



MEMORANDUM

Date: October 19, 2023

To: The Honorable Chair and Members
Pima County Board of Supervisors

From: Jan Leshner 
County Administrator

Re: **Information on SunZia Wind and Electric Transmission Project**

Attached is a presentation recently provided by Pattern Energy on the SunZia Wind and Transmission Project (Attachment 1). Pattern Energy is a renewable energy company that constructs, owns and operates facilities in North America and globally. The SunZia project includes construction of a wind facility located in central New Mexico capable of generating approximately 3,500 MW of electric energy. The project transmission infrastructure spans approximately 553 miles from the New Mexico to south of Phoenix, Arizona.

The project has obtained approvals from various agencies including the New Mexico State Land Office, New Mexico Public Regulation Commission, Arizona State Land Department, Arizona Corporation Commission, Arizona Game and Fish Department, Arizona Department of Agriculture, Arizona Department of Environmental Quality, Arizona Department of Transportation, Bureau of Land Management, U.S. Environmental Protection Agency, Federal Aviation Administration, U.S Army Corp of Engineers, U.S. Fish and Wildlife Service, and U.S. Environmental Protection Agency. Mobilization for project construction has begun.

Approximately 16 miles of the transmission line right-of-way are located within Pima County on Arizona State Land Department lands that the county leases for conservation and ranching purposes and are intended for use as mitigation under the County's Endangered Species Act Section 10 permit. SunZia is required by the Arizona Corporation Commission to mitigate impacts to these lands; these negotiations are ongoing.

Existing roadways including N. San Pedro River Road, E. Redfield Canyon Road and Redington Road will be utilized for access. Significant portions of these roads are located on Arizona State Land Department land. The Pima County Department of Transportation has no objection to the use of these public roads. The project will also construct certain other driveways and connector road segments on State land.

The only County permits required for the project are related to placement of infrastructure within the floodplain and riparian habitat. Issuance of a Floodplain Use Permit is pending Board of Supervisors consideration of a Riparian Habitat Mitigation In-lieu Fee Proposal related to access road crossings and construction work areas that is scheduled for November 7, 2023 (Attachment 2).

The Honorable Chair and Members, Pima County Board of Supervisors
Re: Information on SunZia Wind and Electric Transmission Project
October 19, 2023
Page 2

No portion of the project infrastructure will be located on County-owned lands, however existing roads across certain County fee owned parcels encumbered with the MSCP Master Restrictive Covenant will be utilized by SunZia for survey purposes and for access to SunZia's transmission line and related facilities first under an initial Right-of-Entry (ROE) issued by Pima County (Attachment 3) and later through a possible longer term easement and road maintenance agreement upon completion of surveying by SunZia and other due diligence review by the County. Because these encumbered lands are intended to be used as Section 10 mitigation the County will negotiate for mitigation offsets in the event additional road widths are needed.

JKL/anc

Attachments

c: Carmine DeBonis, Jr., Deputy County Administrator
Francisco García, MD, MPH, Deputy County Administrator and Chief Medical Officer
Steve Holmes, Deputy County Administrator
Linda Mayro, Director, Office of Sustainability & Conservation
Jeff Teplitsky, Director, Real Property Services-Department
Eric Shepp, Director, Regional Flood Control District
Kathryn Skinner, Director, Department of Transportation

ATTACHMENT 1

SunZia Wind and Transmission

Project Overview

October 2023



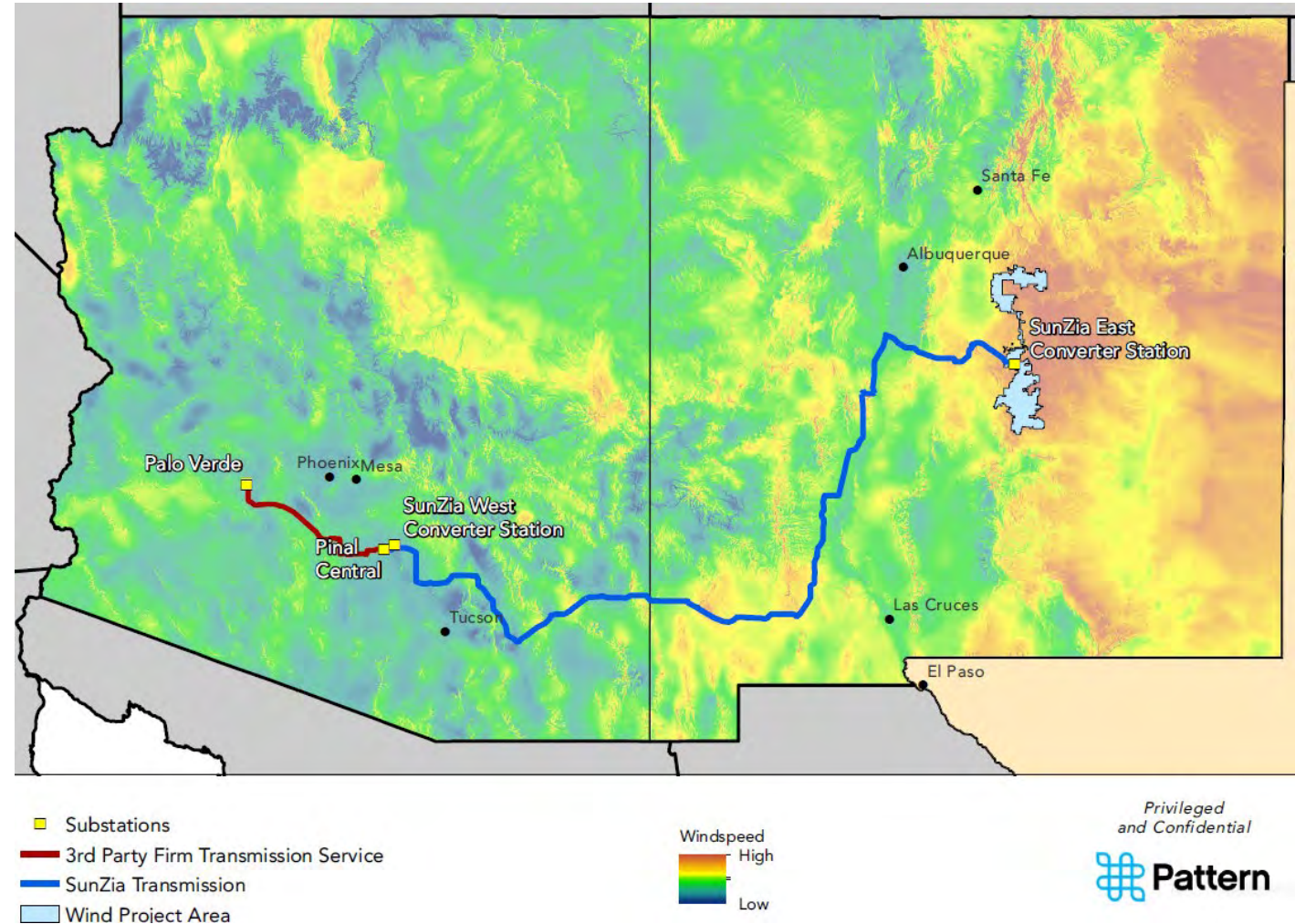
Project Summary

SunZia Wind

- 3,515MW across ~528k acres in in Torrance, San Miguel, and Lincoln counties, NM
- High production capacity due to strong wind speeds in central NM
- Evening peaking profile complementary to AZ/CA Solar
- Delivery capability in AZ and CA

SunZia Transmission

- ~3,000 MW transfer capacity
- +/- 525kV HVDC Voltage Sourced Converter (“VSC”) technology
- ~553 miles from central NM to south of Phoenix, AZ area



America's Largest Clean Energy Project

3,500+ MW

American wind energy

~550 miles

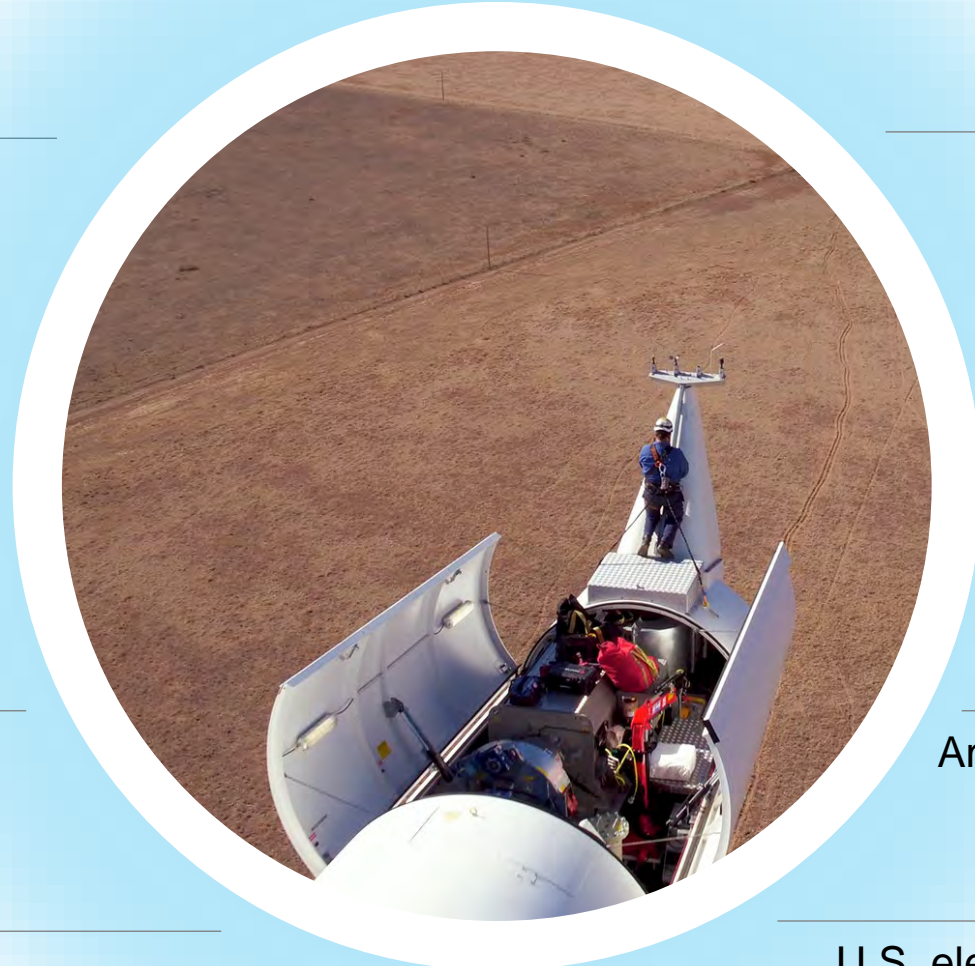
HVDC transmission infrastructure

>\$8 billion

Private investment

\$20.5 billion

Total economic benefits



11.5 million

Metric tons CO₂ annual offset

2,000

Clean energy construction jobs

3+ million

Americans' electricity needs served

0.2%

U.S. electricity greenhouse gas reductions

Diverse Project Support

“Through a whole series of obstacles, I fought for this project. It was worth every one of those fights to bring the transformative economic impact of this project to our rural communities. I’m also particularly proud of the work we put in to engage with local communities, private landholders and stakeholders.”

- **Senator Martin Heinrich** - “SunZia will transform New Mexico's economy” – Santa Fe New Mexican; May 20, 2023

“I heard earlier that the tax benefits to Arizona and to our counties is miniscule or inconsequential. Actually, in Graham County, we only have 9 percent of Graham County as private land, so we don't have a very big tax base. This project will be, in the end, will be our second largest taxpayer in Graham County, and the largest taxpayer is the school district that the project runs through. So with that in mind, I'm happy to support the project.”

- **Danny Smith, Graham County Board of Supervisors** at AZ State permit public hearing

“Climate change is the number one threat to birds’ survival, and projects like SunZia are key to reducing carbon pollution and creating a cleaner future for people and wildlife. We look forward to continuing to collaborate with Pattern Energy and other conservation groups to responsibly expand our nation’s clean energy and transmission infrastructure in ways that avoid, minimize, and mitigate impacts on birds and communities.”

- **Garry George, Director of the National Audubon Society’s Clean Energy Initiative**

“They have never, ever once been confrontational. They've never, ever not answered my questions. They have never, ever not gone beyond the call of duty to being transparent. They have never bullied me. I've never seen them bully anybody. And, in fact, I don't oppose this. I actually support this project... They're a partner to all their stakeholders, 10 whether you're for them or against you. And that tells a lot about their character.”

- **Chris Fletcher, Rancher in San Pedro River Valley** at AZ State permit public hearing

Other organizations which have submitted support letters for the SunZia Project include:

- **International Brotherhood of Electrical Workers, NM Office of Military Base Planning and Support, NM Building and Construction Trades Council, NM Social Justice & Equity Initiative, Southwest Black Ranchers, Salt River Project, El Paso Electric, Arizona Solar Energy Industries Association, and many, many more**

Development Status & Schedule

- Development materially complete and on track to support project construction and financing
- Notice to Proceed issued by the Bureau of Land Management and Groundbreaking Ceremony Held
- **Construction was fully mobilized on October 2, 2023**

	SUNZIA TRANSMISSION	SUNZIA WIND
Permitting	<ul style="list-style-type: none"> ✓ County approvals ✓ NM State approvals ✓ AZ State approval ✓ BLM Final Environmental Impact Statement & Record of Decision ✓ FAA, Army Corps, Dept of Defense ✓ US Fish and Wildlife Service – <i>Sevilleta NWR Special Use Permit(s)</i> 	<ul style="list-style-type: none"> ✓ County approvals ✓ NM State approvals
Land	<ul style="list-style-type: none"> ✓ Private land executed and/or de-risked ✓ BLM land executed ✓ New Mexico State land executed ✓ Arizona State Land executed 	<ul style="list-style-type: none"> ✓ Private land executed ✓ New Mexico State land executed
Interconnection & Transmission	<ul style="list-style-type: none"> ✓ Interconnection Agreement with SRP executed ✓ Transmission Service Agreement with SunZia Wind executed 	<ul style="list-style-type: none"> ✓ Interconnection Agreement with SunZia Transmission executed ✓ Transmission Service Agreement with SunZia Transmission executed ✓ Transmission Service Agreement with SRP executed ✓ Transmission Service Agreement with TEP executed ✓ Transmission Service Agreement with WAPA executed
Contractors & Equipment	<ul style="list-style-type: none"> ✓ HVDC Equipment Secured ✓ Transmission Line Equipment Secured ✓ Construction Contractor selected 	<ul style="list-style-type: none"> ✓ Wind Turbine Equipment Secured ✓ Transformer Equipment Secured ✓ Construction Contractor selected
Revenue	<ul style="list-style-type: none"> ✓ Transmission Service Agreement executed 	<ul style="list-style-type: none"> ✓ Multiple Power Purchase Agreements executed ✓ Multiple additional Power Purchase Agreements Awarded • Continue to bid to potential customers in AZ and CA



Press Releases

[Newsroom](#)[Press Releases](#)[Video](#)[Photos](#)[Blog](#)[Archive](#)Share 

Biden-Harris Administration Celebrates Groundbreaking of New SunZia Transmission Line That Will Deliver Clean, Reliable, Affordable Energy to Millions of Americans



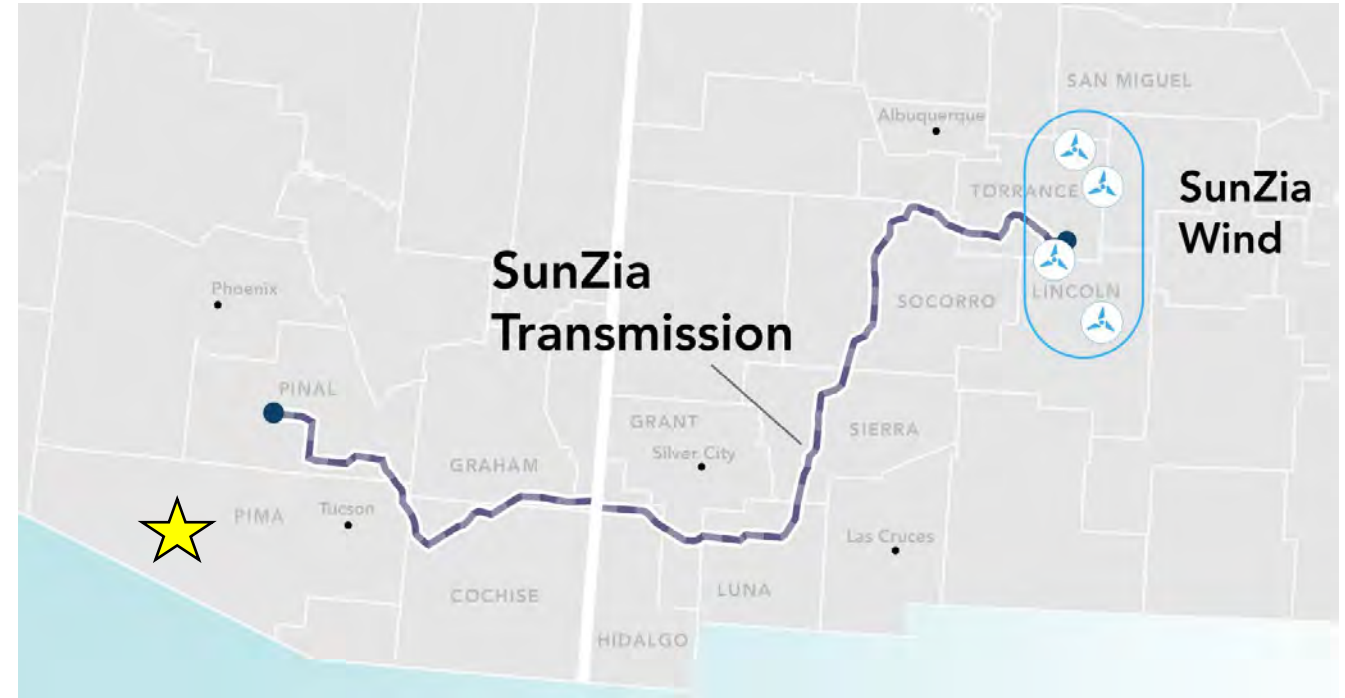
Permitting Detail

Permit Name / Document	Agency	Status
FEDERAL		
Bureau of Land Management (BLM) - Record and Decision (ROD)	BLM	Complete
BLM - Programmatic Agreement (PA) and Arizona and New Mexico Historic Properties Treatment Plans (HPTPs) pursuant to Section 106 of the National Historic Preservation Act	BLM	Complete
BLM - Final Environmental Impact Statement (FEIS)	BLM	Complete
BLM - Plan of Development (POD)	BLM	Complete
BLM - Right-of-Way Grant (ROW Grant)	BLM	Complete
BLM - Notice to Proceed (NTP)	BLM	Initial NTPs Complete
US Fish and Wildlife Service (USFWS) - Biological Opinion (BO)	USFWS	Complete
USFWS - ROW Grant (aerial easement)	USFWS	Complete
US Environmental Protection Agency (USEPA) - National Pollutant Discharge Elimination System (NPDES), Construction General Permit- Storm Water Pollution Prevention Plan (SWPPP)	USEPA	Complete
USEPA - NPDES-Notice of Intent (NOI) for Storm Water Discharge	USEPA	Complete
US Army Corps of Engineers (USACE) - Nationwide Permit #57 with a Preconstruction Notification (PCN) to the USACE (Los Angeles/Albuquerque Districts)	USACE	Complete
USACE - Clean Water Act (CWA) Section 401 Water Quality Certification	USACE	Complete
Federal Aviation Administration - Determinations of No Hazard	FAA	Complete

Permit Name / Document	Agency	Status
NEW MEXICO - STATE		
New Mexico State Land Office - Right-of-Way Easement	NMSLO	Complete
New Mexico Public Regulation Commission - Reliability Determination	NMPRC	Complete
ARIZONA - STATE		
Arizona State Land Department - Right of Way Easement	AZSLD	Complete
Arizona Corporation Commission - Arizona Certificate of Environmental Compatibility	AZCC	Complete
Arizona Game & Fish Department (AZGFD) - Agreement	AZGFD	Complete
AZGFD - Sonoran Desert Tortoise Handling Permit, AZ Handling Guidelines	AZGFD	Complete
Arizona Department of Agriculture - Approval for intent to Salvage, move, or destroy plants	AZDA	Complete
Arizona Department of Environmental Quality - Air Quality, AZPDES, Hazardous Waste	AZDEQ	Complete
Arizona Department of Transportation - Permits to cross State Highways	AZDOT	Complete
NEW MEXICO - LOCAL		
County Road Use Agreements	Torrence County	Complete
Road Access/Driveway Permits	Torrence County	Complete
County Road Use Agreements	Socorro County	Complete
County Road Use Agreements	Sierra County	Complete
County Road Use Agreements	Luna County	Complete
County Road Use Agreements	Grant County	Complete
County Road Use Agreements	Hidalgo County	Complete
All Zoning	Multiple	Complete
Middle Rio Grande Conservancy District - Licenses and Amendments	MRGCD	Complete.
ARIZONA - LOCAL		
County Road Use Agreements	Greenlee County	Complete
County Road Use Agreements	Graham County	Complete
County Road Use Agreements	Cochise County	Complete
Notice of Entry & Letter of No Objection	Pima County	Complete
Driveway Permits	Pinal County	Complete
Zoning - AZ counties exempt. Pinal Zoning for HVDC Converter	Pinal County	Complete
Central Arizona Water Conservation District - Construction License, Central Arizona Project canal crossing and Bureau of Reclamation fee property	CAWCD	Complete

Pima County / SunZia Documentation

- Approximately 16 miles of SunZia’s 550-mile route is located within Pima County
- The project is located fully on ASLD lands within Pima County
- Below are the list of items SunZia has requested from Pima County to enable project financing and construction



Permit Name	Reason Required	Status
Floodplain Use permit	Transmission Towers in Floodplain	Submitted; working with County staff and expect to take to Board of Supervisors in early November
Conditional Use Permit	Fly Yard located on ASLD land	Granted during town hearing in mid September; awaiting formal written documentation of approval
Grading Permit	Fly Yard located on ASLD land	Application submitted; awaiting County feedback
County Road Use Agreement (public roads)	Access on public roads (including driveways and overhead crossing)	Complete; received Letter of No Objection from the county
County Road Use Agreement (Pima County fee owned roads)	Use of roads on Pima County fee owned parcels.	One year Right of Entry (ROE) for access has been executed. Teams now working toward long term agreement.

Appendix



Environmental Stewardship

SunZia has established robust environmental best practices to reduce project impacts and study effective habitat restoration strategies in partnership with local and state experts. Environmental mitigation projects for the projects are varied in scale and subject and include:

- **Ongoing research into sandhill crane flight behavior** in partnership with U.S. Fish & Wildlife Service (USFWS) which resulted in the publication of peer-reviewed science that can inform future transmission line design
- **Upcoming funding scientific research** to USFWS and New Mexico State University to understand upland bird population declines in the desert southwest
- Purchasing **new mitigation lands** in Pinal County, AZ
- Installing, testing, and studying the efficacy of a **novel technology increase the visibility of the transmission line for large-bodied waterfowl** (illuminating the transmission line with UV light), which began in 2021 in supplemental funding to ongoing research in the Audubon Rowe Sanctuary;
- Working with USFWS, AZGFD, and Bat Conservation International to **improve habitat and species resilience by planting over 9,000 agave in Arizona.**
- **Extensive habitat restoration** work with AZ Game and Fish Department



Commitment to Communities

Community engagement is a core tenant of Pattern's development and operational philosophy and has sought and incorporated feedback from local, regional, and national organizations.

Examples of SunZia community engagement include:

- Funding of conservation organizations working in the Middle Rio Grande Valley
- Build staff capacity for the first ten years of operations where the SunZia Transmission Project crosses the Rio Grande
- NM State Fair sponsorship & active participation in junior livestock program and auctions
- Sponsor Pinal County fair, Safford AZ light parade, and other local events
- Providing funding to various community-based organizations or directly with counties through a Community Benefits Program to support the local community and bring lasting impacts
- Chambers of commerce participation across the project areas



Pattern Energy



Pattern Energy is a leading renewable energy company that develops, constructs, owns, and operates high-quality wind and solar generation, transmission, and energy storage facilities.

Our mission is to transition the world to renewable energy through the sustainable development and responsible operation of facilities with respect for the environment, communities, and cultures where we have a presence.

Our approach begins and ends with establishing trust, accountability, and transparency. Our company values of creative spirit, pride of ownership, follow-through, and a team-first attitude drive us to pursue our mission every day. Our culture supports our values by fostering innovative and critical thinking and a deep belief in living up to our promises.

Headquartered in the United States, Pattern has a global portfolio of more than 35 power facilities and transmission assets, serving various customers that provide low-cost clean energy to millions of consumers.

Global Portfolio



Projects and Facilities



Corporate Offices

- Headquarters
- Office

Map Disclaimers

The map includes only select development-stage projects and does not include the full pipeline. Pattern retains whole or partial ownership of most of the facilities we have brought to operation. Some transmission projects are owned in whole or in part by third-party development partners. Map is for illustration purposes only and countries are not to scale.

Highlights and Industry Firsts

25GW

global development
portfolio

~\$2B

local payments over
the life of our
operating fleet

10K+

construction and
operation jobs

35

operating facilities
totaling 6 GW
installed capacity

700+

commercial solar
projects completed
through our affiliate
Solect Energy

Core Commitments



Safety and Health

We are committed to the safety and health of the public, our employees, and everyone who works with us.

Community and Culture

We believe acting as a good neighbor benefits both the areas where we have a presence and our company's long-term success.

Environment

We consider it our responsibility to produce and transport renewable energy to consumers in a way that respects the integrity of our environment.

Diversity, Equity, and Inclusion

We believe having diversity in our teams and providing an environment where employees are encouraged and empowered leads to a more engaged workforce and better business outcomes.

Benefits of Renewable Energy

America's lowest-cost, fastest-growing sources of power create substantial new tax revenue and boosts local economies.



- An inexhaustible, homegrown resource
- Diversifies the energy mix
- Produces energy with stable production costs, offering a hedge against other energy sources with volatile fuel markets
- Creates job opportunities
- Is compatible with mixed land use: grazing, agriculture, and hunting
- Provides a steady income to farmers and property owners
- Strengthens the local tax base, helping to improve town services, including schools, police, and fire departments
- Provides direct economic impacts
- Benefits the environment and helps fight climate change

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ATTACHMENT 2



BOARD OF SUPERVISORS AGENDA ITEM REPORT

Requested Board Meeting Date: 11/7/2023

*- Mandatory, information must be provided

Click or tap the boxes to enter text. If not applicable, indicate "N/A".

***Title:**

Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Transmission Line for SunZia

***Introduction/Background:**

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation for mapped riparian habitat disturbances greater than 1/3 acre. If a project site contains suitable area(s) for riparian restoration, enhancement, or establishment, onsite mitigation occurs in accordance with the adopted Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines. The Ordinance contains a provision for mitigation banking, when on-site mitigation is not feasible. All offsite mitigation proposals require Flood Control District Board of Directors review and approval.

***Discussion:**

The applicant, Jill Bunnell an Environmental Scientist with the engineering firm Canacre, has applied for a Floodplain Use Permit to construct approximately a 20-mile transmission line located near the northeast boundary of the county. The project area is impacted by mapped Regulated Riparian Habitat (RRH). The disturbances to the RRH are from the access road (3.26 acres) and construction work areas (0.90 acres). The project area is undisturbed state land and there is not a water source for mitigation plantings, as a result, Ms. Bunnell has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal and is proposing to contribute a fee of \$110,656 in lieu of onsite mitigation.

***Conclusion:**

Acceptance of mitigation banking funds in-lieu of onsite mitigation is allowed under the Ordinance. Contributions to the mitigation bank for disturbance of this habitat will provide funds to be used toward purchase of high value resources or towards restoration of degraded riparian habitat within Pima County.

***Recommendation:**

The In-Lieu Fee Proposal conforms to the Ordinance and the Guidelines, and, as such, the District recommends approval.

***Fiscal Impact:**

\$110,656.00

***Board of Supervisor District:**

1 2 3 4 5 All

Department: Regional Flood Control District

Telephone: 724-4600

Contact: Patricia Gilbert

Telephone: 724-4606

Department Director Signature:  Date: 10/3/23

Deputy County Administrator Signature:  Date: 10/4/2023

County Administrator Signature:  Date: 10/4/2023

DATE: September 27, 2023

TO: Flood Control District Board of Directors

FROM: Eric Shepp, P.E.
Director

SUBJECT: Approval of a Riparian Habitat Mitigation In-Lieu Fee Proposal for Placement of a Transmission Line for SunZia (District 4)

Background

Chapter 16.30 of the Pima County Floodplain Management Ordinance No. 2010-FC5 (Ordinance) requires mitigation for mapped riparian habitat disturbances greater than 1/3 acre. If a project site contains suitable area(s) for riparian restoration, enhancement, or establishment, onsite mitigation occurs in accordance with the adopted *Regulated Riparian Habitat Mitigation Standards and Implementation Guidelines*. The Ordinance contains a provision for mitigation banking, when on-site mitigation is not feasible. All offsite mitigation proposals require Flood Control District Board of Directors (Board) review and approval.

Report

The applicant, Jill Bunnell an Environmental Scientist with the engineering firm Canacre, has applied for a Floodplain Use Permit to construct approximately a 20-mile transmission line located near the northeast boundary of the county (Exhibit A). The project area is impacted by mapped Regulated Riparian Habitat (RRH). The impacted RRH is classified as Important Riparian Area with an Underlying Classification of Hydromesoriparian, Xeroriparian Class C and D Habitat (Exhibit B). The disturbances to the RRH are from the access road (3.26 acres) and construction work areas (0.90 acres). The project area is undisturbed state land and there is not a water source for mitigation plantings, as a result, Ms. Bunnell has prepared a Riparian Habitat Mitigation In-Lieu Fee Proposal (Exhibit C) and is proposing to contribute a fee of \$110,656 in lieu of onsite mitigation, based on the Flat Fee Table provided in the *Pima County Regulated Riparian Habitat Off-Site Mitigation Guidelines*.

Recommendation

Acceptance of mitigation banking funds in-lieu of onsite mitigation is allowed under the Ordinance. Contributions to the mitigation bank for disturbance of this habitat will provide funds to be used toward purchase of high value resources or towards restoration of degraded riparian habitat within Pima County

Attachments: Exhibit A – Project Location
Exhibit B – Project Site – Riparian Classification Map
Exhibit C – Mitigation Banking In-lieu Fee Proposal

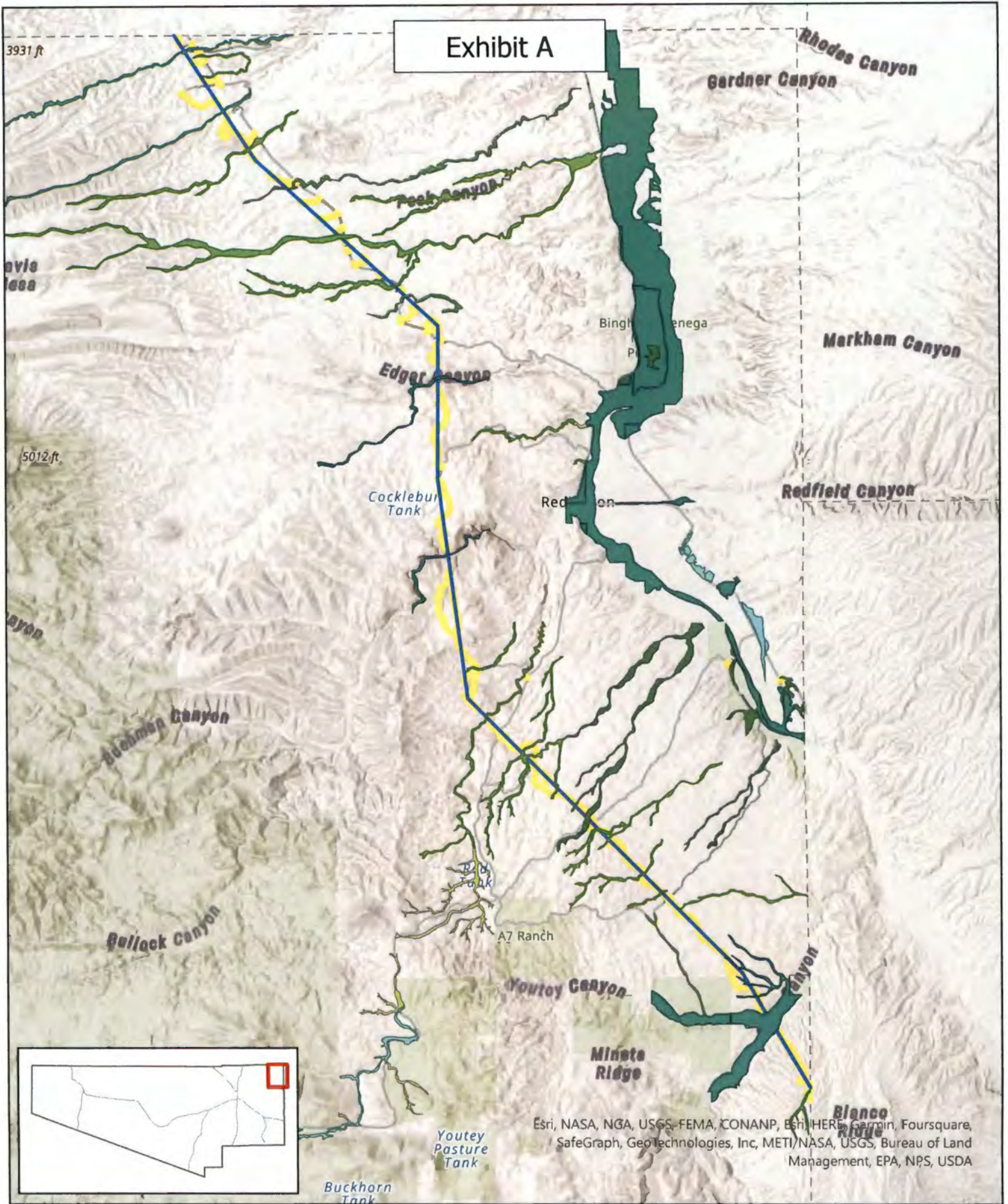
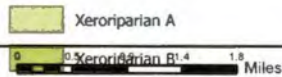


Exhibit A

Impacted Riparian Areas, Effective 10/20/2005 Class



- Xero
- Xero
- Hydr
- TRA



The information depicted on this display is the result of digital analysis performed on a variety of databases provided and maintained by several governmental agencies. The accuracy of the information presented is limited to the collective accuracy of those databases on the date of the analysis. The Pima County Regional Flood Control District makes no claims regarding the accuracy of the information depicted herein.

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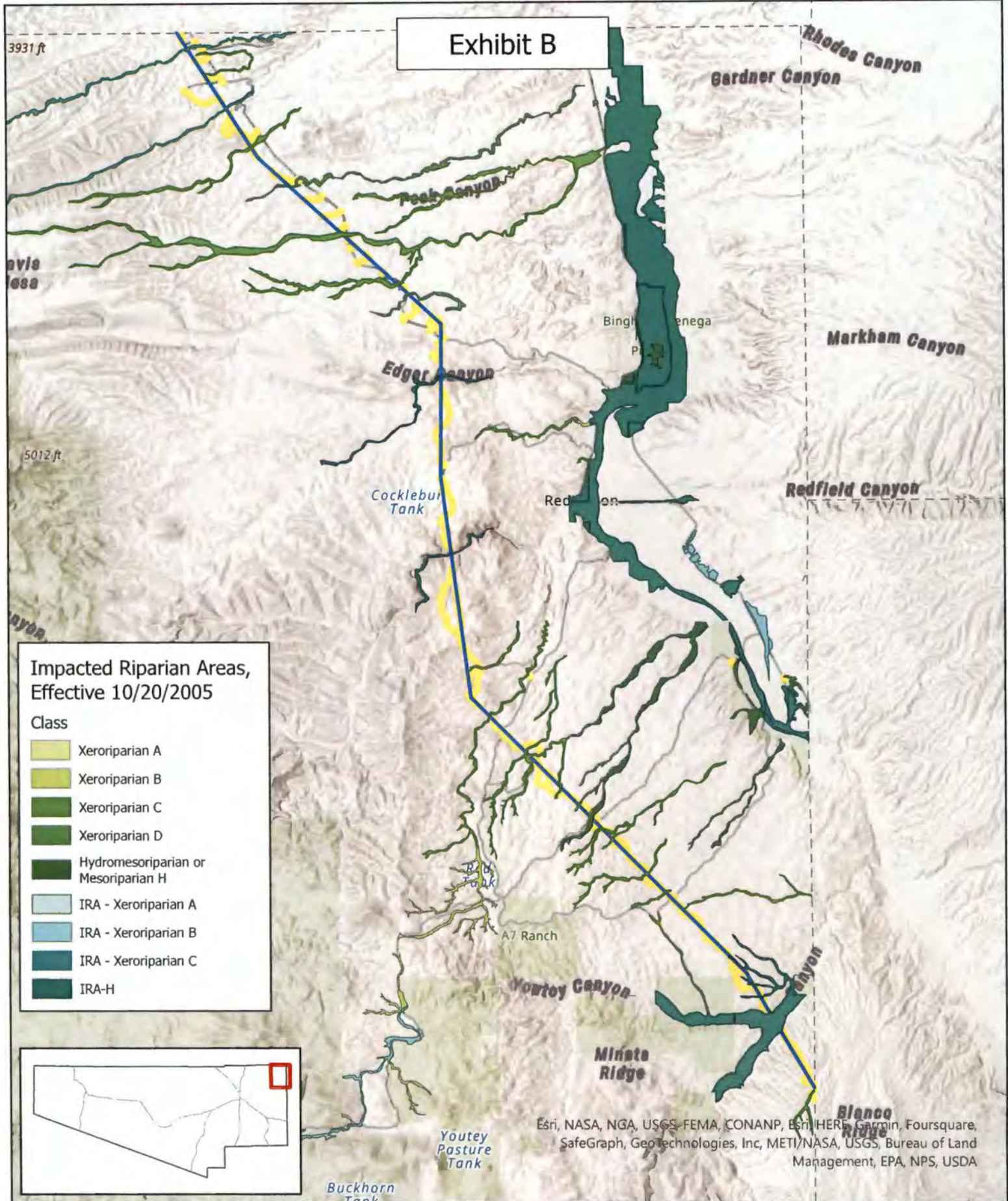


SunZia Transmission Line

Date: 9/15/2023

Esri, NASA, NGA, USGS, FEMA, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

Exhibit B



Impacted Riparian Areas, Effective 10/20/2005

Class

- Xeroriparian A
- Xeroriparian B
- Xeroriparian C
- Xeroriparian D
- Hydromesoriparian or Mesoriparian H
- IRA - Xeroriparian A
- IRA - Xeroriparian B
- IRA - Xeroriparian C
- IRA-H



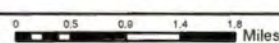
Esri, NASA, NGA, USGS-FEMA, CONANP, Esri, HERE, Garmin, Foursquare, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA



SunZia Transmission Line

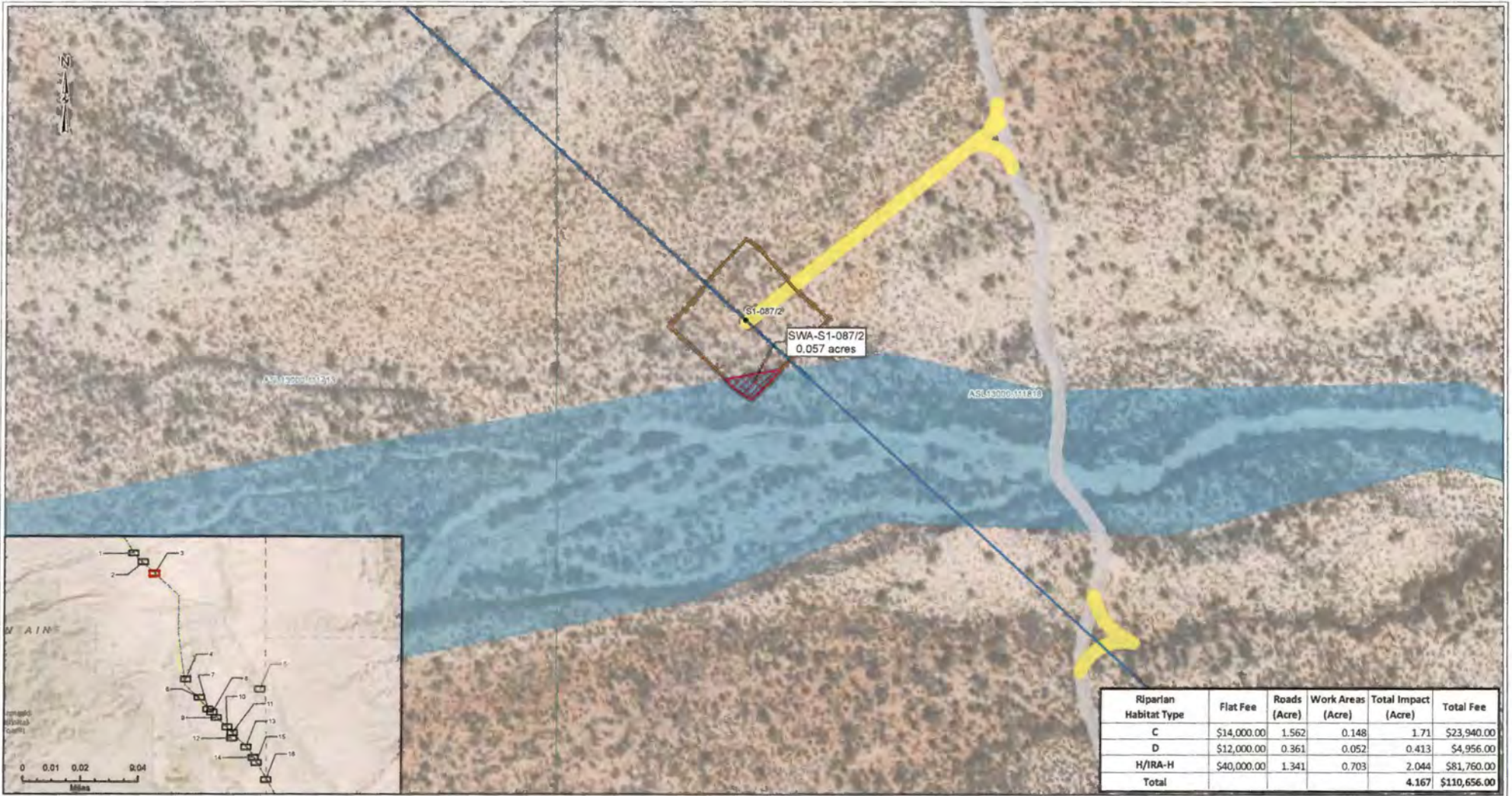
Date: 9/15/2023

- Segment 1
- New Access Roads
- Existing Access Roads



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Riparian Habitat Type	Flat Fee	Roads (Acre)	Work Areas (Acre)	Total Impact (Acre)	Total Fee
C	\$14,000.00	1.562	0.148	1.71	\$23,940.00
D	\$12,000.00	0.361	0.052	0.413	\$4,956.00
H/IRA-H	\$40,000.00	1.341	0.703	2.044	\$81,760.00
Total				4.167	\$110,656.00



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Work Areas and Access Roads in Riparian Areas
Pattern Energy
SunZia Transmission Project



- Structure
- ▭ Proposed Work Area
- ▭ Existing Road
- ▭ New Access Road
- ▭ Parcels
- ▭ Riparian Areas Intersected by Work Areas/New Access Road
- ▭ Proposed Transmission Lines
- ▭ Segment 1
- ▭ Riparian Class
- ▭ C

Scale - 1:2,000
0 150 300
Feet
County: Pima County, AZ
Date: September 2023
Segment: 1
Coordinate System: NAD 1983 BLM Zone 12N
Projection: Transverse Mercator
Datum: North American 1983
Units: Feet US

Mapery Source: Service Layer Credits: Streets: Esri, HERE, Garmin, Intelmap, Invermap P Corp., DEBCO, USGS, FAO, NPS, NRCAN, GeBCO, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Swisstopo contributors, and the GIS User Community
Source: Esri, Maxar, Earthstar Geographic, and the GIS User Community

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Riparian Habitat Type	Flat Fee	Roads (Acre)	Work Areas (Acre)	Total Impact (Acre)	Total Fee
C	\$14,000.00	1.562	0.148	1.71	\$23,940.00
D	\$12,000.00	0.361	0.052	0.413	\$4,956.00
H/IRA-H	\$40,000.00	1.341	0.703	2.044	\$81,760.00
Total				4.167	\$110,656.00



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(S1-096/3)

Work Areas and Access Roads in Riparian Areas

Pattern Energy
SunZia Transmission Project



- Existing Road
- New Access Road
- Parcels
- Riparian Areas Intersect by Work Areas/New Access Road
- Riparian Class**
- H
- IRA-H

Scale - 1:2,000

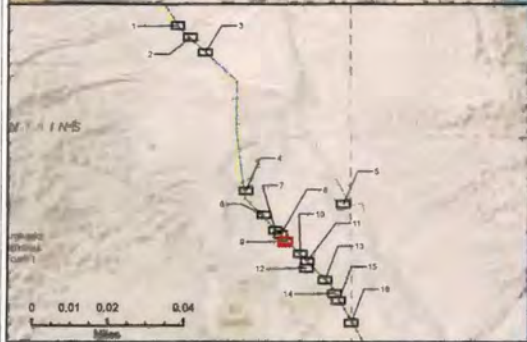
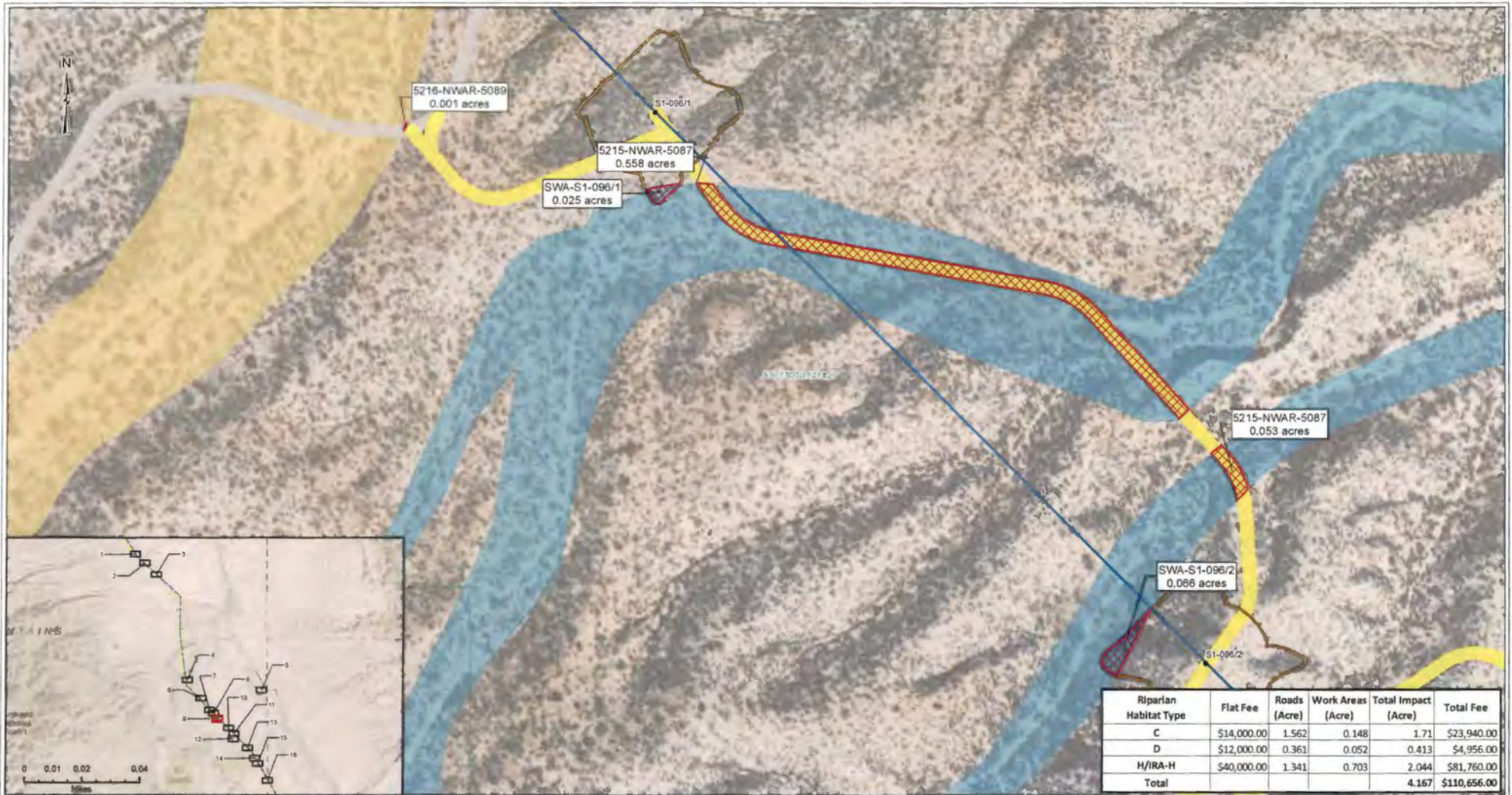
0 150 300 Feet

County: Pima County, AZ
Date: September 2023
Segment: 1
Coordinate System: NAD 1983 BLM Zone 12N
Projection: Transverse Mercator
Datum: North American 1983
Units: Foot US

Imagery Source: Sentinel Layer Credits: Sources: Esri, HERE, Garmin, Intermap, InCREMENT P Corp., GEBCO, USGS, FAO, NPS, MRCAN, GEBCO, IGN, Kabstar NL, Onuma Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community
Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

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Riparian Habitat Type	Flat Fee	Roads (Acre)	Work Areas (Acre)	Total Impact (Acre)	Total Fee
C	\$14,000.00	1.562	0.148	1.71	\$23,940.00
D	\$12,000.00	0.361	0.052	0.413	\$4,956.00
H/IRA-H	\$40,000.00	1.341	0.703	2.044	\$81,760.00
Total				4.167	\$110,656.00



Page 9 of 16
(S1-096/1 to S1-096/2)
Work Areas and Access Roads in Riparian Areas
Pattern Energy
SunZia Transmission Project



- Structure
- ▭ Proposed Work Area
- ▭ Existing Road
- ▭ New Access Road
- ▭ Perch
- ▭ Riparian Areas Intersected by Work Areas/New Access Road
- ▭ Proposed Transmission Lines
- ▭ Segment 1
- ▭ Riparian Class
- H
- C

Imagery Source: Sentinel Live! Credits: Resources: Esri, HERE, DeLorme, Intermap, P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GEBCO, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Swirecity, and the GIS User Community
Source: Esri, Mapbox, Earthstar Geographics, and the GIS User Community

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Scale - 1:2,000
0 150 300
Feet
County: Pima County, AZ
Date: September 2023
Segments: 1
Coordinate System: NAD 1983 BLM Zone 12N
Projection: Transverse Mercator
Datum: North American 1983
Units: Foot US





Riparian Habitat Type	Flat Fee	Roads (Acre)	Work Areas (Acre)	Total Impact (Acre)	Total Fee
C	\$14,000.00	1.562	0.148	1.71	\$23,940.00
D	\$12,000.00	0.361	0.052	0.413	\$4,956.00
H/IRA-H	\$40,000.00	1.341	0.703	2.044	\$81,760.00
Total				4.167	\$110,656.00



Page 11 of 16
(S1-097/2)

Work Areas and Access Roads in Riparian Areas

Pattern Energy
SunZia Transmission Project



- Structure
- ▭ Proposed Work Area
- ▭ Existing Road
- ▭ New Access Road
- ▭ Parcels
- ▨ Riparian Areas intersected by Work Area/New Access Road
- Proposed Transmission Lines
- Segment 1
- ▭ Riparian Class
- ▭ C

Imagery Source: Sentinel Layer Credits: Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeBCO, IGN, Intermap, Inc., OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Maxar, Earthstar Geographic, and the GIS User Community

Scale - 1:2,000

0 150 300 Feet

County: Pima County, AZ
Date: September 2023
Segments: 1
Coordinate System: NAD 1983 BLM Zone 12N
Projection: Transverse Mercator
Datum: North American 1983
Units: Foot US



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Riparian Habitat Type	Flat Fee	Roads (Acre)	Work Areas (Acre)	Total Impact (Acre)	Total Fee
C	\$14,000.00	1.562	0.148	1.71	\$23,940.00
D	\$12,000.00	0.361	0.052	0.413	\$4,956.00
H/IRA-H	\$40,000.00	1.341	0.703	2.044	\$81,760.00
Total				4.167	\$110,656.00



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(S1-097/3)
Work Areas and Access Roads in Riparian Areas
Pattern Energy
SunZia Transmission Project



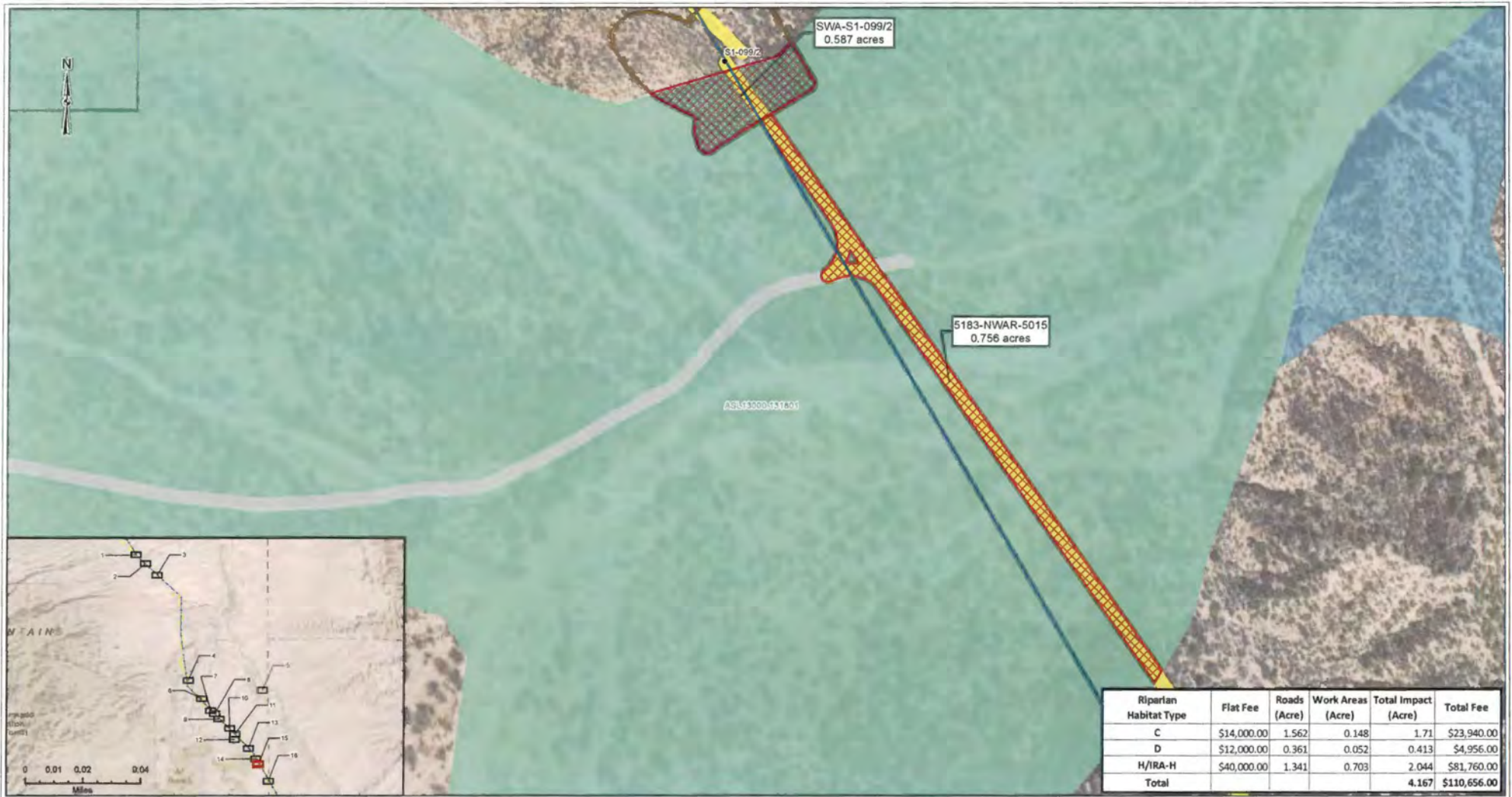
● Structure	▨ Riparian Areas Intersected by Work Areas/New Access Road	■ D
▭ Proposed Work Area	— Proposed Transmission Lines	
▭ Existing Road	— Segment 1	
▭ New Access Road	▭ Riparian Class	
▭ Parcels	▭ C	

Scale - 1:2,000
0 150 300
Feet
County: Pima County, AZ
Date: September 2023
Segment: 1
Projection: Transverse Mercator
Datum: North American 1983
Units: Foot US

Imagery Source: Sentinel Liveo Credits: Sources: Esri, HERE, DeLorme, Intermap, iquest, P Corp., GEBCO, USGS, FAO, MPA, NRCA, GeoBC, IGN, Kartchner, N, Ontonagon Survey, Swi Japan, METI, Esri China (Hong Kong), Swi OpenStreetMap contributors, and the GIS User Community
Sources: Esri, Mapbox, GeoBridle Geographics, and the GIS User Community

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Riparian Habitat Type	Flat Fee	Roads (Acre)	Work Areas (Acre)	Total Impact (Acre)	Total Fee
C	\$14,000.00	1.562	0.148	1.71	\$23,940.00
D	\$12,000.00	0.361	0.052	0.413	\$4,956.00
H/IRA-H	\$40,000.00	1.341	0.703	2.044	\$81,760.00
Total				4.167	\$110,656.00



Page 15 of 16
(S1-099/2)
Work Areas and Access Roads in Riparian Areas
Pattern Energy
SunZia Transmission Project



- Structures
- ▭ Proposed Work Area
- ▭ Existing Road
- ▭ New Access Road
- ▭ Parcels
- ▭ Riparian Areas Intersect by Work Areas/New Access Road
- ▭ Proposed Transmission Lines
- ▭ Segment 1
- ▭ Riparian Class
- ▭ C
- ▭ IRA-H

Scale - 1:2,000
0 150 300
Feet
County: Pima County, AZ
Date: September 2023
Segment: 1
Coordinate System: NAD 1983 BLM Zone 12N
Projection: Transverse Mercator
Datum: North American 1983
Units: Foot US

Imagery Source: Sentinel Layer Credits. Sources: Esri, HERE, DeLorme, Intermap, Infrared P Corp., GEBCO, USGS, FAO, MFS, NRCAN, GeoBCN, IGN, Kartchner ML, OpenStreetMap contributors, and the GIS User Community
Source: Esri, Mapbox, Earthstar Geographics, and the GIS User Community

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ATTACHMENT 3



Public Works Administration Real Property Services

201 N. Stone Avenue, Sixth Floor
Tucson, Arizona 85701-1215
(520) 724-6313 FAX (520) 724-6763

TEMPORARY RIGHT OF ENTRY

Pima County, a political subdivision of the State of Arizona (the "Grantor"), hereby grants to SunZia Transmission, LLC, a Delaware limited liability company (the "Grantee"), their representatives, authorized agents, successors and assigns, permission to enter upon the real property as depicted in the attached Exhibit "A" (the "Property"), for the purpose of performing surveys to determine the existing width and location of the existing roads on the Property, and for utilizing the existing roads for ingress and egress in order to access Grantee's one high voltage electric transmission line and related facilities (the "Transmission Line").

In order to allow Grantor additional time to examine, negotiate and finalize a road use and maintenance agreement, easement agreement or other agreement, as applicable or necessary, between Grantor and Grantee, and without delaying Grantee's access to and use of the existing roads on the Property, Grantor grants this Temporary Right of Entry for access on, upon and along the roads depicted in Exhibit A for the purpose of performing Surveys (as defined below) and for ingress and egress to access Grantee's Transmission Line for construction, installation, operation, maintenance, repair, replacement, relocation, reconstruction, modification, upgrade of the Transmission Line.

Conditions:

1. Grantee understands that the Property is encumbered with Restrictive Covenant for Conservation.
2. is prohibited from conducting any activities that involve ground disturbance, including grading, soil and geotechnical investigations or any other similar investigations or studies. In the event any damage is caused by Grantee to Grantor's Property, Grantee is responsible for repairing any damage to Grantor's Property and restoring the Property to its existing condition to the extent that is reasonable and practical. Grantee agrees not to cut or remove any fences and not to cut or remove any vegetation. Grantee shall leave the Property free of trash.
3. Within ten (10) days of execution of this Right of Entry, Grantee shall perform land surveys of the existing roads on the Property ("Surveys") and provide all survey data to Daniel Tremblay with the Department of Transportation for review at Daniel.Tremblay@pima.gov. Grantee has provided, through initial survey, that the

narrowest width of the roads located on the Property is seven (7) feet wide. As of the date of this Temporary Right of Entry, Grantee has not yet completed Surveys fully describing the actual width of the existing roads located on the Property. After completion of the Surveys fully describing the actual width of the roads and the Pima County Department of Transportation has completed its review and approved of such Surveys, Grantee will provide Grantor with signed and sealed Surveys which shall be attached and incorporated herein as Exhibit B. Grantee will also schedule a date with Grantor to physically stake the roads at the road edges, which staking shall be inspected and verified by Grantor. If Grantor agrees with the Survey work and Physical Staking verification, the Surveys attached as Exhibit B shall define the areas of permitted disturbance upon the Property.


4. Grantee shall be responsible for any accident(s) occurring on the Property during the term of this Right of Entry caused by Grantee's negligent use of the Property or by the negligent acts or conduct of its employees, servants, or agents.
5. Grantee shall be responsible for acquiring all the permits necessary to conduct the requested activity. Grantee shall be responsible for complying with all zoning and code requirements that may apply. All activity must be conducted consistent with local ordinances, state and federal rules, regulations and/or laws ("Law"). Nothing in this Right of Entry shall be deemed to modify applicable Law and in the event of a conflict between this Right of Entry and any such Law, the Law shall control.
6. Grantee shall be responsible to provide at least seven (7) calendar days in advance, written notice to Karen Simms, Natural Resource Division Manager, Natural Resources, Parks and Recreation Department (Karen.Simms@pima.gov) along with Vanessa Prileson, Parks Superintendent, Natural Resources, Parks and Recreation Department (Vanessa.Prileson@pima.gov), and Jenny Neeley, Program Manager, Office of Sustainability and Conservation (Jenny.Neeley@pima.gov) prior to SunZia or its affiliates entering the property. Such notice shall remain effective as long as Grantee continues to use any of the roads located on the Property unless and until Grantee does not enter the Property for a period of ten (10) business days, which after such time of non-use, Grantee shall provide an additional seven (7) calendar days advance, email notice to the above representatives prior to reentering the Property.
7. For the roads shown on Exhibit B, Grantee shall only have rights to access such roads. Grantee shall remain solely on the existing roads located on the Property. Grantee shall not travel off-road, alter the ground surface, construct new roads, pave existing roads with asphalt or concrete, or modify the topography through the placement of soil, dredging spoils, or other material.
8. Grantee shall be responsible for obtaining any additional rights necessary from any utility that is impacted and associated with Grantee's use of the Property.
9. Grantor shall have the right, without notice or payment of any compensation to Grantee, to sell, destroy, or dispose of any personal property left on the Property after

Grantee has vacated or abandoned the Property or when this Right of Entry has been terminated.

10. Grantee agrees to indemnify, and hold Grantor harmless any and all suits, claims, demands, judgments or liabilities of any type whatsoever, including, but not limited to, injury to any person or damage to any property, arising out of, incidental to or in any way relating to Grantee's negligent use of, operations upon, maintenance of, or restoration of the Property, including but not limited to any acts of any employees or agents of Grantee. Grantee further agrees to indemnify and hold harmless Grantor from all costs and expenses arising out of any such suit, claim, demand, judgment, or liability, including, but not limited to, the reasonable attorney's fees of Grantor.
11. Prior to performing any activities under this Right of Entry, Grantee shall obtain a \$5,000,000 commercial general liability insurance policy naming Pima County as additional insured to cover the activities within the Grantor's Property. The policy shall contain a waiver of subrogation against Pima County. A certificate of insurance shall be supplied to the Grantor prior to entering the Property. Grantor reserves the right to require additional insurance at Grantor's sole discretion. The policy shall be maintained throughout the term of this Right of Entry.
12. Cultural Resources Compliance: Consistent with Pima County Board of Supervisors Policy No. C 3.17, Grantee, its employees, contractors, and agents shall comply with all applicable federal, state, and local cultural resources and historic preservation statutes, regulations, ordinances, policies, and guidelines prior to and during site visit(s) to the Property.
13. Grantee agrees to limit vehicular use to only established roads. However, pedestrian access is not restricted. No off-road vehicle access is permitted.
14. Grantee shall provide Grantor with any National Environmental Policy Act reports or other reports informed by or containing information and data collected during site visit(s) to the Property, including cultural, biological, and any other reports upon completion.
15. Subject to the terms of this Section 14, Grantee may assign this Agreement or any of its rights or interests hereunder without the prior consent of the Grantor, provided that either: (a) such transferee agrees in writing to be bound by the terms of this Right of Entry and any liabilities owed by Grantee and Grantor is provided an executed copy of the assignment; or (b) Grantor agrees to continue to be bound by all the terms of this Right of Entry and any liabilities owed by Grantor. Any purported assignment in violation of this Section 14 shall be null and void.
16. Grantee may, without the prior written consent of the Grantor, collaterally assign its interest under this Right of Entry to any lenders or other persons providing any financing for the Grantee's Transmission Line and the parties shall cooperate in good faith to execute such consents to any such assignment (and related documents) as are customary for project financings and are reasonably requested by Grantee.

17. This permission shall commence on the date the Right of Entry is signed and shall remain effective for one (1) year thereafter. This Right of Entry by Grantor and is renewable for periods of one (1) year from that date, with thirty (30) days written notice to Pima County Real Property Services, unless a party provides written notice of termination to the other party at least thirty (30) days before the date of renewal. If Grantee fails to comply with the conditions or any provisions of this Right of Entry, then Grantor shall give Grantee written notice of such failure. Grantee shall have thirty (30) days following the date of such notice to take action to remedy the failure complained of (or such longer period of time as may reasonably be necessary to cure such failure), and if Grantee fails to satisfactorily remedy the same within such period, Grantor may terminate this Right of Entry. Written notice to Grantee shall be provided to: SunZia Transmission, LLC, Attention: Real Estate Legal Department, 888 Westheimer Road, Suite 350, Houston, Texas 77006.
18. Grantor makes no representation as to the availability of roads at issue should access be blocked on property not under the Grantor's control.

GRANTOR: Pima County

By: 
Jeffrey Teplitsky, Director
Pima County Real Property Services

9/22/23
Date

By: 
Linda Mayro
Pima County Office of Sustainability and Conservation

9/22/23
Date

By: *Robert Padilla*
Karen Simms,
Pima County Natural Resources, Parks, and Recreation

9/25/2023
Date

GRANTEE: SunZia Transmission LLC, a Delaware limited liability company

By: _____

Date

(Printed Name)

(Title)

(Phone Number)

GRANTOR: Pima County

By: _____ Date _____
Jeffrey Teplitsky, Director
Pima County Real Property Services

By: _____ Date _____
Linda Mayro
Pima County Office of Sustainability and Conservation

By: _____ Date _____
Karen Simms,
Pima County Natural Resources, Parks, and Recreation

GRANTEE: SunZia Transmission LLC, a Delaware limited liability company

By: Crystal Coffman 9-22-23
Date

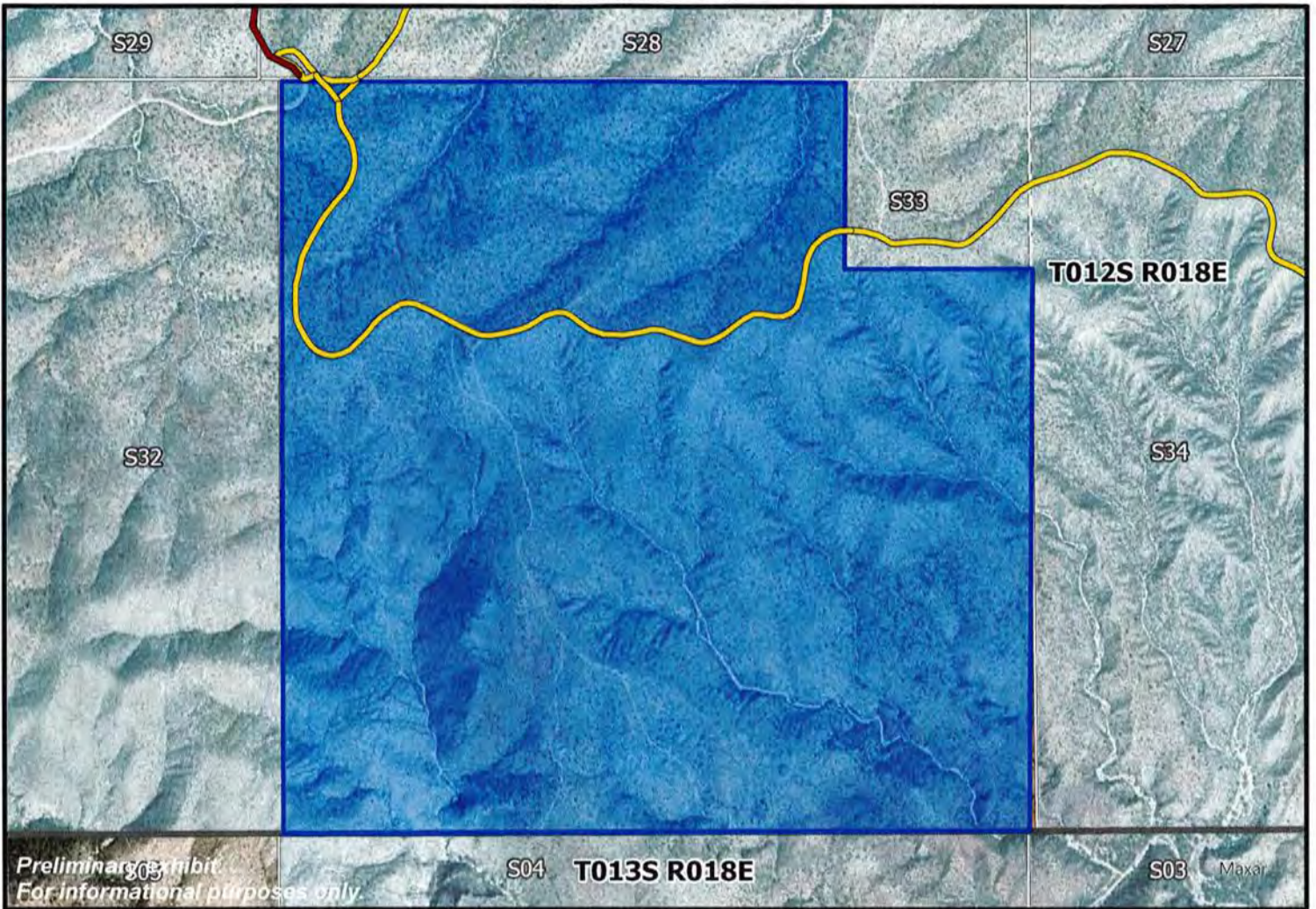
Crystal Coffman
(Printed Name)

Authorized Signatory
(Title)

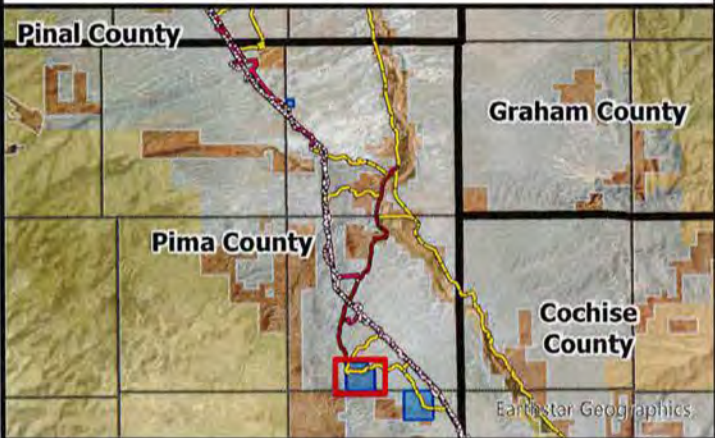
713-562-2282
(Phone Number)

Exhibit A

EXHIBIT A





Property Overview





205240140
Pima County

DRAFT.
 Business Record, not subject to FOIA.
 Confidential/Privileged.

Access Plan

-  Existing - No Improvement Required, Permanent
-  Existing Paved Road, Permanent



Project Features

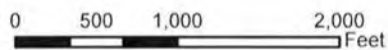
-  Transmission Centerline
-  Parcel Boundary

Land Ownership

- Private Land
- State Land

Geographic Boundaries

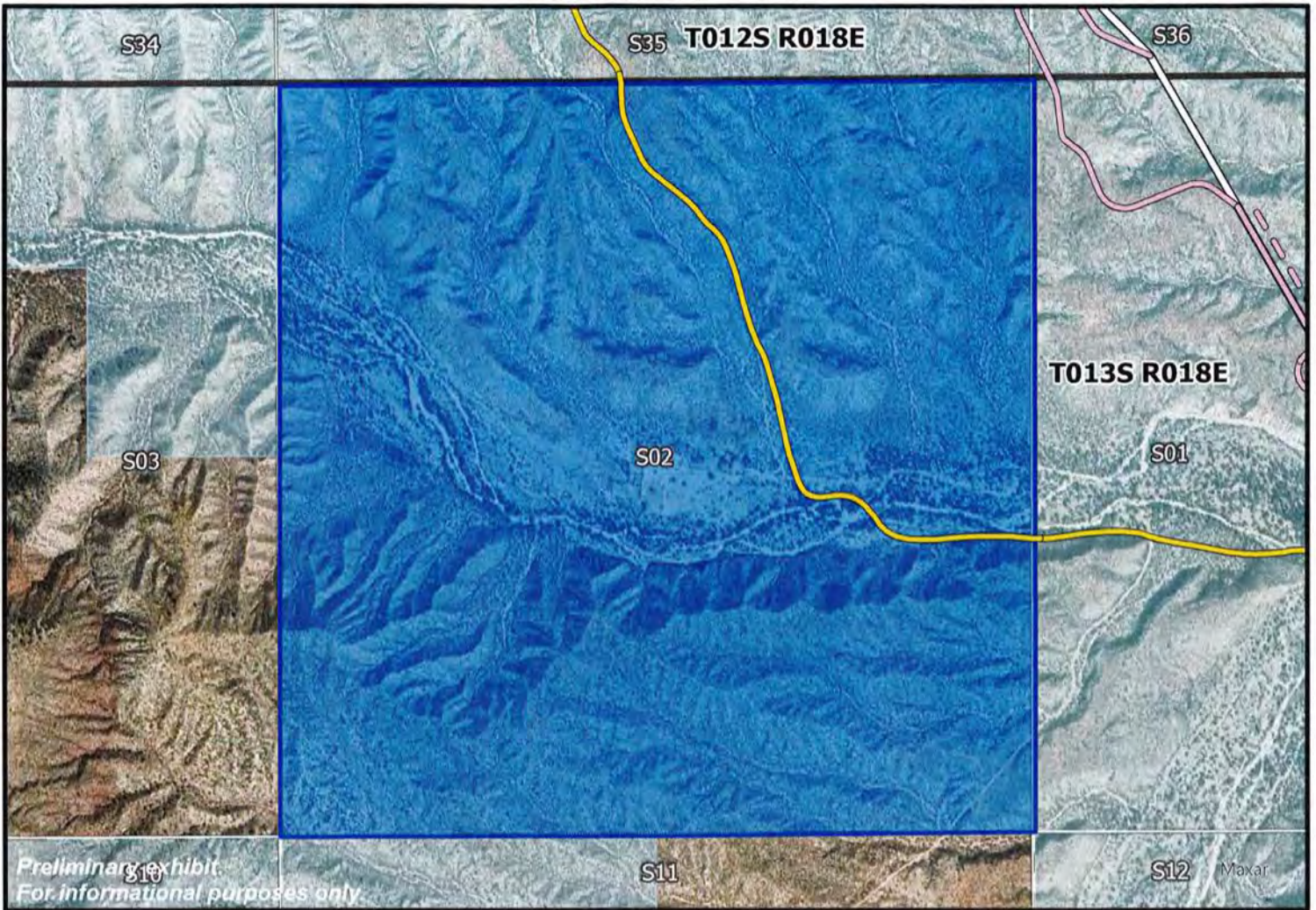
-  Section Boundary
-  Township Boundary



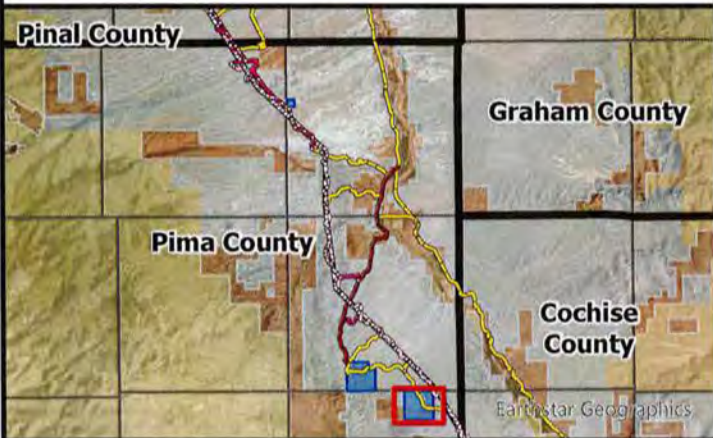
SunZia
Transmission,
LLC Project

Date: 8/31/2023

EXHIBIT A



Property Overview



205410020
Pima County

DRAFT.
Business Record, not subject to FOIA.
Confidential/Privileged.

Access Plan

- Existing - No Improvement Required, Permanent
- New Road, Permanent
- New Road, Temporary

Project Features

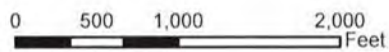
- Transmission Centerline
- Parcel Boundary

Land Ownership

- Private Land
- State Land

Geographic Boundaries

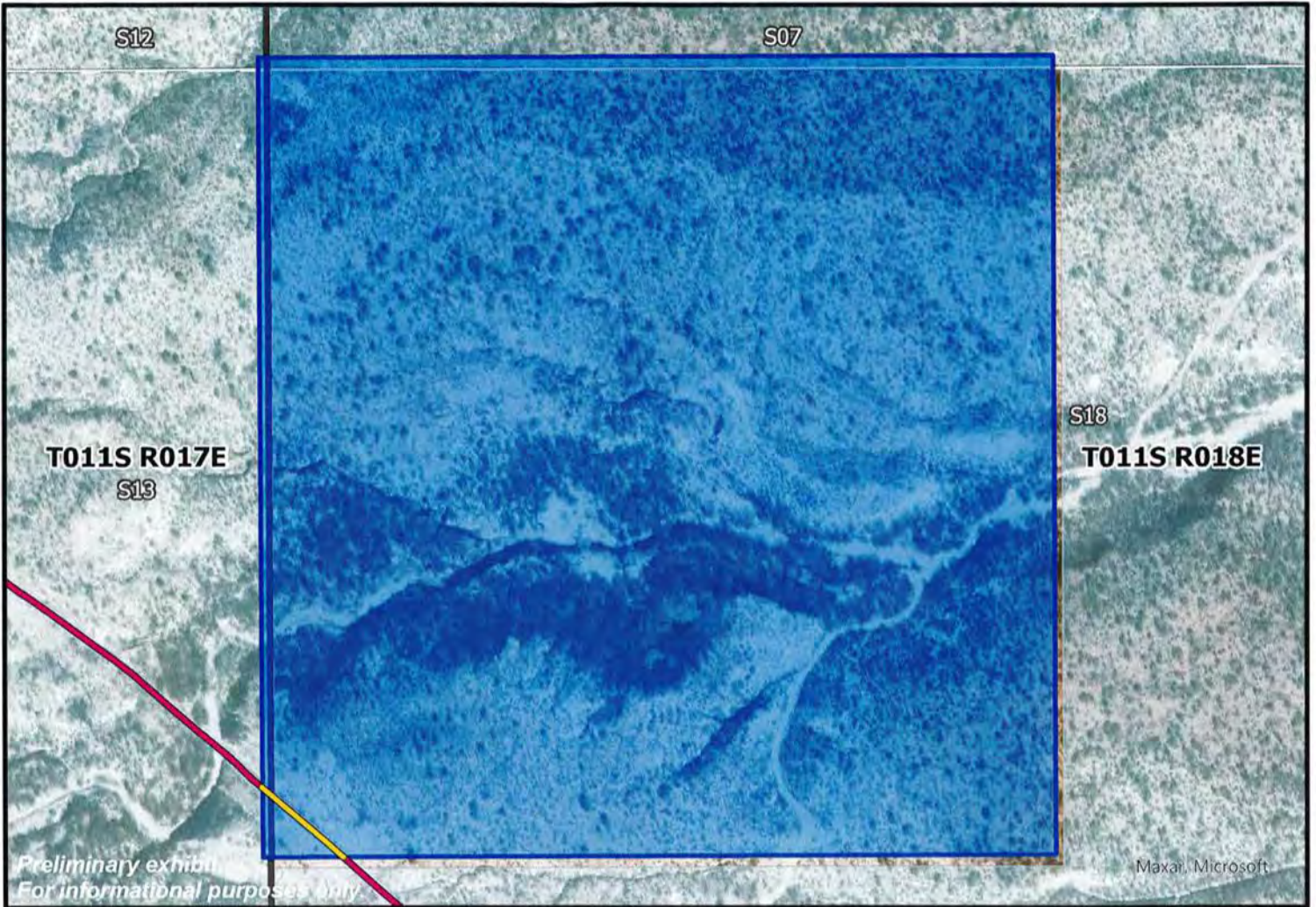
- Section Boundary
- Township Boundary



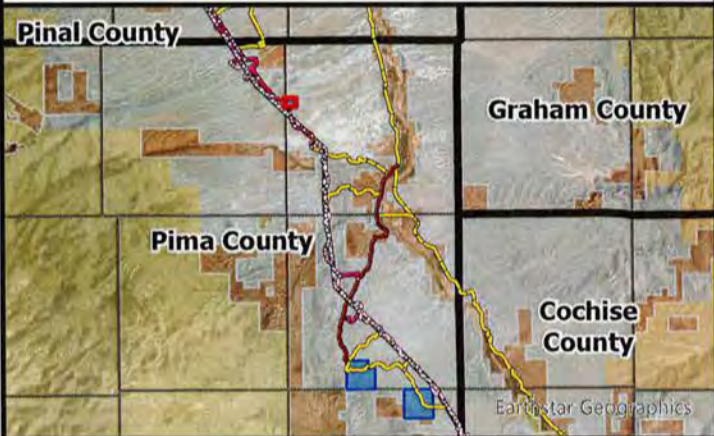
SunZia
Transmission,
LLC Project

Date: 8/31/2023

EXHIBIT A





Property Overview





205170030
Pima County

DRAFT,
Business Record, not subject to FOIA.
Confidential/Privileged.

Access Plan

-  Existing - Improvement Required, Permanent
-  Existing - No Improvement Required, Permanent



Project Features

-  Transmission Centerline
-  Parcel Boundary

Land Ownership

- Private Land
- State Land

Geographic Boundaries

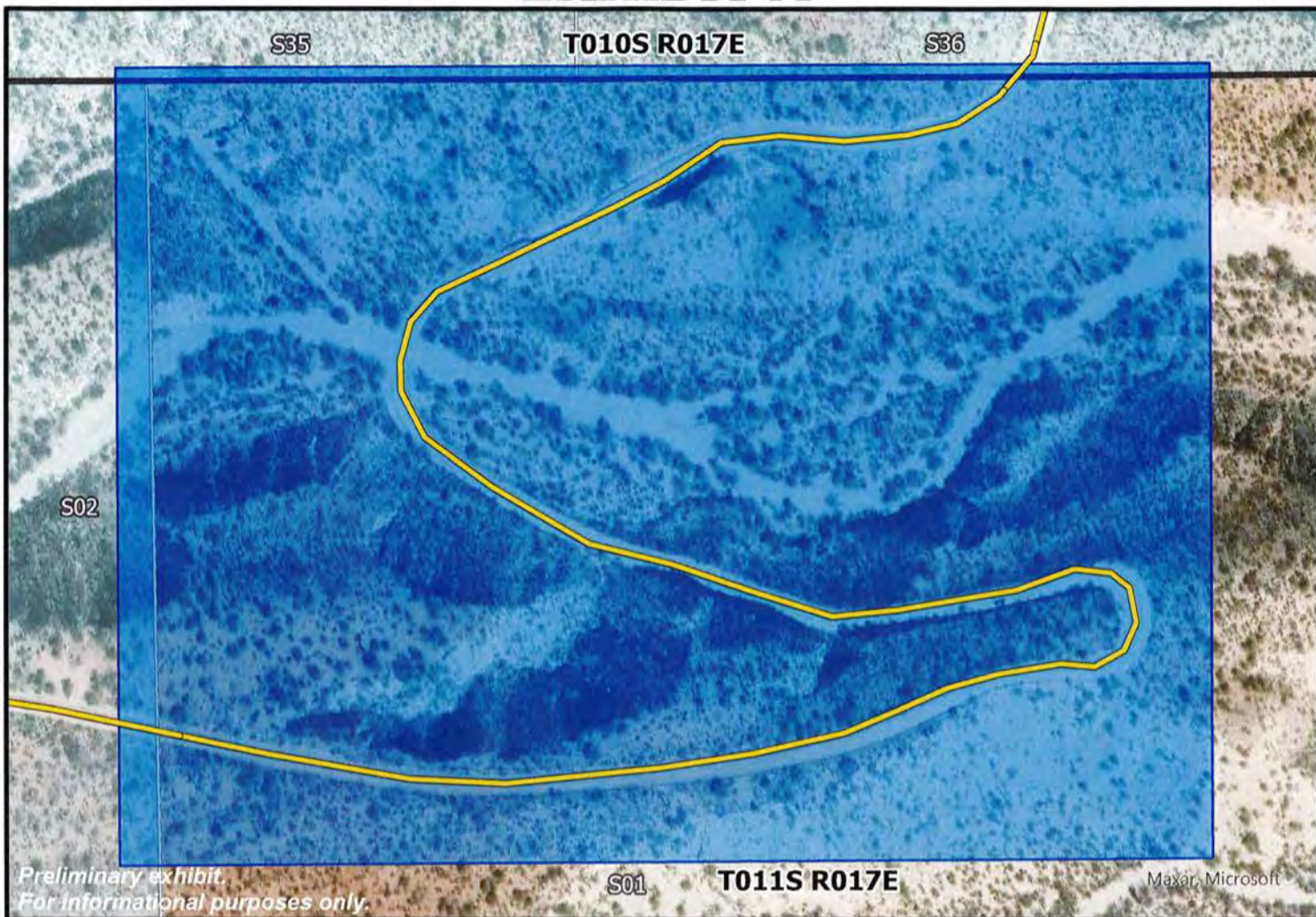
-  Section Boundary
-  Township Boundary



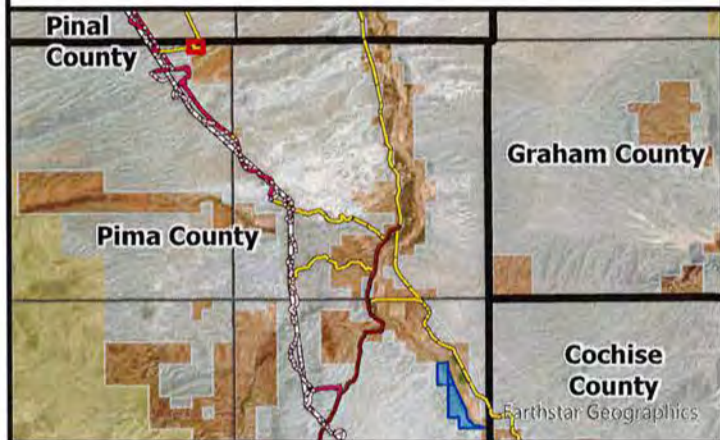
SunZia
Transmission,
LLC Project

Date: 8/31/2023

EXHIBIT A



Property Overview



20516001E
Pima County

DRAFT.
Business Record, not subject to FOIA.
Confidential/Privileged.

Access Plan

Existing - No Improvement Required, Permanent

Project Features

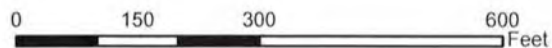
Transmission Centerline
 Parcel Boundary

Land Ownership

Private Land
State Land

Geographic Boundaries

Section Boundary
 Township Boundary



SunZia
Transmission,
LLC Project

Date: 8/31/2023

Exhibit B

[to be inserted]