 planning area. The Site is located within the District II patrol area, and the nearest police substation is located at 920 E. Van Buren Avenue in Avondale.

8.3 Water & Wastewater Resources

The Project does not impose any new water and wastewater requirements on the area. The Site is located within an Arizona Department of Water Resources (ADWR) regulated Active Management Area (AMA). The need for water on the Site will be minimal, necessary only for needs of employees and cleaning of the panels. As indicated above in Section 5.0, there will be up to three full-time employees on the site, with the possibility of remote management. The potable water needs of three employees is de minimis. As further indicated in Section 5.0, the water needed to clean the panels is expected to be less than one million gallons per year, again a minimal amount on a site that exceeds 1,000 acres. The SUP calls for an exempt, potable well on site with a capacity of less than 35 gallons per minutes to serve these two water needs. This insignificant amount of water use does not require a Public Water System.

The wastewater generated at the facility is anticipated to be treated with an on-site wastewater treatment facility, such as a conventional septic tank system or similar alternative system as regulated by Arizona Department of Environmental Quality and administered by Maricopa County Environmental Services Department. See **Exhibit F** for the Project Water and Wastewater Plan.

8.4 Electric

APS is the electrical service provider for this area. Element anticipates that utility power will need to be purchased to support nighttime operations on the Site.

8.5 Community Facilities & Services Impact

This low intensity Project is expected to have no impact on community facilities and services such as schools and parks. As previously mentioned, the Project is expected to require a peak workforce of approximately 40 persons during construction. However, it is not anticipated that the workforce will have a significant impact on the community's facilities and services, as it is anticipated that the construction workforce will draw upon the existing labor pool in Maricopa County. The Project will also not impact the community's facilities and services when fully constructed, as the Project is only expected to require a minimal number of full-time employees on the Site.

8.6 Emergency Management Plan

Prior to construction commencing, the Applicant will prepare an emergency management plan that addresses the construction of the Project. This plan will be developed based on discussions with emergency response providers serving the area. In addition, the Applicant will develop an integrated contingency plan (ICP) prior to the Project becoming operational. The ICP will specify an evacuation plan in the event of an emergency at the Palo Verde Nuclear Generating Station (PVNGS), as the Site is located within the 10-mile Plume Exposure Pathway Emergency Planning Zone (EPZ) for PVNGS.

9.0 **Phasing and Construction**

9.1 Phasing Schedule

As shown on Sheet 00A-01 and Sheets 00C-01 through 00C-03 of **Exhibit A**, the construction of the Project will occur in three power generating phases, with each phase corresponding to a specific area of the Site. The first power generating phase will occur near the center of the Site, while the second and third phases will respectively encompass the west and east portions of the Site. Element plans to start construction of the Project in the third or fourth quarter of 2011, with the first power generating phase to be completed by the fourth quarter of 2012.

Element has structured its phasing plan in part to allow buffering of the School and residences to the east. The phasing pattern will allow Element to develop the portion of the Site closest to the School and residences after it has developed the rest of the Site.

Element has also structured its phasing plan in part to allow unobstructed flows of the larger wash on the eastern portion of the Site in the immediate future. Element is unequivocally aware that County Drainage regulations will require that the Site always function in an

acceptable manner from a Drainage standpoint. Element acknowledges that this may require the development of build-out or interim drainage facilities in earlier phases of the Project.

Element's goal for the Sun Streams Project is to generate at least 75 MWs of solar power. Element's site plan actually reflects power generating capacity of 79.5 MWs. However, only the first power generating phase of the Project is certain in its scope. The second and third power generating phases represent Element's best forecast for the Site, but in the final design efforts in the future, the capacity of those future phases may change.

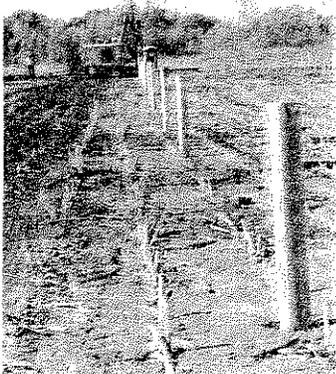
The power generating component of the first, 23 MW phase covers roughly 160 acres of the Site. It includes 23, 1 MW Array Blocks. This phase also includes planned on-site drainage facilities for the entire Site, including drainage berms and channels and retention basins.

The second, 25.5 MW phase covers roughly 290 acres of the Site. It includes 24, 1 MW Array Blocks and 3, 0.5 MW Array Blocks. Phase 2 covers proportionately more of the Site because Phase 2 is in the western portion of the Site, where the existing 500 kV power lines divide the Site and the Property lines cut and jag.

The third, 30.5 MW phase covers roughly 214 acres of the Site. It includes 29, 1 MW Array Blocks and 3, 0.5 MW Array Blocks.

The construction of the second and third power generating phases is anticipated to require between one and two years to complete, but will ultimately depend on market conditions. If market demand turns out to be significant from the start, Element may construct the entire Project in a single phase. Regardless of timing, all construction is subject to normal County oversight.

Photograph 2 provided below shows the process for driving steel pipes into the ground surface to support PV modules.



Photograph 2: Equipment Installation Process for Driving Steel Pipes into the Ground Surface to Support PV Modules at a Solar Energy Farm

9.2 Construction Workforce and Workspace

Temporary facilities, such as office trailers, parking areas and equipment storage areas, will be required to accommodate the construction workforce (approximately 40 persons). As illustrated on Sheet 00A-02 of **Exhibit A**, Element intends to locate its construction storage yard near the existing Arlington substation.

As previously indicated, Element has committed to coordinate construction traffic management with the Arlington Elementary School District.

10.0 Summary

Element is excited to bring the Sun Streams Project to this Site. The Site is mostly flat and located in close proximity to the regional power grid. The Sun Streams Project will be low profile. It will be odorless and noiseless. It will not produce glare. It will generate minimal traffic. Element will be able to leave substantial amounts of the existing natural vegetation in place. For these reasons, this PV electrical Project is an ideal transition between the intense power facilities and transmission lines west of the Site and the School and residences east of the Site.



Department of Planning and Development



DATE: July 26, 2010
 TO: DISTRIBUTION NOTED BELOW
 FROM: Robert Kuhfuss, AICP, Senior Planner *RHK*
 RE: Technical Advisory Committee (TAC) meeting
 CASE #: Z2010063
 SUBJ: Sun Streams Solar Special Use Permit, 355the Avenue & Elliot Road

Enclosed are the following application materials in paper format relating to the case noted above:

- 1) Application
- 2) Narrative Report
- 3) Site Plan

The Technical Advisory Committee (TAC) will hold a meeting to discuss the above-referenced case on **Tuesday, August 17, 2010 at 2:30 PM** in the Planning and Development Department, Gold Conference Room located at **501 North 44th Street, 2nd Floor**. You, or your authorized representative, are invited to attend the meeting, and are also requested to prepare and submit written comments and recommendations at the meeting. If you are unable to attend, please submit written recommendations to our Department prior to the date of the meeting.

Please call me, or send me an email message, if you have any questions.

Thank you.

AZ Office of the Attorney General	Gerald Toscano – MCDOT (memo only, via email)
Buckeye Valley Rural Fire District	Wes Shonerd – MCESD (memo only, via email)
Tonopah Valley Fire District	Rafael Velasquez – Drainage Administration (memo only, via email)
Arlington #47 Elementary School District	Michele Kogl – MCDOT (memo only, via email)
Buckeye Union High School District	Kathy Mendoza – FCDMC (memo only, via email)
Tonopah Valley Community Council	Matt Holm – Comprehensive Planning (memo only, via email)
Tonopah Valley Association	Jaclyn Kossmann – Element Power (memo only, via email)
Valley View News	John Knight – Element Power (memo only, via email)
Palo Verde Nuclear Planning	Stephen Anderson – Gammage & Burnham (memo only, via email)



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To facilitate your review, each of you will receive a separate email from our EFT site, which will include a pdf of the entire SUP application and supporting documents. Since the entire application submittal is saved to a single pdf, you will need to scroll through the document until you find information pertinent to your respective disciplines.

Please call me, or send me an email message, if you have any questions.

Thank you.

Table with 1 column containing contact information for various departments and agencies, including Town of Buckeye, Luke AFB, Arizona Department of Transportation, Arizona Game and Fish Department, Arizona Department of Water Resources, Arizona Department of Environmental Quality, Arizona State Historical Preservation Offices, Arizona State Land Department, Arizona Office of Homeland Security, Arizona State Fire Marshal's Office, Bureau of Land Management, Maricopa Association of Governments, Maricopa County Department of Emergency Management, Maricopa County Sheriff's Office, Maricopa County Library District, Maricopa County Parks and Recreation Department, Maricopa County Air Quality Department, Maricopa County Storm Water Quality Program, Element Power, and Gammage & Burnham.



Maricopa County

Public Works

ENGINEERING DIVISION INTEROFFICE MEMORANDUM

DATE: January 26, 2011

TO: Robert Kuhfuss
Maricopa County Department of Planning and Development

FROM: Gerald J. Toscano, P.E., Engineering

SUBJECT: Z 2010-63, Resubmittal
Sun Streams

As requested the Department of Transportation has reviewed the revised proposed development covered by Z 2010-63 received on January 24, 2011.

We recommend approval with these stipulations:

1. The Applicant shall provide a total half-width of right-of-way as for the following roadway:
Elliot Road --- 100 feet
Dobbins Road and 355th Ave --- 55 feet

All such dedications shall be in fee and free of all liens and encumbrances. Prior to acceptance of such dedication, the applicant shall provide the County an owner's title insurance policy issued to the County, the MCDOT environmental checklist and any and all other requirements as set forth in the "MCDOT Right-OF-WAY Dedications Reference Guide". Until Maricopa County has accepted said dedication, all responsibilities, including but not limited to maintenance and repair for the property to be dedicated, shall be that of the applicant.

Right-of-way dedication shall occur within six (6) months of approval of this request by the Board of Supervisor's and prior to zoning clearance.

2. All driveways in County right-of-way must be paved.

GJT



Maricopa County

Environmental Services Department
Water and Waste Management

Subdivision Infrastructure &
Planning Program
1001 N. Central Avenue #150
Phoenix, Arizona 85004
Phone: (602) 506-1058
Fax: (602) 506-5813
TDD 602 506 6704

DATE: September 29, 2010

TO : Robert Kuhfuss, Planning & Development Dept.
Senior Planner

FROM: Wesley A. Shoner, P.E.
Engineering Program Supervisor

SUBJECT: Sun Streams SUP for a proposed Solar Energy facility; Z2010063

The Maricopa County Environmental Services Department (MCESD) has reviewed documents received from the Maricopa County Planning and Development Department for the above referenced project. This project is a request for a Special Use Permit for a proposed solar energy facility. The new photovoltaic solar facility will be located at the 1,050-acre parcel located near the southwest corner of 355th Avenue and Dobbins Road, south of the Palo Verde Nuclear Generating Station. Previously, a Comprehensive Plan Amendment (CPA) had been submitted for this project (CPA2010012). The narrative states that potable water will be provided by an exempt well and water system located at the site. Sanitary wastewater will be managed by an approved onsite wastewater system.

In MCESD's memo approving the CPA, we stated "based on proposed site operations, the water system may or may not have to become a regulated water system through MCESD. MCESD will reserve that review for the required Special Use Permit." This SUP narrative states that approximately three people will be located at the site during normal operations and that a small private well will be developed to provide onsite water. Thus, this facility's water system does not meet the criteria as a Public Water System.

Based on the above, MCESD **raised no concern** about this project to the Planning & Development Department in Permits Plus on September 29, 2010 and can allow the project to proceed at this time subject to the following stipulations:

Stipulations: None

It should be noted that several other Maricopa County agencies must review and recommend approval of this project. Final authority of this project rests with the Maricopa County Board of Supervisors.



Maricopa County

Planning & Development Department

Robert Fedorka, P.E.
Planning & Development
501 North 44th Street, Suite 200
Phoenix, Arizona 85008
Phone: (602) 506-7151
Fax: (602) 506-8762
www.maricopa.gov/planning
Email address:
RobertFedorka@mail.maricopa.gov

Date: April 11, 2011

Memo To: Darren Gerard, AICP, Deputy Director, Department of Planning & Development

Attn: Terri S. Hogan, AICP, Principal Planner, Planning & Development Services

Via: Michael Norris P.E., Drainage Engineering Supervisor, Planning and Development

From: Robert Fedorka, P.E., Drainage Engineer, Development Services

Subject: Z2010063, Plan of Development – Sun Streams Solar Energy Project

Job Site Address: 36300 W. Elliott Road, Arlington, AZ 85322

APN(s): 401-43-016, etc.

I have reviewed the plans and report date stamped 03/28/2011 for this zoning case and recommend approval with the following stipulation.

1. All drainage structures are to be constructed as part of Phase 1 of the project. This includes retention basins, channels and berms.

In addition:

All development and engineering design shall be in conformance with the Drainage Regulations for Maricopa County, and current engineering policies, standards and best practices at the time of application for construction.

Drainage review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with the Drainage Regulations for Maricopa County, and design policies and standards.



Flood Control District

of Maricopa County

INTEROFFICE MEMORANDUM

Date: April 11, 2011

To: Darren V. Gerard, AICP, Deputy Director
Maricopa County Planning & Development Department

Attn: Terri Hogan, AICP, Principal Planner, Project Management Division

From: Mandar Nangare, CFM, Hydrologist, Floodplain Mgmt. & Services Division

Via: Kelli A. Sertich, AICP, CFM, Floodplain Mgmt. & Services Division Manager

Subject: Z 2010-063 (Special Use Permit for Sun Streams Solar Energy Farm)
(Development of a Photovoltaic Solar Energy Generating Facility)
(Floodplain Review – Plans and submittals dated March 28, 2011)

This is a request is for a Special Use Permit to allow the development of a photovoltaic solar energy generating facility within unincorporated Maricopa County. Portions of the subject property are within a delineated 100-year (one percent chance) floodplain. Prior to any development and approval of a building permit within the one percent chance floodplain, a Floodplain Use Permit must be obtained from the Floodplain Management & Services Division of the Flood Control District. The proposed use would not be in conflict with any existing or proposed Flood Control District projects. We have no objections to the subject request; however, other County ordinances will need to be complied with.

The entire property consists of approximately 1,070-acres. The Maricopa County Assessor's Parcel Numbers are 401-43-012X, 401-43-012Y, 401-43-012Z, 401-43-012W, 401-43-013, 401-43-014, 401-43-016, 401-43-017, 401-43-018, 401-43-019A, 401-43-058A, 401-43-059, and 401-43-060. The entire project spans across Sections 11 and 12 of Township 1S, Range 6W. Per effective FIRM panels dated 30 September, 2005, Parcel Numbers 401-43-012X, 401-43-012W, 401-43-013, 401-43-014, 401-43-016, 401-43-058A, 401-43-059, and 401-43-060 are outside of the 100-year (one percent annual chance) floodplain. Portions of Maricopa County Assessor Parcel Numbers 401-43-017, -018, and -019A are located within the Zone AE special flood hazard area that the District prepared during the Luke Wash Area Drainage Master Plan (ADMP). The Luke Wash ADMP determined detailed special flood hazard boundaries and base flood elevations in accordance with NFIP regulations, Arizona Revised Statutes, and the Floodplain Regulations for Maricopa County. The District has submitted the floodplain delineation study to the Federal Emergency Management Agency (FEMA). FEMA has approved the study which will be published on the Flood Insurance Rate Maps in the future. New development in the watershed is expected to acknowledge and assess their project for compatibility with the ADMP. Prior to any development approval from the District, developers of land must use the results of the detailed Luke Wash ADMP as the best available data.

Memo to: Darren V. Gerard, AICP
Subject: Z 2010-063
Page 2 of 2
April 11, 2011

Portions of parcels 401-43-012Y and 401-43-012Z are within the Zone A special flood hazard area according to pending Palo Verde FDS. The District is currently in the process of developing a detailed Floodplain Delineation Study in this area. The Palo Verde Watershed Detailed Floodplain Delineation Study will determine detailed special flood hazard boundaries and base flood elevations in accordance with NFIP regulations, Arizona Revised Statutes, and the Floodplain Regulations for Maricopa County. The District plans to submit the floodplain delineation study to the Federal Emergency Management Agency for approval. Prior to any development approval in this area, developers of land must prepare a study using the information developed by the District for the Palo Verde Floodplain Delineation Study.

Other details of this plan have not been reviewed, nor have we determined whether this development meets current drainage design standards, but rather we rely on the expertise at the Planning & Development Department to provide such review. Any comments that we provide, or information contained herein relates to the interaction of this project with District-managed floodplains and projects, or special problems or concerns that we may be aware of in this general vicinity within the Flood Control District's scope of jurisdiction.

If you have any questions, please contact me at (602) 506-1037.

MAN/ag

Copy to: Michael Norris, P.E., Drainage Engineering Supervisor, MCP&D
Richard Harris, P.E., CFM, Engineering Division, FCDMC
Gerald Toscano, P.E., MCDOT



Planning & Development Department



December 15, 2010

Jacalyn Kossman
Element Power
421 SW Sixth Avenue, Suite 1000
Portland, OR 97204

SUBJ: Maricopa County Zoning Case Number CPA2010012

On December 15, 2010, the Maricopa County Board of Supervisors (BOS) approved your request for a Comprehensive Plan Amendment (CPA) to change the land use designation within the Old U.S. Highway 80 Area Plan from Business Park and Rural to Industrial for Sun Streams. This site is located at the northwest corner of 355th Ave. and Elliott Rd.

Approval is subject to the following stipulations:

- a. Development shall comply with the Comprehensive Plan Amendment document entitled, "Sun Streams Comprehensive Plan Amendment CPA2010012", dated September 1, 2010, and stamped received September 1, 2010, including all exhibits, maps, and appendices, except as modified by the following stipulations.
- b. Changes to the Sun Streams Comprehensive Plan Amendment with regard to use or the stipulations approved by the Maricopa County Board of Supervisors, shall be processed as a revised application with approval by the Board of Supervisors upon recommendation of the Commission. Revised applications shall be in accordance with the applicable Comprehensive Plan Amendment Plan Guidelines, zoning ordinance, and subdivision regulations in effect at the time of amendment application. Non-compliance with the approved Sun Streams Comprehensive Plan Amendment, including the narrative report, maps, exhibits, or approved stipulations, constitutes a violation of the conditions of approval.
- c. If required, within 30 days of approval by the Board of Supervisors, a revised CPA narrative report document and land use plan shall be submitted for review and approval by the Planning and

Development Department showing any revisions to the narrative report or land use plan that may be stipulated by the Planning and Zoning Commission and/or the Board of Supervisors.

- d. The special use permit for the Sun Streams Major Comprehensive Plan Amendment shall be approved by the Board of Supervisors within three (3) years of approval of this comprehensive plan amendment. If the special use permit has not been approved within this timeframe, this comprehensive plan amendment shall be null and void.
- e. The land use designation of 'Industrial' approved as part of case CPA2010012 shall be subject to the time limits set forth in the subsequent special use permit, and shall revert to the previous 'Business Park' and 'Rural (0-1 d.u./ac.)' land uses upon special use permit expiration.
- f. The following Maricopa County Department of Emergency Management stipulation shall apply:
 1. While portions of the Sun Streams project are within the audible range of warning siren 36, the installation of additional sirens will be necessary and will be at the developer's expense. The location and installation requirements of additional sirens shall be included as part of the special use permit application with coordination by the developer and the Emergency Planning Department at Palo Verde.
- g. The property owner and their successors waive claim for diminution in value if the County takes action to rescind approval of this comprehensive plan amendment due to non-compliance with any of the approved stipulations or other conditions of approval.
- h. The following MCDOT stipulations shall apply:
 1. Preserve a total half-width of 100' right-of-way on Elliot Road.
 2. Preserve a total half-width of 55' right-of-way on Dobbins Road and 355th Avenue.

- i. The following Maricopa County Environmental Services Department stipulation shall apply:
 - 1. The source/method of providing potable water to the solar facility must be presented before zoning clearance is issued for the required special use permit.

- j. The following Drainage Administration stipulations shall apply:
 - 1. All development and engineering design shall be in conformance with the Drainage Regulation and current engineering policies, standards and best practices at the time of application for construction.
 - 2. Drainage review of planning and/or zoning cases is for conceptual design only and does not represent final design approval nor shall it entitle applicants to future designs that are not in conformance with the Drainage Regulation and design policies and standards.

- k. The following Flood Control District of Maricopa County stipulations shall apply:
 - 1. The property has a mapped floodplain on it. Floodplain clearance shall be obtained from the Floodplain Management and Services Division of the Flood Control District of Maricopa County, for any development or construction activity to be carried out on site in areas located outside of the mapped floodplain. A floodplain use permit shall be obtained from the Floodplain Management and Services Division of the Flood Control District of Maricopa County for any development or construction activity to be carried out within the mapped floodplain.
 - 2. All electrical below the Regulatory Flood Elevation needs to be either floodproofed or elevated.

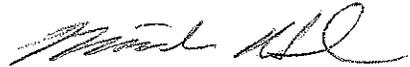
- I. The following SHPO stipulation shall apply:
 1. Prior to issuance of any building permits, the applicant shall inspect the project site for cultural resources in a manner consistent with that outlined in the June 7, 2010 memorandum from Mr. David Jacobs of the State Historic Preservation Office.

Please call me if you have any questions at (602)-372-0318.

Sincerely,



Rachel Applegate, Planner
Maricopa County Planning and Development



Matthew Holm, AICP, Principal Planner
Maricopa County Planning and Development

**ELEMENT POWER
SUN STREAMS SOLAR ENERGY FARM
COMMUNITY MEETING**

Arlington Elementary School
9410 South 355th Avenue
Arlington, AZ 85322

On Monday, July 19, 2010 at 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM UNDECIDED

COMMENTS:

I am in favor of Solar Energy

I own property in the 40 acre area that

will be fenced around, the fence will block the

roads that going to this area. There should be an

easement around the North, South, and West side, this

wouldn't change the solar panel farm.

NAME: *Raymond R. Williams*

ADDRESS: *1802 N. 200 AVE*

TELEPHONE: *623-853-9267* Cell *623-297-6312*

EMAIL: *RHYW1802@AOL.COM*

PLEASE FILL OUT CARD AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM
ATTN: ROB LANE
2 N. CENTRAL AVENUE, 18TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM

**ELEMENT POWER
SUN STREAMS SOLAR ENERGY FARM
COMMUNITY MEETING**

Arlington Elementary School
9410 South 355th Avenue
Arlington, AZ 85322
On Monday, July 19, 2010 at 6:00 p.m.

I SUPPORT

I DO NOT SUPPORT

I AM UNDECIDED

COMMENTS:

Wonderful !!

NAME: *Larry Stockdale*
ADDRESS: *3914 E. Presidio St. MESA, AZ 85215*
TELEPHONE: *602 708 3039*
EMAIL: *Larry@superstitioncrushing.com*

PLEASE FILL OUT CARD AND TURN IN OR MAIL TO:

GAMMAGE & BURNHAM
ATTN: ROB LANE
2 N. CENTRAL AVENUE, 18TH FLOOR
PHOENIX, AZ 85004

OR EMAIL COMMENTS TO:

RLANE@GBLAW.COM

Robert Kuhfuss - PLANDEVX

From: Jerry Bowman [jbowman102@cox.net]
Sent: Thursday, April 28, 2011 9:42 AM
To: Robert Kuhfuss - PLANDEVX
Cc: 'Jerry Bowman'
Subject: Case # Z2010063 Sunstreams Solar

Attention: ROBERT H. KUHFUSS, AICP

RE: Case # Z2010063 – Sunstreams Solar.....PROTEST LETTER
Parcel # 401-42-398

My wife and I attended the Community Meeting conducted by Sun Streams, held at Arlington Elementary School on July 19, 2010. While we are wholehearted supporters of Solar Energy, we DO NOT SUPPORT the Sunstreams Solar Energy Farm project as currently configured. We vehemently oppose the request to change the land use designation from Business Park and Rural Residential to Industrial and will oppose the project as vigorously as is prudent and to the extent our resources allow. We feel a change in the land use designation from Business Park and Rural Residential to Industrial will have an adverse effect on the area as well as to diminish the value and use of our property. We own four parcels in Phoenix Valley West I. The parcels are 401-42-100, 401-42-386, 401-42-387, and 401-42-398. We believe the project will have an adverse effect on all of our parcels, but more so on parcel 401-42-398. This parcel is located on 355th Ave. just north of Elliot and is directly across the street from the proposed array of photovoltaic solar panels.

My wife and I stood on this parcel after the meeting and at least twice since the meeting and concluded that there would be no way that we would build a residence on that site with the Solar Farm in place. Just across the street. Nor would we, in good conscious, expect to sell it to someone for a residential purpose. The stated property "set backs" would provide no relief from our concerns. Our investment and expected use/gain on parcel 401-42-398 would be gone with the installation of the proposed array of photovoltaic solar panels. Such an installation would have far more negative outcomes than would be expected under the current land use designation. Our remaining three parcels would suffer a significant loss of value, but in our opinion, might still be marketable. Our concerns are centered in the certain abuse of our property rights related to the following;

1. Loss of use, value and marketability.
2. Severely diminished rural atmosphere.
3. Obstructed or obliterated view to the west. (I know, I know...but a reality)
4. Creation of a "Heat/glare Island" where none existed nor reasonably anticipated.

I have proposed a reasonable financial remedy to the representatives of Element Power. They were not interested. I WOULD LIKE THIS LETTER TO BE MY PROTEST LETTER IF THAT IS APPROPRIATE. If it is not an appropriate Protest Letter please counsel me as to the form and content requirements for such a letter.

J.D. Bowman, JB & TR INC. 3516 E. Carol Ave., Phoenix, AZ 85028 602 953-2046

Robert Kuhfuss - PLANDEVX

From: Jerry Bowman [jbowman102@cox.net]
Sent: Thursday, April 28, 2011 10:05 AM
To: Robert Kuhfuss - PLANDEVX
Cc: 'Jerry Bowman'
Subject: Case # Z2010063 PROTEST

Attention: ROBERT H. KUHFUSS, AICP

RE: Case # Z2010063 – Sunstreams Solar.....PROTEST LETTER
Parcel # 401-43-078

My wife and I attended the Community Meeting conducted by Sun Streams, held at Arlington Elementary School on July 19, 2010. While we are wholehearted supporters of Solar Energy, we DO NOT SUPPORT the Sunstreams Solar Energy Farm project as currently configured. We vehemently oppose the request to change the land use designation from Business Park and Rural Residential to Industrial and will oppose the project as vigorously as is prudent and to the extent our resources allow. We feel a change in the land use designation from Business Park and Rural Residential to Industrial will have an adverse effect on the area as well as to diminish the value and use of our property. We own four parcels in Phoenix Valley West I, for which we have filed a separate Protest letter.

In addition to the above parcels, I hold a property tax lien interest on parcel 401-43-078. I expect to judicially foreclose on the tax lien in February 2012 pursuant to state statutes. Therefore I will become legal owner of the property. The conditions surrounding this parcel preclude any party other than me acquiring clear title. However, the immediate area of this parcel is surrounded on three sides by the proposed project rendering my investment of time and capital worthless because of the following concerns. Our concerns, in addition to restricted southern access, are centered in the certain abuse of our perspective property rights related to the following;

1. Loss of use, value and marketability.
2. Severely diminished rural atmosphere.
3. Obstructed or obliterated view to the west. (I know, I know...but a reality)
4. Creation of a "Heat/glare Island" where none existed nor reasonably anticipated.

I have proposed a reasonable financial remedy to the representatives of Element Power. They were not interested. I WOULD LIKE THIS LETTER TO BE MY PROTEST LETTER IF THAT IS APPROPRIATE. If it is not an appropriate Protest Letter please counsel me as to the form and content requirements for such a letter.

J.D. Bowman, 3516 E. Carol Ave., Phoenix, AZ 85028 602 953-2046