

TO:

Honorable Ramon Valadez, Supervisor, District #2

FROM:

Arlan M. Colton, Planning Director

DATE:

March 2, 2015

SUBJECT:

P21-14-022 ASARCO INC – E. PIMA MINE RD.

(Conditional Use – Type II – Solar Farm Expansion)

The above referenced Conditional Use Permit is within your district and is scheduled for the Board of Supervisors' TUESDAY, March 17, 2015 hearing.

REQUEST:

Conditional Use – Solar Farm Expansion

OWNER:

Asarco Inc.

5285 E. Williams Circle Suite 2200

Tucson, AZ 85711

AGENT:

Avalon Solar Partners II LLC

c/o Cleanera LLC

923 S. Bridge Way Pl. Suite 260

Eagle, Idaho 83646

DISTRICT:

2

STAFF CONTACT: Tom Drzazgowski

PUBLIC COMMENT TO DATE: Staff has received no written public comment on this case.

HEARING ADMINISTRATOR RECOMMENDATION: APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS.

MAEVEEN MARIE BEHAN CONSERVATION LANDS SYSTEM: The subject property is outside of the CLS Multiple Use Management Area.

CP/TD/ar Attachments



BOARD OF SUPERVISORS MEMORANDUM

Subject: P21-14-022

Page 1 of 1

FOR MARCH 17, 2015 MEETING OF THE BOARD OF SUPERVISORS

TO:

HONORABLE BOARD OF SUPERVISORS

FROM:

Arlan M. Colton, Planning Director

Public Works-Development Services Department-Planning Division

DATE:

March 2, 2015

ADVERTISED ITEM FOR PUBLIC HEARING CONDITIONAL USE PERMIT SOLAR FARM EXPANSION

P21-14-022 ASARCO INC - E. PIMA MINE RD.

Request of Avalon Solar LLC (c/o Clenera LLC), on property located at 915 E. Pima Mine Rd. (Multiple tax codes), in the RH & GR-1 Zones, for a conditional use permit for an Expansion of a Solar Farm (aka Solar Power Plant). Chapter 18.97 in accordance with Sections 18.13.030B35 & 18.14.030B22 of the Pima County Zoning Code allows a Solar Farm as a Type II conditional use in the RH and GR-1 zones. The Hearing Administrator recommends APPROVAL SUBJECT TO STANDARD AND SPECIAL CONDITIONS. (District 2)

Hearing Administrator Hearing (January 29, 2015)

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on January 29, 2015. The applicant (on behalf of the property owner and Avalon Solar Partners, LLC) presented the case to the Hearing Administrator and addressed his various questions.

No members of the public attended the hearing to speak on the application.

Staff indicated that it had received three telephone inquiries on the case prior to the public hearing, all of which were informational in nature.

After hearing all of the above and completing his dialogue with the applicant, the Hearing Administrator closed the public hearing.

CP/TD/ar Attachments



Board of Supervisors Memorandum

P21-14-022

Page 1 of 6

FOR BOARD OF SUPERVISORS MARCH 17, 2015 PUBLIC HEARING

TO:

HONORABLE BOARD OF SUPERVISORS

FROM:

Jim Portner, Hearing Administrator

DATE:

February, 2015

DOCUMENT:

P21-14-022

CONDITIONAL USE PERMIT REQUEST FOR PUBLIC HEARING:

Request of Avalon Solar, LLC (c/o Clenera, LLC, on property located at 915 E. Pima Mine Road (multiple tax codes), in the RH & GR-1 Zones, for a conditional use permit for an Expansion of a Solar Farm (a.k.a. Solar Power Plant). Chapter 18.97, in accordance with Sections 18.13.030B35 & 18.14.030B22 of the Pima County Zoning Code, allows a Solar Farm as a Type II conditional use in the RH and GR-1 zones. (District 2)

SUMMARY OF THE HEARING ADMINISTRATOR PUBLIC HEARING

This application is for an expansion of the solar farm (solar power plant) that was originally approved and construction under prior conditional use permit Case No. P21-13-023 approved by the Board of Supervisors on November 12, 2013. Specifically, the expansion would add a 21.5 megawatt photovoltaic (PV) power facility to the existing 35-megawatt facility.

SUMMARY OF THE HEARING ADMINISTRATOR PUBLIC HEARING

In accordance with Pima County Zoning Code Section 18.97.030.F.3, a public hearing was held on this application on January 29, 2015. The applicant (on behalf of the property owner and Avalon Solar Partners, LLC) presented the case to the Hearing Administrator and addressed his various questions.

No (0) members of the public attended the hearing to speak on the application.

Staff indicated that it had received three) telephone inquiries on the case prior to the public hearing, all of which were informational in nature.

After hearing all of the above and completing his dialogue with the applicant, the Hearing Administrator closed the public hearing.

HEARING ADMINISTRATOR'S RECOMMENDATION

After having visited the subject property, and after considering the facts and the testimony presented at the January 29, 2015 public hearing, the Hearing Administrator recommends **APPROVAL** of this request for a Type II conditional use permit for an **expansion to a solar farm (a.k.a. solar power plant).** The applicant is advised that this is a *recommendation* to the Board of Supervisors, who will make the ultimate and final decision on this CUP request.

Should the Board of Supervisors agree with the Hearing Administrator's recommendation for approval, it is suggested that this approval be granted subject to the following standard and special conditions, which are fully reflective of those approved by the Board in conjunction with the prior/original conditional use permit case on this property (Case No. P21-13-023):

Standard Conditions per the Pima County Zoning Code

- 1. Receive an approved Type II conditional use permit.
- 2. Receive an approved Development Plan.

Special Conditions

- 1. This conditional use permit approval is for a solar farm (solar power plant) and its ancillary/support activities only, the type and character of which are depicted on the submitted development plan (DP). No other uses of a commercial nature are permitted.
- 2. The development of the property shall proceed in general conformance with the site layout and improvements as shown on the submitted DP.
- 3. The maximum height of the solar panels shall be no more than nine feet (9').
- 4. Barbed wire, as shown on the security fencing depicted in the submitted development plan, is not permitted under the Zoning Code. The applicant will either eliminate the barbed wire or shall pursue approval of a variance from the Board of Adjustment.
- 5. The entry drive from the solar panel field to Pima Mine Road shall be treated with a suitable dust-control measure such as gravel, a surface palliative treatment, or conventional asphalt paving. The applicant shall coordinate appropriately (prior to, or during, the formal Development Plan review process) with the Central Arizona Project (CAP) so as to insure that CAP retains suitable access for conducting all required monitoring activities in accordance with its Arizona Department of Water Resources (ADWR) permit.
- 6. Access is approved off of Pima Mine Road at the same location that the Central Arizona Project (CAP) currently accesses the Pima Mine Recharge Facility. In the future, should Pima County develop the Sonoran Corridor, alternative access may be required if determined by DOT. In such case, the applicant will work with Pima County Department of Transportation and ASARCO LLC (the landowner) to provide an alternate access.

7. The utility poles that will service the solar farm, from the solar farm project substation to the southern boundary of the ASARCO LLC property at Pima Mine Rd., shall be spaced generally following the existing 138kv line located approximately 50 feet west of the western ASARCO LLC property line.

REQUIRED STANDARDS AND FINDINGS

Following are the Hearing Administrator's findings relative to the standards set by Pima County Code Sec. 18.97.030.F.3.c. These Sections stipulate that the following standards be met by the proposed use:

1. It will not be in serious conflict with the objectives of the general land use plan or the area plan in which situated.

The Pima County Comprehensive Plan designates the majority of the site as *Medium Intensity Rural (MIR)*, the expressed purpose of which is, "to designate areas for residential uses at densities consistent with rural settlements in close proximity to Rural Activity Centers. A small portion of the site falls into the *Resource Transition (RT)* category, which generally includes areas that are considered environmentally sensitive for either their own on-site resources or their proximity to public preserves.

The site's RH zoning is consistent with those districts allowed under the MIR and RT designations. This is an essentially rural area. Beyond the immediate context are some scattered non-residential uses, such as the Farmers Investment Cooperative's (FICO's) pecan groves further to the south, tribal lands to the immediate west, and small industrial uses (a manufacturing interest and a Unisource Energy site) to the southwest. A mile to the west/southwest is the Rancho Sahuarita masterplanned development.

The previously-approved and constructed solar power plant has been in operation for some time now and has co-existed well with its surroundings. There is no reason to believe that the expanded facility will not do the same. The solar farm expansion is setback significantly from both Pima Mine Road and S. Nogales Highway.

If approved and developed in accordance with the *Special Conditions* recommended above, the Hearing Administrator finds that it will not be in conflict with the objectives of the Comprehensive Plan nor with any of the surrounding properties.

2. It will provide safeguards for the protection of adjacent developed property, or if the adjacent property is undeveloped, for the legal permitted uses of such property.

The immediately surrounding properties are rural in nature and either vacant or comprised of non-residential uses. It is the Hearing Administrator's position that the *Special Conditions* recommended above provide for the safeguards necessary to protect the adjacent properties.

3. It has adequate accessibility to the County road network.

The site will take direct vehicular access off of E. Pima Mine Road, which is a designated "major route" on the Pima County Major Streets and Routes Plan. Access is found to be adequate, especially in light of the fact that this is a low-intensity operation that will generate very little ongoing vehicular traffic.

4. It has sufficient off-street parking and loading facilities, that will be developed in accordance with County engineering standards.

Parking and loading requirements will be verified during the Development Plan review and approval process.

5. It will meet County standards in terms of control of noise, smoke, glare or heat, odors, vibrations, fly, ash, dust, fumes, vapors, gasses, and other forms of air pollution, liquids and solid wastes.

None of the above issues pertain to this request and the solar farm in question is not anticipated to cause any of the above nuisances to the surrounding properties.

6. Hours of operation will not be detrimental to adjoining residents.

Hours of operation are not considered to present a problem to any of the surrounding residential properties. This facility will be manned on a 24-hour basis for security purposes only and has only a small daytime staff for normal operations.

7. Landscaping will be fully in conformance with zoning code regulations.

Landscaping and screening requirements will be verified during the Development Plan review and approval process.

SONORAN DESERT CONSERVATION CONCEPT PLAN/ENVIRONMENTAL ISSUES

Comprehensive Plan Regional Environmental Policies — Conservation Lands System

In December, 2001 the Board of Supervisors incorporated the Maeveen Marie Behan Conservation Lands System (MMB-CLS) into the Comprehensive Plan 2001 Update as the Regional Environmental Policies. The MMB-CLS is the heart of the Sonoran Desert Conservation Plan (SDCP). On June 21, 2005, the Board of Supervisors amended the Comprehensive Plan Regional Environmental Policies and the MMB-CLS to reflect recommendations from the SDCP Science Technical Advisory Committee that were based on new scientific and technical data. As adopted, Conservation Guidelines associated with the MMB-CLS establish conservation objectives for a variety of projects (e.g. rezoning actions, comprehensive plan amendments, Type II and Type III conditional use permits, etc.) that require a discretionary decision by the Board of Supervisors. Conservation objectives include:

- 1. Important Riparian Areas 95% undisturbed natural open space
- 2. Biological Core Management Areas 80% undisturbed natural open space
- 3. Special Species Management Areas 80% undisturbed natural open space
- 4. Multiple Use Management Areas 66-2/3% undisturbed natural open space

The subject site is located **OUTSIDE OF** the Maeveen Maria Behan Conservation Lands System (MMB-CLS).

Biological Impacts Report

On July 17, 2001, the Board of Supervisors adopted Ordinance No. 2001-103, which requires the applicant's notice to the US Fish and Wildlife Service (USFWS) staff regarding the pending matter, as well as staff commentary on biological resources and development impacts of the subject site and proposal.

Staff Commentary on Biological Impacts

This application proposes expansion of the existing solar power plant on property that has little to no vegetative cover or significant specimens. No significant vegetation or desert specimens will be disturbed with the approval of this application, in that the area in questions largely contains only scrub vegetation. Staff has reviewed this application and finds that: 1) approval of the application is not expected to affect any resources essential to Pima County's biological conservation priorities; and 2) it would not be in conflict with the Regional Environmental Policies of the 2001 Comprehensive Plan Update.

Sonoran Desert Conservation Plan (SDCP) Facts Confirmed Per Pima County GIS

Per the Pima County Geographic Information System (GIS) and the Sonoran Desert Conservation Plan maps contained therein, the following facts are hereby confirmed pertaining to this Conditional Use Permit application:

- 1. **Cactus ferruginous Pygmy Owl.** The site is not within the former critical habitat nor the USFWS draft recovery area. It is located within Survey Zone 2 and is not within a Priority Conservation Area (PCA) for this species.
- 2. **Western Burrowing Owl.** The site is within the Priority Conservation Area (PCA) for the Western Burrowing owl.
- 3. **Pima Pineapple Cactus.** The site is within the Priority Conservation Area (PCA) for the Pima Pineapple Cactus.
- 4. **Needle-Spined Pineapple Cactus.** The site is outside of the known range for the Needle-Spined Pineapple Cactus and is not within the Priority Conservation Area (PCA) for the species.

<u>DEPARTMENT OF TRANSPORTATION, REGIONAL FLOOD CONTROL DISTRICT</u> RECOMMENDATIONS:

The Department of Transportation and the Regional Flood Control District have reviewed this and the initial solar farm project; neither objects to this request. PCDOT and PCRFCD staff will review, as necessary, the amended Development Plan being filed for the expansion.

attachments

cc: Carmine DeBonis, Director, Development Services
Arlan Colton, Planning Official
Carmine DeBonis, Chief Zoning Inspector
Yves Khawan, Chief Building Official
Asarco, Inc., Property Owner
Clenera, LLC, c/o Keith Holst, Applicant

NOTICE

PIMA COUNTY BOARD OF SUPERVISORS

PUBLIC HEARING

PUBLIC HEARING WILL BE HELD by the Pima County Board of Supervisors on **Tuesday**, **March 17**, **2015** at the time noted, in the Board of Supervisors' Hearing Room, first floor, 130 W. Congress Street, Tucson, Arizona.

This is not a complete agenda and does not reflect the order in which cases will be heard.

AT OR AFTER 9:00 A.M.

REQUESTS A CONDITIONAL USE PERMIT

P21-14-022 – ASARCO INC – E. PIMA MINE RD.

Request of Avalon Solar LLC (c/o Clenera LLC), on property located at 915 E. Pima Mine Rd. (Multiple tax codes), in the RH & GR-1 Zones, for a conditional use permit for an Expansion of a Solar Farm (aka Solar Power Plant). Chapter 18.97 in accordance with Sections 18.13.030B35 & 18.14.030B22 of the Pima County Zoning Code allows a Solar Farm as a Type II conditional use in the RH and GR-1 zones. (District 2)

The Board Hearing Room is wheelchair accessible, Assistive Listening Devices are available, and closed captioning is available on cable television. The following services are available upon prior request (ten working days) at the Clerk of the Board: Agenda materials printed in Braille or large print; a signer for the hearing impaired.

DONE BY ORDER OF THE PIMA COUNTY BOARD OF SUPERVISORS THIS 25th DAY OF February, 2015.

TELEPHONE: DEVELOPMENT SERVICES / ZONING ENFORCEMENT

724-6675

NOTICE OF HEARING PIMA COUNTY HEARING ADMINISTRATOR

NOTICE IS HEREBY GIVEN that the Pima County Hearing Administrator will hold a public hearing on <u>Wednesday</u>, <u>January 14</u>, <u>2015</u> at 10:00 a.m. in the Public Works Building, 201 N. Stone Avenue, Basement, Conference Room C, Tucson, Arizona on the following:

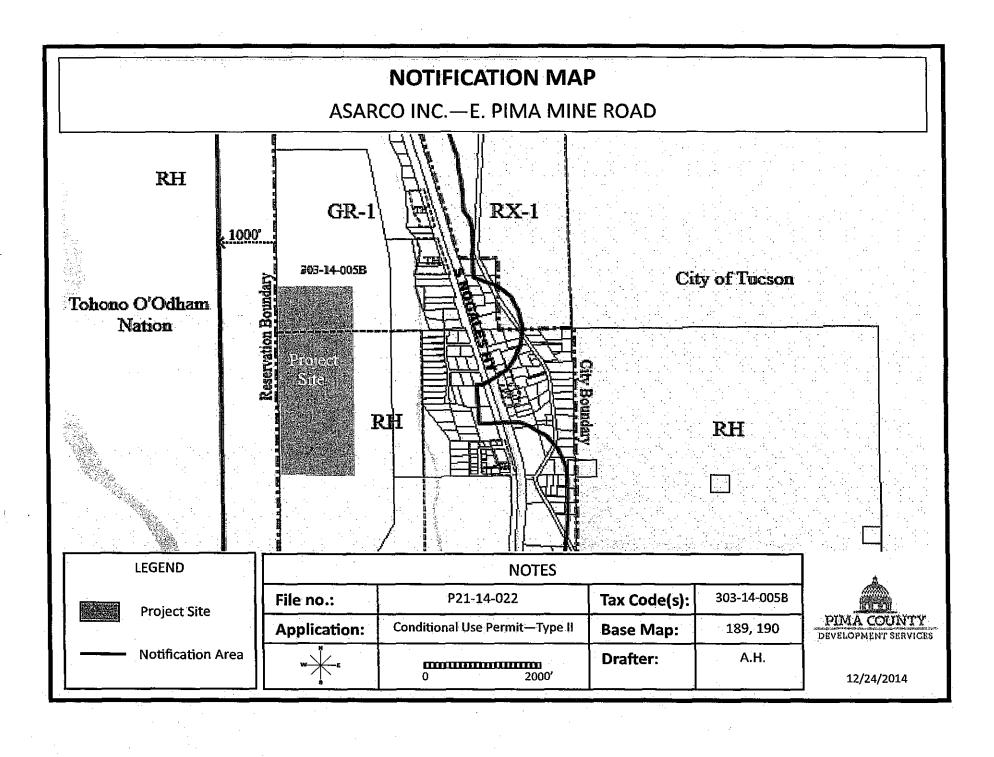
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Individuals with disabilities who require accommodations, including auxiliary aids or services, for effective participation and communication in the meeting may call the Planning Division at (520) 740-6675 at least one week prior to the meeting. Our meeting site is wheelchair accessible.

If you have any questions regarding this hearing, you may come to the Zoning Enforcement Division, Public Works Building, 201 N. Stone Avenue, First Floor, Tucson, Arizona, or telephone 724-6675.

Thomas Drzazgowski – Deputy Chief Zoning Inspector Pima County Development Services Department





ZONING ENFORCEMENT DIVISION 201 N. Stone Avenue, 1st Floor Tucson, Arizona 85701-1207 (520) 724-6675

APPLICATION FOR CONDITIONAL USE PERMIT

OWNER: Asarco Inc. (according to County Assessor) and	d Asarco LLC (fee owner of record)	PHONE: 520-798-7500
ADDRESS: 5285 E. Williams Circle., Ste. 2000	CITY: Tucson	ZIP: 85711
APPLICANT (if not owner) Avalon Solar Partners II LLC	c/o Clenera LLC Attn: Dustin Thomp	oson _{PHONE: 208-955-0507}
APPLICANT EMAIL ADDRESS:c/o Clenera, LLC /	Attn: dustin.thompson@clenera.com	····
ADDRESS:c/o Clenera, LLC 923 S Bridge Way Place, S	Suite 260 CITY: Eagle, Idaho	ZIP: 83646
PROPERTY ADDRESS: 915 E Pima Mine Road., Pima	County, AZ 85543	ZONE: RH
TAX CODE(S): Portions of 303-14-0050, 303-14-0060, 3	303-16-0010, 3Ó3-16-002A, 303-16-00	2B; 303-17-004A, 303-17-004B,
303-17-0050, 303-17-0060, & 303-20-0040	TOWNSHIP, RA	NGE SEC.: <u>T16S, R14E</u>
LOT DIMENSIONS: See attached Survey LOT	Γ AREA: Approximately 491 acres (see attached survey)
TYPE OF USE PROPOSED FOR PROPERTY (BE SPECIFIC): Proposing an expansion to the existing 35-megawatt 21.5 photovoltaic (PV) power facility on site. The proposed expansion will be a megawatt photovoltaic (PV) power facility. The expansion		
will sell clean energy to Tucson Electric Power (TEP) by wa	ay of a long-term Power Purchase Ag	reement.
STATE THE REASONS WHY THE USE IS PROPOSE THE SURROUNDING AREA: (1) - Located in a remote low-population density area, cons		
(2) - Close to TEP's South Loop Substation with existing rig	pht-of-way to facilitate interconnection	to the power grid.
(3) - Naturally buffered on 3-sides by the landowners 1,475		
on a 100 ft wide industrial easement. The nearest private p	roperty owner is over 1000ft from the	project area.
ESTIMATED STARTING DATE: April 2015	ESTIMATED COMPLE	TION DATE: December 2015

THE FOLLOWING DOCUMENTS ARE REQUIRED:

	5 - 2	4" X 36" and 5 – 11" X 17"	
	(Make check p	ayable to Pima County Treasurer)	
2.	 Assessor's Map showing location and boundaries of the property. Assessor's Property Information showing ownership of the property. Letter of Authorization if applicant is not the owner Floor Plan that pertains to interior access or use if required 		
3.			
4.			
5.			
6.	Biological Impact R	eport ** - For Type 2 or 3 permit re-	quests
I, the under	signed, represent that	t all the facts in this application ar	e true to the best of my knowledge.
Kerth	hds		Nov 3, 2014
Signature of			Date
Keith Holst			713-554-0539
Print Name			Applicant Phone Number
Please initial OFFICE USE	here:	ring to present the request, otherwis	se the case may be aismissea.
Case #: 101	-14-022 Case T	itle: Asarco TNC	
Туре:	Fee:	Receipt Number:	Hearing Date: 11415
Notification Are	ea: <u>(000'</u>	Sections:	
Zoning Approva	al:		
Special Condition	ons:		
A		T	**************************************
A request to:	r continuance of an ac	uverused application or a change	in original request by applicant, must

a. 5 copies are needed for Type I
b. 10 copies are needed for Type II
c. 10 copies are needed for Type III
(In accordance with Pima County Fee Schedule)
c. 10 copies are needed for Type III
(In accordance with Pima County Fee Schedule)

** Applicant should consult with Pima County Planning staff to determine the extent to which this requirement applies to the subject property. The Biological Impact Report pertains to expected impacts on endangered and threatened species as identified in the Sonoran Desert Conservation Plan.

Revised 08-25-14

be accompanied by an additional fee.

1.

Preliminary Development Plan

AVALON SOLAR PARTNERS II LLC. 915 E PIMA MINE ROAD

TUCSON, AZ 85756

PRELIMINARY DEVELOPMENT PLAN 21.5 MW DC GROUND-MOUNTED SINGLE-AXIS TRACKING

PHOTOVOLTAIC SYSTEM



OWNER.

AVALON SOLAR PARTNERS II LLC.

CONTRACTOR

McCARTHY BUILDING COMPANIES 6225 N 24TH ST, SUITE 200 9HOENIX, AZ 85016-2037 CONTACT: MIKE CORSO (480) 449-4700

CIVIL ENGINEER

DIBBLE ENGINEERING 7500 N DREAMY DRAW DR, SUITE 200 PHOENIX, AZ 85020-4850 CONTACT: KENT NORCROSS (602) 957-1155

SITE AREA

FENCED SITE ACH

491,3 201.5 (PHASE I) 121.3 (PHASE II) 148.7 (SET ASIDE 32.03 NORTH -110.96 WEST

PROJECT CLIMATIC CONDITIONS

ASHRAE EXTREME MIN —3" ASHRAE 2% HIGH TEMP 43"

PROJECT DESIGN DATA

SNOW LOAD WIND LOAD Se = PSF IO MPH, EXPOSURE E 1.2797 g

PROJECT INTERCONNECTION

46kvac - Distribution tie-ii

PLANT CAPACITY

21.5 MW - DC RATED CAPACITY

SOLAR PRODUCTION

Single axis—tracker (Sat) 180 deg azimuth (South) 8H (2487 rotation) 1800 voc system in Solar Field 34.5 km/g within Solar Field 448/46 tre—in HYDROLOGY

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FLOOD PLAIN MANAGEMENT

CAG DRAINAGE BURNEERING, INC. (CAIG) HAS COMPLETED A PREJAMMAY FLOORPLAN SIGNOY TO DETERMINE ARONE ACCUMENTE PLOORING UNITS AND DEFINES, AND TO ASSET THE POTENTIAL MEASTS OF THE PROPOSED FLOODERAM EXPRACHMENTS. RESULTS OF THIS AMANESS WERE PRESENTED AT A METHOD WHITE REQUIREMENT, ADDO CONTROL DETRICE SHAPE WHO CONCLIEDD FROM THE PRECLAMMAY REPOWARDING THE THE CAUSEY PLOOPING MANAGEMENT ORDINANCE.

IN A SUBSEQUENT MEETING WITH THE PINA COUNTY REGIONAL PLODD CONTROL DISTRICT, THEY HAVE MOCATED THAT PHASE I ON LITIZE THE SAME MESURES T ADDRESS OFF—SITE AND ON-SITE FLOWS THROUGH THE SITE AS WAS USED ON THE

THE INCLUDES INSTALLING INVENTIONS PER DETAIL I ON SHEET ON I, INSTALLING PHIELS PER DETAIL 2 ON SHEET CO.1, AND INSTALLING THE PERIMETER FENCE PER DETAIL 3 ON SHEET CO.1 TO MITCHIE IMPACTS OF THE PLOORPLAIN ON THE SOLAR

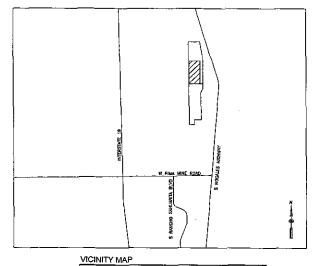
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PERMANENT BUILDINGS

A PERMANENT BUILDING WILL NOT BE NEEDED.

DISCLAIMER

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SHEET INDEX

1.1 COVER SHEET
5.1 OVERALL SITE PLAN
5.2 ENLARGED SITE PLAN
6.1 DETAILS
7.1 ALTA SURVEY WITH EASEMENTS

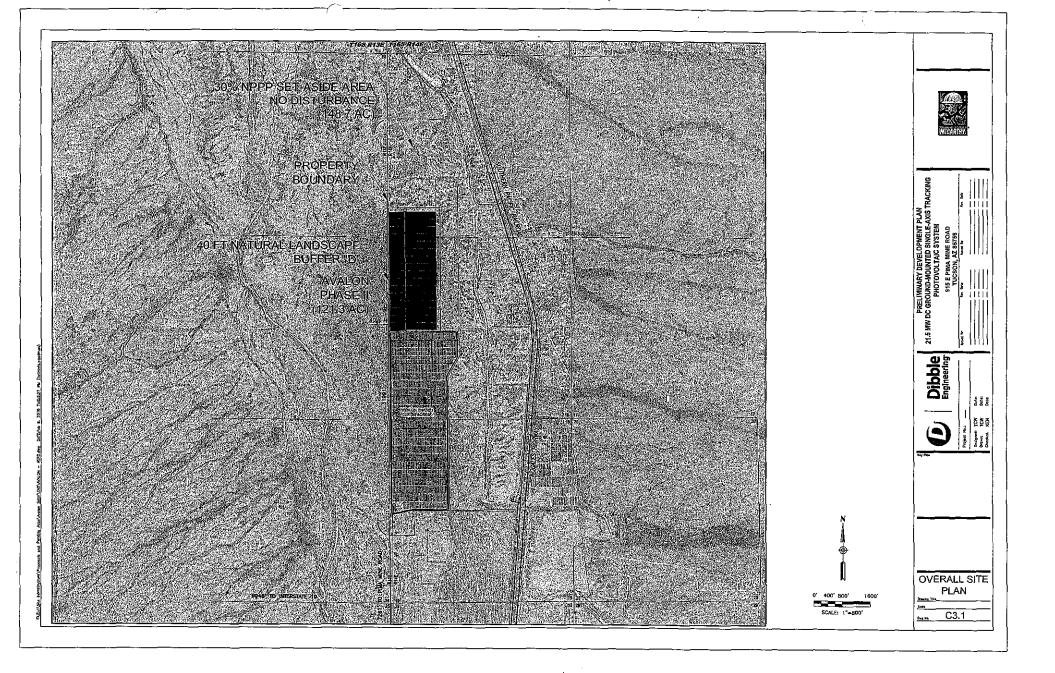
COVER SHEET

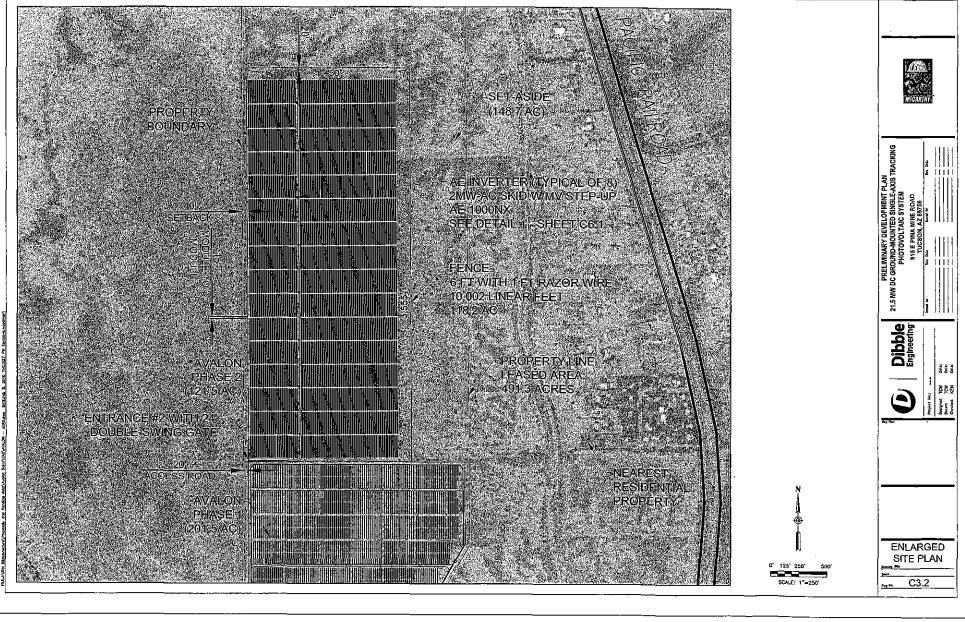
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Dibble Engineering

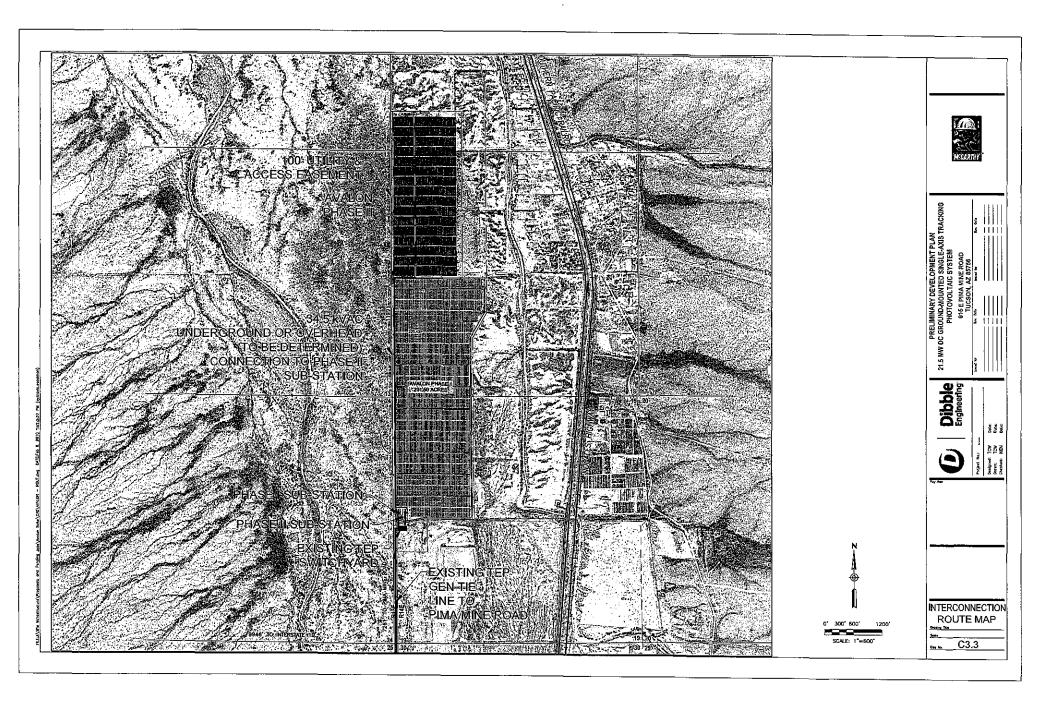
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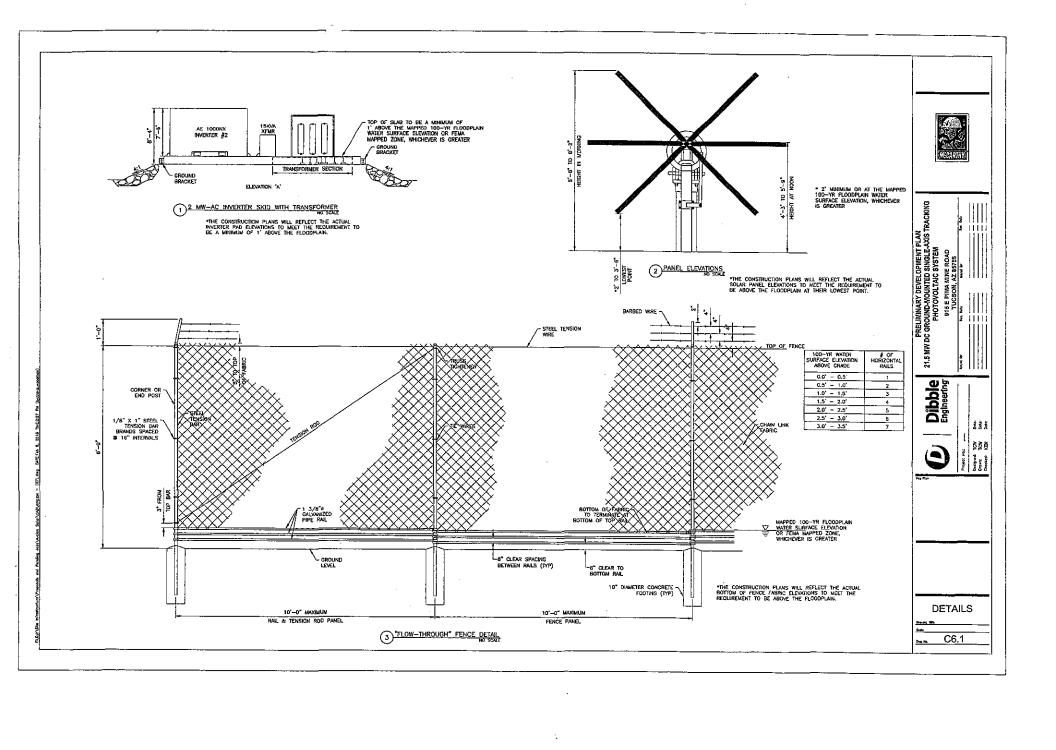
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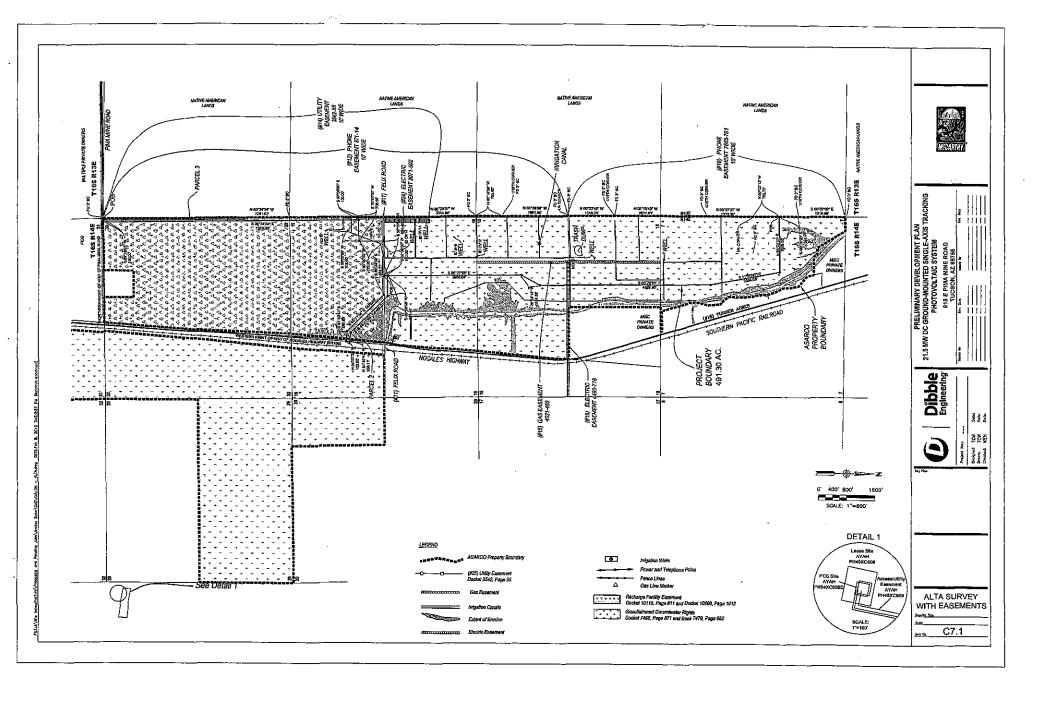




DYNALON - ACTIONN DATEFOR







PIMA MINE ROAD SOLAR GENERATING FACILITY AVALON SOLAR PHASE II

Quick Facts

Location: 915 East Pima Mine Road, Pima County, Arizona

Project Size: 23 MWdc

Power Purchaser: Tucson Electric Power (TEP)

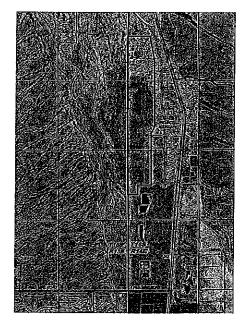
Anticipated Groundbreaking and Completion

■ Groundbreaking 2nd Quarter 2015

■ Commercial Operations 4th Quarter 2015

Project Benefits

- Efficient and environmentally friendly generation sufficient to power over 7,000 homes
- Zero emission generation will avoid discharging over 53,000 tons of carbon into the atmosphere each year which is the equivalent of taking 11,000 cars off the road
- Creates up to 300 Construction Jobs
- Utilizes previously disturbed land to mitigate potential of environmental impact
- No water used to generate power and minimal water consumption overall
- Helps Tucson Electric Power, Arizona and the United States meet renewable energy goals
- · System equipment operates with indiscernible noise



Project Site Forester ARICONA ARICONA

Project Overview

Avalon Solar Partners II, LLC is developing a second phase to the Pima Mine Road Solar Generating Station. This additional 23-megawatt (MW) single-axis tracking solar power photovoltaic (PV) facility will reside on approximately 500-acres of disturbed land in Pima County, Arizona at a location 12-miles South of Tucson in the vicinity of the ASARCO LLC (Asarco) Mission Mine Complex.

Once operational, the facility will produce clean, renewable electricity that will be sold to Tucson Electric Power (TEP) under a 20-year power purchase agreement (PPA). TEP provides electric power to 406,000 customers in the Tucson metropolitan area and is the second-largest investor-owned utility in Arizona.

At full capacity, the Avalon Solar II Project will generate enough energy to power approximately 7,000 homes and will help TEP achieve the state mandate that 15 percent of its power production come from renewable sources by 2025.

The Pima Mine Road Solar Facility is being hosted by Asarco under a long-term lease. Asarco is an integrated copper mining, smelting and refining company headquartered in Tucson with approximately 2,700 employees in Arizona and Texas. The collaboration among Asarco, TEP and Avalon Solar II, LLC was born out of an Environmental Protection Agency (EPA) program established with the objective of siting renewable energy projects on disturbed lands including mine sites.

The Asarco site conforms to TEP's land use policies and is ideally suited to host a solar generating station. The site is located outside of the Pima County Land Conservation System and its flat topography and past agricultural use provide suitable terrain and soil conditions for constructing a solar facility with little to no probability of impacting local species. In addition, the site is located in proximity to a TEP substation, which increases the efficiency and minimizes the additional transmission infrastructure required to deliver power generated to the electricity grid.

Avalon Solar II anticipates breaking ground on the project during the second quarter of 2015 and expects to begin commercial operations during the fourth quarter 2015.