



# **PLANNING AND ZONING COMMISSION REPORT**

**Meeting**            March 21, 2024

**Date:**

**Agenda Item:** 2R

**Case Name:** Beehive Battery Energy Storage System: General Plan  
Amendment (GPA23-01)

## **General Application Information**

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*Proposal:*

Request to amend the General Plan Land Use designation of the site from Estate Residential and Park/Open Space to Public Uses for approximately 22 acres.

*Location:*

North of Old Carefree Highway approximately 1.9 miles west of Lake Pleasant Parkway.

*Project Acreage:*

Approximately 22 acres

*Applicant:*

Rose Law Group on behalf of EDFR - Beehive Energy Storage LLC

## **Key Items For Consideration:**

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*This request has been proposed in combination with associated rezoning request (Case Z23-04). These cases may be presented together, but will be considered in separate actions.*

*Please note that the associated staff report, exhibits, and findings are contained within Case Z23-04 to avoid redundancy.*

### **ATTACHMENTS:**

Description

Exhibit 1 - Vicinity Map

# Beehive BESS: GPA23-01 and Z23-04

North of Old Carefree Highway, approx. 1.9 miles west of Lake Pleasant Parkway

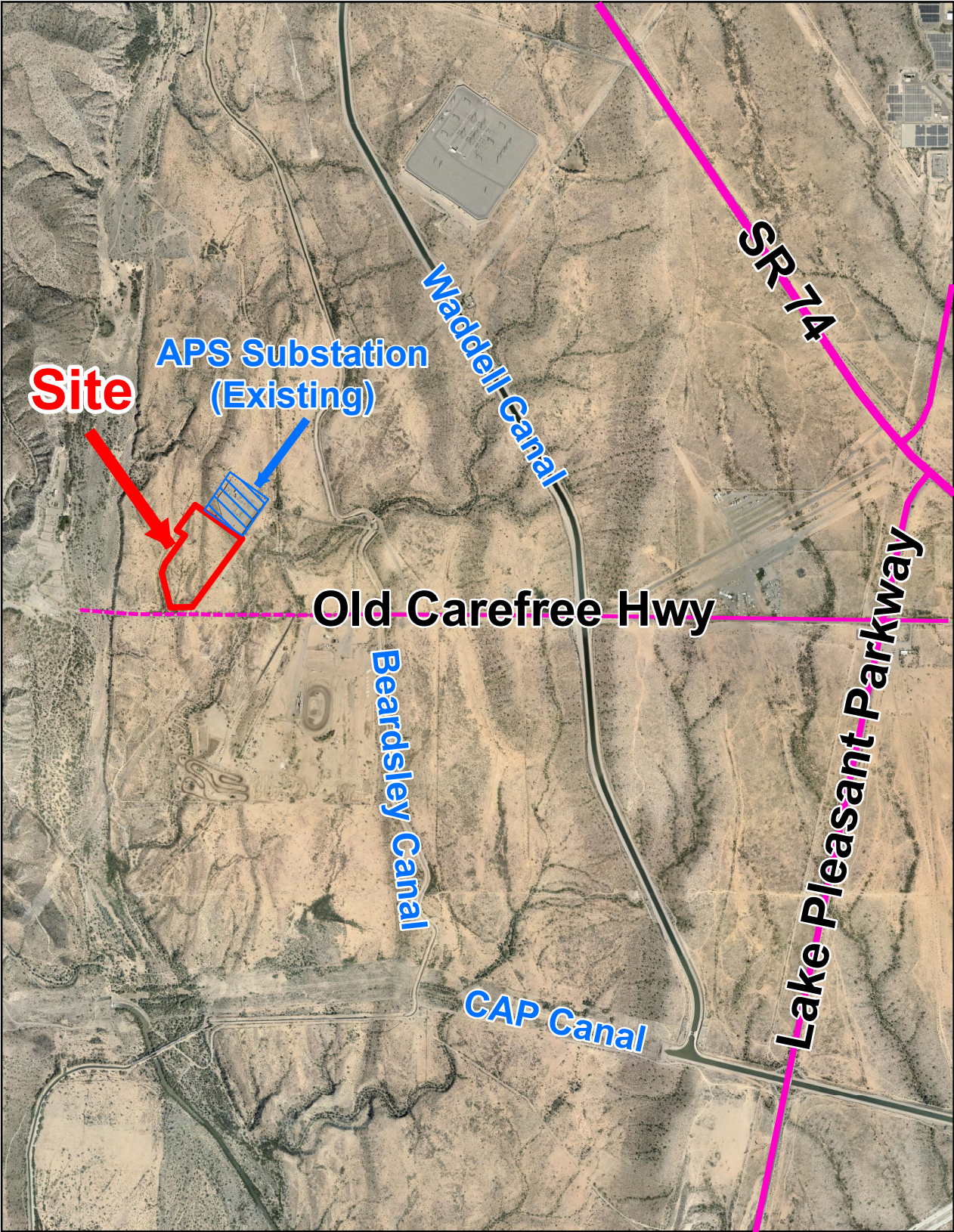


Exhibit 1 | Vicinity Map



# **PLANNING AND ZONING COMMISSION REPORT**

**Meeting** March 21, 2024

**Date:**

**Agenda Item:** 3R

**Case Name:** Beehive Battery Energy Storage System: Rezone (Z23-04)

## **General Application Information**

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*Proposal:*

Request to rezone approximately 22 acres from General Agriculture (AG) to Planned Area Development (PAD) for the development of a battery energy storage system (BESS).

*Location:*

North of Old Carefree Highway approximately 1.9 miles west of Lake Pleasant Parkway.

*Project Acreage:*

Approximately 22

*Applicant:*

Rose Law Group on behalf of EDFR - Beehive Energy Storage LLC

## **Key Items For Consideration:**

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This request has been proposed in combination with associated General Plan Amendment request (Case GPA23-01). These cases may be presented together, but will be considered in separate actions.

Please note that the associated staff report, exhibits, and findings are contained within this case to avoid redundancy.

### **ATTACHMENTS:**

Description

Staff Report

Exhibit 1 - Conditions of Approval

Exhibit 2 - Vicinity Map

Exhibit 3 - General Plan Land Use Map

Exhibit 4 - Zoning Map

Exhibit 5 - Narrative Report

Exhibit 6 - PAD Standards & Guidelines Report

Exhibit 7 - Citizen Participation Summary



# PLANNING AND ZONING COMMISSION STAFF REPORT

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**Date**                      **March 21, 2024**

**To**                            **Planning and Zoning Commission**

**From**                      **Robert H. Kuhfuss, AICP**  
Senior Planner

**Subject**                    **Beehive Battery Energy Storage System (BESS)**  
North of Old Carefree Highway approximately 1.9 miles west of Lake  
Pleasant Parkway

## REQUEST

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The applicant seeks approval of a Minor General Plan Amendment and a related Rezone in support of a future Battery Energy Storage System (BESS).

## APPLICATION INFORMATION

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**Case Numbers**        Minor General Plan Amendment (GPA23-01) and Rezone (Z23-04)

**Applicant**              Rose Law Group on Behalf of EDFR – Beehive Energy Storage, LLC

**Requests**                1. Amend the General Plan Land Use Map designation from Estate Residential to Public Uses for approximately 21 acres, and from Park/Open Space to Public Uses for approximately 1 acre.

                                  2. Rezone approximately 22 acres from General Agriculture (AG) to Planned Area Development (PAD).

## LOCATION AND CONTEXT

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### **SUBJECT SITE**

The subject site is located north of Old Carefree Highway approximately 1.9 miles west of Lake Pleasant Parkway as shown in **Exhibit 2**.

### **CONTEXT**

The subject site is currently vacant desert located north of Old Carefree Highway, approximately 1.9 miles west of Lake Pleasant Parkway. The adjacent Arizona Public Service (APS) substation is located along the subject site's northeast boundary. To the site's north and west lies vacant land. Old Carefree Highway borders the site to the south followed by vacant land which is managed by the Arizona State Land Department. East of the subject site is an existing powerline corridor followed by vacant land. (**Exhibit 2**)

## **BESS – General Plan Amendment and Rezone (GPA23-01 AND Z23-04)**

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### **APPLICANT’S PROPOSAL**

The applicant proposes a battery energy storage system (BESS) to be located on the site. A BESS receives electrical energy from the power grid and stores the electricity in a series of batteries until electrical power is needed by the grid, at which time the energy is released back into the power grid for consumption. The facility will consist of approximately 1,500 battery enclosures, 84 inverter / transformers, an interior high-voltage substation, an operations and maintenance (O&M) yard, perimeter access roads, and an interconnect line leading from the internal substation of the BESS to the APS substation that is located immediately adjacent to the subject site. **(Exhibit 5)**

### **DEVELOPMENT INFORMATION**

<u>Existing Use:</u>	Vacant/undeveloped
<u>Proposed Use:</u>	Battery Energy Storage System (BESS)
<u>Property Size:</u>	Approx. 22 acres
<u>Existing General Plan Land Use</u>	Estate Residential and Park/Open Space
<u>Proposed General Plan Land Use</u>	Public Uses
<u>Existing Zoning</u>	General Agriculture (AG)
<u>Proposed Zoning</u>	Planned Area Development (PAD)

## **STAFF ANALYSIS**

### **GENERAL PLAN AMENDMENT (GPA23-01)**

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The majority of the subject property is designated as Estate Residential, with a small portion of the site extending into the Park / Open Space land use category. **(Exhibit 5)** The Estate Residential land use category anticipates large-lot residential development at a density of 0 to 2.0 dwelling units per acre. Whereas, the Park / Open Space category is generally associated with waterways, recreation facilities, and natural open space. Neither of these categories anticipates the development of BESS facilities; however, the APS substation located adjacent to the site is designated as Public Uses in keeping with its primary function. The subject general plan amendment seeks to extend the Public Uses category over the subject site.

### **ANALYSIS**

In support of the proposed General Plan Amendment, the applicant cites eight (8) Goals and/or Policies of the General Plan, which are advanced by the proposed General Plan Amendment. These are discussed on Pages 16 through 19 of the GPA Justification Narrative **(Exhibit 5)** and outlined below:

- Smart Growth Goal #4: Sustainable Development: Promote local growth patterns and sustainable development practices that improve quality of life, celebrate culture, protect open space and natural resources, and reduce traffic congestion.

## **BESS – General Plan Amendment and Rezone (GPA23-01 AND Z23-04)**

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- Smart Growth Policy – Balanced Land Uses Policy GS-4: Ensure that adequate infrastructure capacities are available to accommodate planned growth throughout the city.
- Economic Prosperity Goal #8: Future Ready: Adopt smart technology and dedicate resources to continually improve infrastructure to maintain a future ready environment that attracts world class and sustainable industries to the City.
- Superior Public Service Goal #7: Utilities: Ensure utility services are available to all Peoria residents and businesses and constructed in a manner that minimizes their impacts on surrounding communities while maximizing efficiency.
  - Superior Public Service Policy – Energy Resources ER-3: Encourage utility providers to provide efficient, reliable, affordable, and state-of-the-art service, and shall promote technological improvements and upgrading of utility services.

The aforementioned references illustrate the intentionality behind land use policies already in place within the General Plan to accommodate necessary infrastructure improvements and those uses that support such infrastructure. The proposal seeks to implement the guidance within the General Plan regarding sustainability and resiliency particularly as it relates to infrastructure needs for the community.

### **GENERAL PLAN AMENDMENT FINDINGS (GPA23-01)**

1. The proposed General Plan Land Use change advances the goals and policies of the General Plan, particularly with respect to Sustainable Development, Economic Prosperity, and Superior Public Service.
2. The proposed General Plan Amendment from Estate Residential and Park / Open Space to Public Uses will provide a context appropriate continuation of the existing adjacent Public Use land use designation that provides for orderly and efficient continuation and operation of public and quasi-public infrastructure.

### **REZONING (Z24-04)**

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The site is currently zoned General Agriculture (AG). **(Exhibit 4)** The proposed rezone seeks to allow a battery energy storage system (BESS) as a single-purpose PAD as discussed in more detail below.

### **ZONING HISTORY AND PROPERTY DEVELOPMENT**

The City of Peoria annexed the subject property on November 14, 1989, under Ordinance 89-32 and was granted equivalent zoning of General Agriculture (AG) compared to its previously held zoning within the County.

### **Planned Area Development (PAD) Zoning District**

A Planned Area Development (PAD) is a zoning district wherein standards and uses can be tailored to respond to site or topographical conditions, contextual circumstances in the area and / or otherwise promote a creative and efficient approach to land development (such as a tailored list of permitted uses or modified development standards).

## BESS – General Plan Amendment and Rezone (GPA23-01 AND Z23-04)

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As noted, the site is currently zoned General Agriculture (AG), which allows certain specific uses which are mostly agrarian or rural in nature; however, battery energy storage systems (BESS) is not a specifically permitted use within the existing AG Zoning District. Furthermore, the BESS use is not directly or specifically contemplated within the entirety of City of Peoria Zoning Ordinance, as the use has only begun larger scale proliferation over the last decade. As a result, a comparative analysis of the uses within Zoning Ordinance was completed to determine use or uses were more analogous to the BESS land use. While there were certain land use classifications within the Light Industrial (I-1) or Heavy Industrial (I-2) Zoning District that shared some commonalities, the associated development standards and operational regulations for those land use classifications were not necessarily in full alignment. Therefore, staff concurs that the proposed PAD becomes the most appropriate zoning district and mechanism to narrowly tailored development standards and operational requirements which are the most compatible with the surrounding area while accommodating a use that is not yet specifically contemplated by the City of Peoria Zoning Ordinance.

### DEVELOPMENT STANDARDS

To better align with the operational requirements of the BESS use, as well as the context of the adjacent public utility substation, the applicant is proposing development standards that are akin to those of the Light Industrial (I-1) Zoning District. These development standards are depicted below and illustrated in *Table 2* of the Standards and Guidelines Report. **(Exhibit 6)** In this instance, the key difference between the two is related to building height as summarized below.

BESS Development Standards Comparison		
Maximum Height	BESS PAD	I-1 District
Battery Enclosures	15'	48'
Switchyard	60'	48'
O&M Building	30'	48'
Water Tank	16'	48'
Other Structures not specified	16'	48'

Given the more intensive utilization of utility type equipment and buildings needed for this particular use, the heights of the ancillary appurtenance are similar to heights found within the adjacent APS substation. Therefore, staff finds the proposed heights in keeping with the nature and character of the use, along with being consistent with the adjoining property.

### HILLSIDE DEVELOPMENT DISTRICT OVERLAY

As depicted in the Standards and Guidelines Report **(Exhibit 6)**, there is a small amount of terrain, or slopes, that qualify as “hillside” within the project area; however, this is predominantly located adjacent to the wash corridor located near the southwest portion of the site. There is also a small rise located near the northeast portion of the site. Both of these areas are designated as Natural Open Space (NOS) per the Standards and Guidelines Report. The applicant proposes that all “hillside” slopes within the designated NOS areas be preserved, while the area outside of the Natural Open Space be allowed 100% disturbance as outlined below.

<b>Hillside Disturbance</b>	
Within Preserved Natural Open Space (NOS)	0%
Outside of Preserved Natural Open Space	100%

### **OPEN SPACE**

The applicant proposes approximately 3.6 acres of Natural Open Space (NOS) as depicted in the Standards and Guidelines Report. **(Exhibit 6)** This is intended to protect certain attributes of the site including the wash corridor and hillside slopes as discussed above.

### **DESERT LANDS CONSERVATION OVERLAY DISTRICT**

The subject property lies north of Pinnacle Peak Road and is therefore subject to the provisions of the Desert Lands Conservation Ordinance (DLCO) District. The purpose of the DLCO regulations is to identify and protect the unique and environmentally sensitive Sonoran Desert lands in the City and to promote the public health, safety and welfare by providing appropriate and reasonable controls for the development of such lands.

As part of the review criteria for the DLCO regulations, an applicant is required to submit a number of technical reports culminated within the umbrella known as a Desert Lands Conservation Report (DLCR). These technical reports range in scope and can include such as, but not limited to biological evaluations, environmental assessments, a native plant inventory, etc. Given that the project is within the early stages of the development process, initial reports have been completed for the site; however, further investigation and additional reporting is warranted. As such, staff is recommending, and the applicant is in agreement with adding a condition of approval in **Exhibit 1** to allow further technical consultation and appending of findings to be encapsulated into an updated DLCR document and subsequently into any site plan application as appropriate.

### **LANDSCAPING**

Areas exterior to the project walls will be restored to natural conditions to the extent possible, including the use of any native plants salvaged from the site which will be utilized in these areas. This is discussed on pages 7 and 8 of the Standards and Guidelines Report **(Exhibit 6)**.

### **PERIMETER WALL / SCREENING**

The applicant proposes a series of 10-foot-high masonry screen walls with opaque security gates meeting the requirements of the Peoria Zoning Ordinance and the Peoria Community Design Guidelines. These walls and gates will enclose the various functions within the site, while allowing for access through and around the facility. In addition, the perimeter walls and associated gates will be equipped with view panels to allow police and fire department personnel to surveil the interior of the facility in the event of an emergency.

### **PARKING**

As the facility will be not be staffed, and the areas interior to the gates provide sufficient access and parking for service vehicles when accessing the site, no additional parking requirement is proposed within the PAD.

### **TRAFFIC**

Primary access to the site is from Old Carefree Highway which is designated as a future Collector roadway at this location. That portion of Old Carefree Highway extending from Lake Pleasant Parkway to a point approximately ½ mile east of the site is currently paved; however, from that point westward, the road is unpaved. The applicant will extend the paving of Old Carefree Highway from the aforementioned end of pavement to the project entrance. All roads leading to and within the site will be all-weather capable of supporting 75,000 pounds which is the required load for fire service vehicles.

### **WATER/SEWER**

There are no water or sewer facilities near the site. The facility will not be staffed and will not have need of any water beyond what will be required during construction activities and the water necessary fire suppression. To accommodate construction activities, the applicant will enter into an agreement with the City of Peoria and the Central Arizona Project (CAP), which will allow the applicant to obtain non-potable CAP water from the nearby Waddell Canal. Water for fire suppression activities will be from an onsite water tank that is charged using a future well to be located on site. Once City water infrastructure facilities are adjacent to the site, the developer will connect to said facilities. The Conditions of Approval (**Exhibit 1**) stipulate that prior to Site Plan approval, the developer will enter into a separate well impact agreement should the City construct a production well in the area.

### **PUBLIC SAFETY**

According to the applicant, contemporary battery energy storage systems are designed with safety in mind. As noted previously, water for fire suppression uses will be located on site, and the perimeter of the facility will incorporate viewports to allow the site's interior to be surveilled in the event of an emergency. As a result, there are no anticipated adverse impacts to public safety as a result of this proposal. The Fire Department has participated in the review of this proposal and has not identified any overarching concerns or mitigating conditions.

### **REZONING FINDINGS (Z23-04)**

1. The proposed rezoning is in conformance with the Public Uses land use designation and the goals and policies set forth in the Peoria General Plan,
2. The proposed PAD zoning includes standards that will limit the intensity of the site, while providing for appropriate aesthetics, thereby increasing the compatibility of the site with the surrounding area.
3. Appropriate safeguards will be incorporated into the design thereby addressing potential safety concerns.
4. The applicant/owner has submitted a signed and notarized a Proposition 207 waiver, which will be recorded with the conditions outlined below.

***Community Involvement***

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**Public Noticing**

The application was properly noticed pursuant to Section 21-315 of the Peoria Zoning Ordinance, which includes notification to all property owners within 600 feet of the site and registered HOAs within one (1) mile, posting of a sign on the site, and placing an ad in the Peoria Times at least 17 days prior to the Public Hearing.

**Outreach Requirements**

As a requirement of the General Plan Amendment and Rezoning application processes, the applicant conducted a neighborhood meeting and provided a Citizen Participation Report detailing the results of the meeting (**Exhibit 7**).

The applicant notified all property owners within a 600-foot radius of the site and all registered Homeowners’ Associations within one (1) mile for the required neighborhood meeting. The meeting was held on April 18, 2023 from 5:30 to 6:30 p.m. at the WestWing Elementary School.

One (1) neighboring property owner was in attendance at the meeting, in addition to the development team for the project, and City staff. The applicant presented the details of the proposed project to the attendees. The neighboring property owner identified that they were in support of the proposal and would like to stay apprised of any future hearings for the proposal.

**Support / Opposition**

At the time of this writing, City staff is aware of one (1) letter of support for the request, which is included in the Citizen Participation Report (**Exhibit 7**). This letter is from the same neighboring property owner that attended the neighborhood meeting.

***School District Information***

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This property is within the Peoria Unified School District (PUSD) boundary, who has not offered comment on the subject proposal.

***Proposition 207***

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The voters of Arizona approved Proposition 207, which among other things requires municipalities to compensate property owners for actions, which have the effect of diminishing the value of property. The City Attorney’s Office has drafted an agreement, which waives the applicant’s rights to future Proposition 207 claims against the City. Accordingly, the applicant has furnished a signed and notarized Proposition 207 Waiver.

***Possible Recommendation Actions / Options For Each Request***

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- A:** Approval as recommended by staff; or
- B:** Approval in part or with modifications; or
- C:** Deny; or
- D:** Continue action to a date certain or indefinitely.

***RECOMMENDATION***

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Staff recommends that the Planning and Zoning Commission take the following action(s):

- 1) Recommend approval of GPA23-01 to the City Council; and
- 2) Recommend approval of Case Z23-04 to the City Council, subject to the attached conditions of approval identified in **Exhibit 1** of this report.

***STAFF CONTACT***

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Senior Planner

623-773-7643

[Robert.Kuhfuss@peoriaaz.gov](mailto:Robert.Kuhfuss@peoriaaz.gov)

## Beehive BESS: Z23-04

North of Old Carefree Highway, approx. 1.9 miles west of Lake Pleasant Parkway



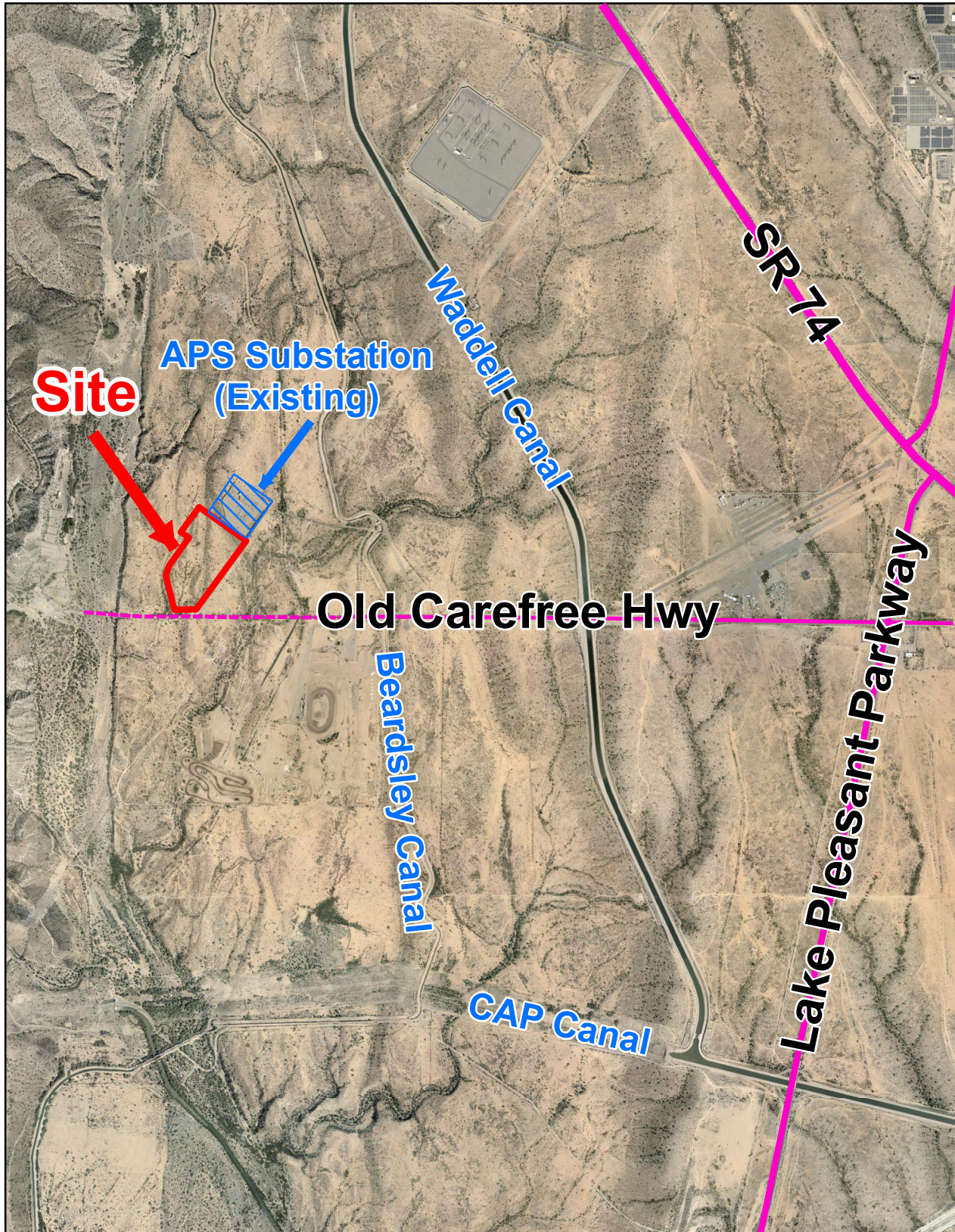
The amendment to the zoning district for the above-referenced property is subject to the following Conditions of Approval in order to protect the public health, safety, welfare, and the City of Peoria:

1. Development and use of the site shall substantially conform to the Project Narrative (Exhibit 5) and the Standards and Guidelines Report (Exhibit 6) as contained in the staff report to the Planning and Zoning Commission dated March 21, 2024.
2. Prior to Site Plan approval, the Developer shall enter into a well impact agreement with the City of Peoria.
3. In the event that municipal water system is extended to the site, the facility shall connect to said system within a timeframe deemed acceptable by the City Engineer.
4. The Developer shall incorporate all State Historic Preservation Office (SHPO) and Arizona State Museum (ASM) recommendations into an updated Desert Lands Conservation Report (DLCR) and applicable plans/reports at the time of Site Plan application. The Site Plan shall demonstrate compliance with all applicable City of Peoria, SHPO, and ASM requirements and the recommendations from SHPO and ASM identified in the report.

# Beehive BESS: GPA23-01 and Z23-04



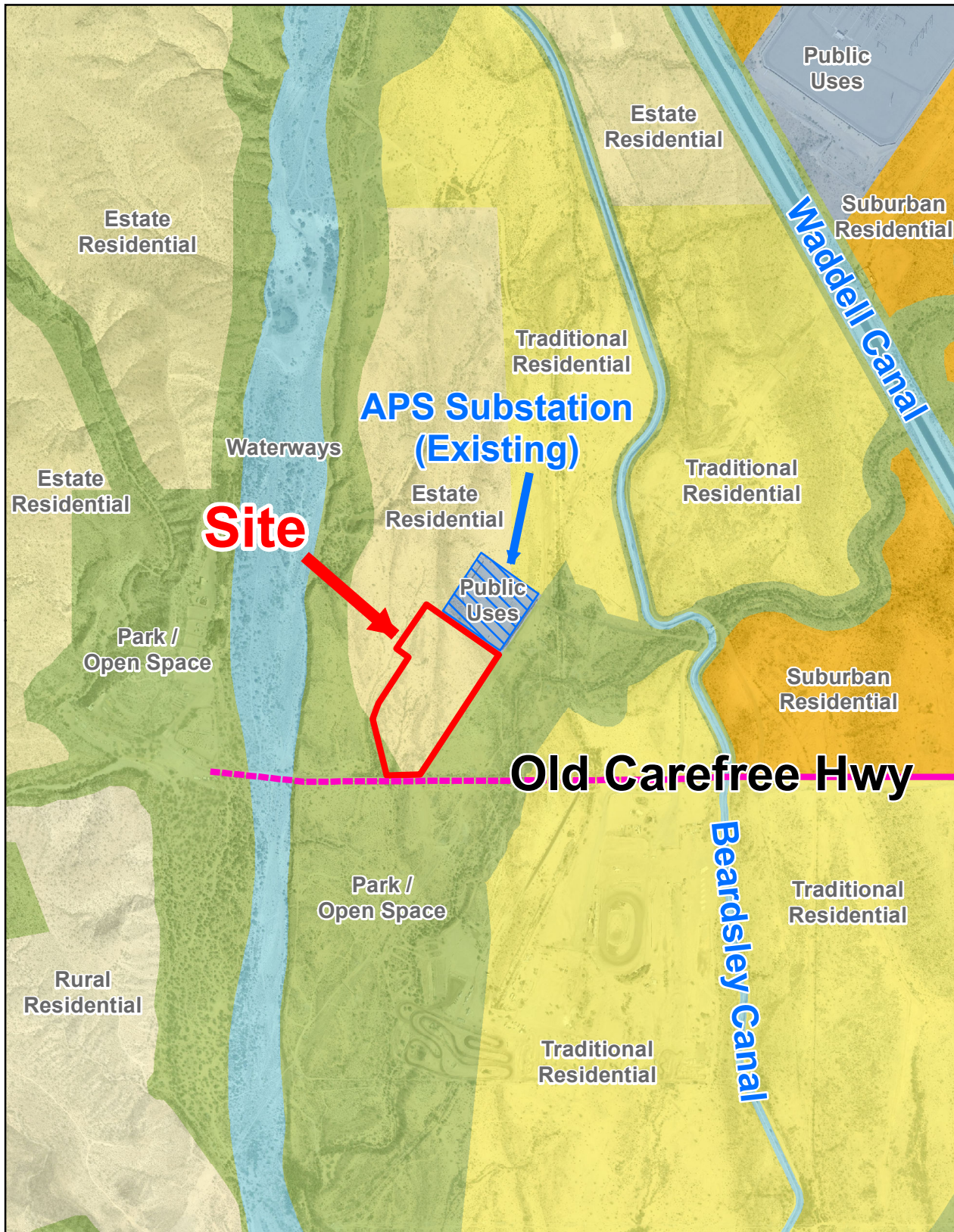
North of Old Carefree Highway, approx. 1.9 miles west of Lake Pleasant Parkway



# Beehive BESS: GPA23-01 and Z23-04



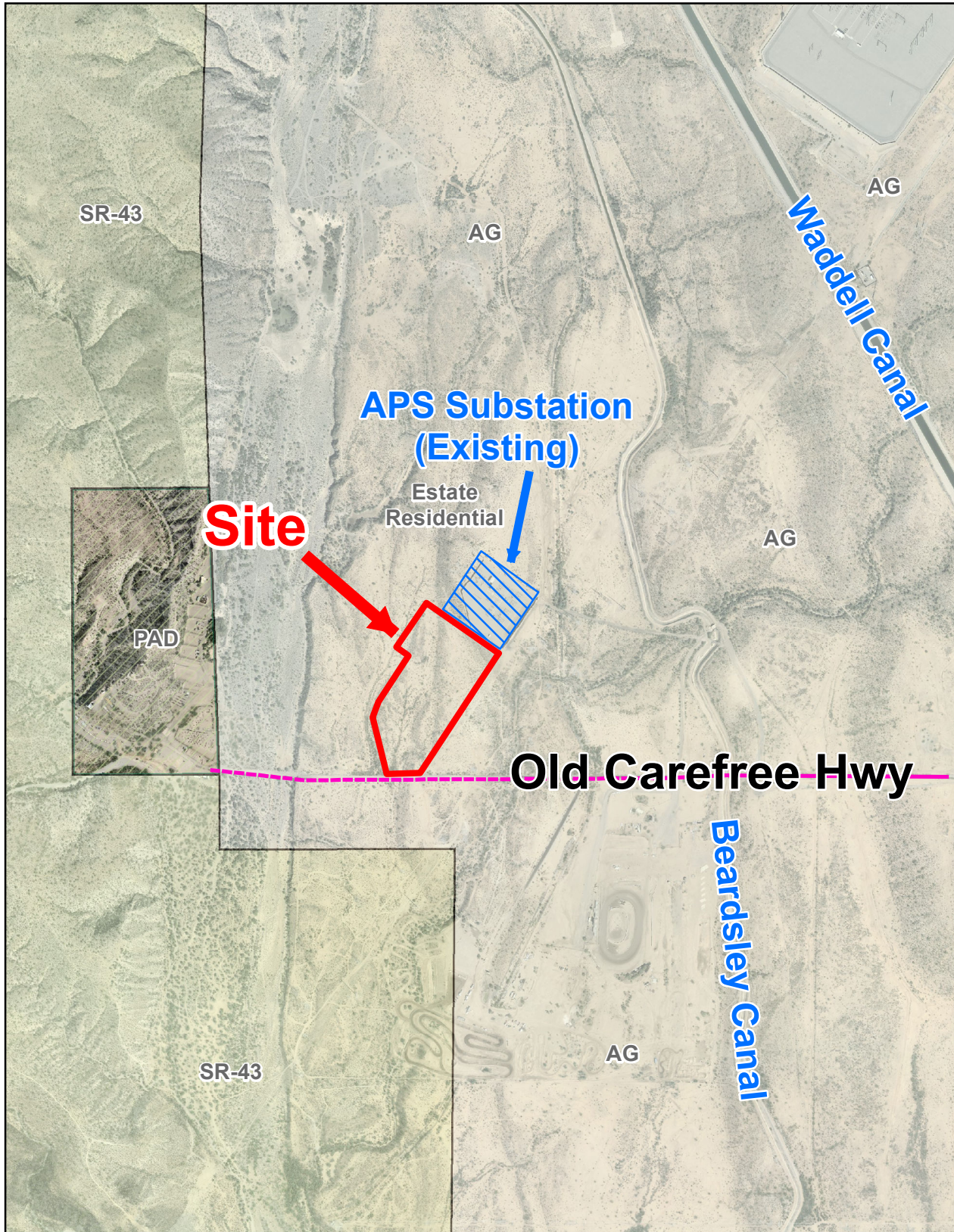
North of Old Carefree Highway, approx. 1.9 miles west of Lake Pleasant Parkway



# Beehive BESS: GPA23-01 and Z23-04



North of Old Carefree Highway, approx. 1.9 miles west of Lake Pleasant Parkway



# Beehive BESS: GPA23-01 & Z23-04

North of Old Carefree Highway, approx. 1.9 miles west of Lake Pleasant Parkway



# Beehive Energy Storage LLC

## Minor General Plan Amendment & Planned Area Development

Case #: GPA23-01 & Z23-04

### Project Narrative

February 20, 2024

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Applicant, submitted on behalf of EDFR:

**ROSE LAW GROUP<sub>PC</sub>**  
**RICH ■ CARTER ■ FISHER**

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Jordan Rose, Attorney

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Submitted to:

**City of Peoria**

Planning and Zoning Department

9875 North 85<sup>th</sup> Avenue | Peoria, AZ 85345

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Prepared by:



On behalf of:



EDF Renewables Inc. North America

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Exhibit 2: Conceptual Site Plan

Exhibit 3: Slope Analysis

Exhibit 4: Existing and Proposed Land Use Maps

Exhibit 5: Existing & Proposed Land Use Designations - Magnified

Exhibit 6: Example Internal Design Layout

Exhibit 7: Existing and Proposed Zoning Map

## INTRODUCTION

This Narrative Report provides the required information to support the request for a Minor General Plan Amendment (MGPA) and Planned Area Development (PAD) for a standalone energy storage development, the Beehive Energy Storage (“Project”) located in the City of Peoria, Arizona.

## *PLANNED AREA DEVELOPMENT*

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### Purpose of Request

Beehive Energy Storage, LLC, a wholly owned subsidiary of EDF Renewables, Inc. (herein referred to as “EDFR” or “Developer”) requests approval of a Minor General Plan Amendment (MGPA) and Planned Area Development (PAD) rezoning on an approximately 22.3-acre portion of a larger parcel of land (Assessor’s Parcel Number [APN] 201-18-002D,) located north of Old Carefree Highway and south of the existing Arizona Public Service Company (APS) 230-kilovolt (kV) Raceway Substation (east of the Agua Fria River) for the proposed Beehive Energy Storage Project (the “Project”). The Project will consist of a 250-megawatt (MW) battery energy storage system (“BESS”) facility in support of renewable energy development in the City of Peoria (the “City”), Maricopa County Arizona (See **Exhibit 1: Vicinity Map and Site Aerial**).

### Background

EDFR is a market-leading independent power producer and service provider specializing in utility-scale, distribution scale, operations and maintenance asset optimization, technical, and onsite solutions for commercial and industrial utility customers. The Project will benefit the community, by providing local area capacity for electrical system reliability and flexibility.

Battery-based energy storage provides flexibility to the electrical grid by storing energy produced during periods of oversupply and discharging it to the electrical grid during periods of high demand. A battery system can provide instantaneous response, compared to the slower ramping rate of traditional gas-fired generation, and can provide response repeatedly in all hours. The energy storage system’s speed of response serves to reduce the total amount of reserve power needed to manage the grid effectively, providing savings and reliability benefits.

Developing the Project as proposed- provides a clean, sustainable, and reliable energy resource that helps integrate renewables, reduces dependence on fossil and gas-fired generation, reduces water consumption, and reduces greenhouse gas and criteria air pollutant emissions.

## PROJECT DEVELOPMENT AND LAND USES

### BESS Facility

As illustrated on the Conceptual Site Plan, the Project consists of Battery Energy Storage System (BESS) enclosures and associated Power Conversion Systems (inverters/transformers). Each enclosure is self-contained, housing batteries, fire detection and suppression systems, controls, and heating, ventilation, and air-conditioning (HVAC) units. The facility also includes an onsite high-voltage (HV) collector substation with a transformer, associated switches, circuit breakers, and structures. Electrical cabling will deliver power to the Power Conversion Systems (inverters/transformers) and then to the HV onsite collector substation. The HV onsite substation transformer will step-up the power from 34.5 to 230kV before interconnecting to the APS Raceway Substation adjacent to the northeast via overhead generation-tie transmission line (gen-tie line).

A detailed list of major equipment or Project components are as follows:

- Batteries: Battery modules are assembled in racks within the enclosures and monitored by a Battery Management System (BMS) to prevent overheating and risk of thermal runaway.
- Power Conversion Systems: The Project utilizes bi-directional inverters to convert direct current into alternative current and vice versa.
- HVAC units: Each enclosure is equipped with two wall-mounted HVAC units to keep battery cores at optimal operating temperature.
- Fire Detection/Suppression Systems: Each enclosure is equipped with a fire detection and suppression system, incorporating photoelectric smoke detectors which would be monitored remotely 24/7. The system utilizes gas venting to prevent dangerous material buildup. The fire suppression system may also be manually activated via pull stations. Combination alarm devices indicate that the system has been deployed.
- Gas Detection: Each enclosure is equipped with incipient gas detection. This allows for early detection and mitigation as off-gassing is a symptom indicating potential battery failure. The battery enclosures utilize carbon monoxide detectors. In the event gas is detected, the system would initiate a fast response shutdown sequence (F-Stop).

## Project Narrative

GPA23-01 & Z23-04

Beehive Energy Storage LLC

February 20, 2024

- Gen-tie: An approximately 420-foot (0.08-mile) 230-kV overhead gen-tie line, anticipated to consist of no more than two gen-tie poles provides interconnection between the Project site's northwest corner and the APS Raceway Substation.
- Collector Substation: The substation consists of a main power transformer that increases the voltage, includes breakers and switch, bus work (rigid conductors), and capacitor banks/reactors, as required.
- Operations and Maintenance Yard: This area is used for incidental operational storage and maintenance work.
- Walls: A permanent masonry security wall of a minimum of 7 feet (not to exceed 10 feet in height) will be installed along the site boundary, as necessary to maintain the safety of operations personnel, the public, while ensuring the integrity of the onsite Battery Storage Systems supporting the electrical grid.
- Fencing: Additional interior fencing of 10 feet, or as required by building and/or fire code would be installed to further security around Collector Substation and O&M area on site.

**Table 1** summarizes project component details:

**Table 1: Project Summary**

Project Component	Quantity	Approx. Dimensions (each)
Battery Enclosures	1,512	8'1" D x 5'2" L x 10'8" H
Inverter/Transformer	84	5'2.5" D x 7'7.3" L x 9'2.8" H
HV Collector Substation	1	220' W x 290' L
O&M Yard	1	<sup>(1)</sup> 138' W x 411.5' L
<sup>(2)</sup> Access/ Perimeter Road	1	<sup>(3)</sup> Length: 1,259', Width: 26'
Overall Facility Area	1	769'6" W x 1,319' L
Gen-tie Line	1	420' (0.08-mile)

(1) Width calculated as average of all side lengths; length calculated by using width & total area in sq ft.

(2) Two inter-connected points of access

(3) Total length of all internal/ perimeter roads; total width of Access/ perimeter & internal road

The Project will deliver electricity to the grid through a Power Purchase Agreement (PPA) with a power offtake entity. Negotiations are underway with the counterparty to meet the utility capacity needs and certain Project components and/or quantities may change depending on the determined capacity need, development scope and final Site design.

The Developer, who leases the land, will own, construct, and commission the Project, while the landowner retains ownership of the underlying land.

## Project Generation Transmission Tie-Line

Completion of the Project and integration into the local grid system requires an approximately 420-foot (0.08-mile) 230-kV overhead power transmission “gen-tie” line for interconnection between the Project site and the APS Raceway Substation. This gen-tie line exits the facility at the northwestern corner and continues northeast to connect to the adjacent substation. It is anticipated that no more than four gen-tie monopoles (one located on site, one located offsite & two located within the APS switchyard) will be required to adequately commission the operation.

## Fire Prevention

The Project will be equipped with fire detection/suppression systems within each enclosure, including photoelectric smoke detectors which will be monitored remotely 24/7. The system utilizes gas venting to prevent dangerous material buildup. The fire suppression system may also be manually activated via pull stations located within Operations buildings located on site. Combination alarm devices indicate that the system has been properly deployed and all responsible Fire Agencies are immediately notified (see further details below, described within the “Operations and Maintenance” section of this document).

The Project will meet all fire prevention standards based upon the continued coordination with the City of Peoria Fire Prevention Division. Project and Site-specific details addressing these standards will be finalized during a subsequent Site design and planning review process, including meeting waterflow, signage, fire-break setbacks, and specific access and entrance requirements and determining hydrant locations and quantities. In addition, a Hazard Mitigation Analysis report will be provided during the Site design and planning phase, for battery technology compliance review per the International Fire Code (IFC), which will deliver Project-specific analysis and offer the most recent advancements in BESS system fire suppression and prevention mitigation best practices.

## Site Construction

Construction activities will include site grading, structural and foundation engineering, battery installation, electrical component and cable installation, inverter/ transformer and controls installation, installation of the HV collector substation and overhead gen-tie line to the APS Raceway Substation, construction of site walls, fencing and screening, access, internal and perimeter roadway improvements, gates and parking areas as well as post-construction performance testing/commissioning. Recycling, reduction, and reuse of materials will be incorporated into the construction activities, whenever feasible. Required construction

equipment may include a scraper, excavators, dump trucks, a drum roller, forklifts, a crane, pump trucks, concrete trucks, manlifts, and a boom truck. Temporary construction staging/laydown/storage areas are contained exclusively within the Project Site boundary unless off-site construction encroachment approvals are secured.

Limited water resources will be required during the construction phase of the Project and for its continued operations. To successfully obtain the temporary use of this resource the Developer intends to implement the following approaches:

- i. Negotiate and enter a contract with the City of Peoria to obtain the legal right to temporarily use the City's Central Arizona Project (CAP) entitlement; and
- ii. By doing so, physically obtain all necessary CAP water from a temporary turnout in the CAP, at or around the intersection of the CAP and Old Carefree Highway. The Developer intends to either transport the water by truck or install a temporary pipeline allowing the transport of water to the Beehive site. The Developer has received tentative confirmation from the City's and CAP's Water Resources Departments indicating that this approach is acceptable.
- iii. For continuing O&M and operation water needs, the Developer intends to drill an exempt well on site, which can be used (as needed) to recharge the water storage tower located on site.

During the construction phase, all activities shall be limited to daytime hours in the event Non-Participating Landowners are within 50 feet from the property boundaries. All stationary equipment and machines with the potential to generate a significant increase in noise or vibration levels will be located away from noise receptors to the extent possible. All site grading will be contained to the minimum required to place the pilings and foundations to reduce changes to the naturally occurring runoff on the site. These construction and grading techniques have been effective in lessening any construction related impacts on the surrounding area and reducing long-term maintenance issues of permanent structures and equipment located on-site. The Developer will also implement stormwater Best Management Practices (BMPs) during construction, including employing erosion/sediment control and materials/waste management.

## Operations and Maintenance

The Project is owned and operated by the Developer for the entire planned operational lifespan of 20 to 25 years. The permanent operations and maintenance workforce will entail EDFR-contracted professionals who will be responsible for maintaining and running the facility over the Projects operational lifespan.

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The Project will require up to a four-person crew for maintenance visits twice a month on average. The crew will consist of one operator, one contracted field engineer, and two mechanical or electrical technicians. The Project is primarily operated remotely from an off-site control facility.

Several operation and maintenance storage and system control buildings will be constructed on-site to store equipment and house manual system controls. These buildings will be located on the southeastern portion of the Project site, within the Operations and Maintenance yard (see **Exhibit 2: Conceptual Site Plan**).

Site maintenance plans are developed and scheduled a few months in advance. Typical maintenance intervals for major Project components and equipment include:

- Fire protection system – twice a year
- HVAC units – twice a year
- Batteries – once a year
- Relay protection – once in two years
- Project performance testing – once a year
- Project HV substation – once a year

The Project will be designed with multiple automatic and manual power-down/safety mechanisms. Electrical and fire systems are designed to open breakers automatically during fault conditions. Each BESS enclosure's fire protection system has a signal that triggers core power-down in the event of a fire, electrical fire, overheating, etc. The entire Project power-down will occur automatically during electrical fault conditions (e.g., high-voltage, high-frequency, ground fault etc.). Each battery enclosure includes a F-Stop button/switch that will de-energize the entire core upon activation. In addition, the Project is equipped with breakers that can be opened manually to power down different equipment or the Project's entire active operation. The manual power-down procedure can be done by on-site O&M staff, or local fire safety personnel.

## Public Utilities and Services

The Project will not include any restrooms that require water and wastewater utilities and services. As indicated within the "Site Construction" section of this narrative, the Applicant will either transport the water by truck or install a temporary pipeline allowing the transport of water to the Beehive Project site. For operational water needs, the Applicant intends to drill an exempt well on site, which will be used (as needed) to recharge the water storage tower located within the Project site.

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In addition, the Project will include an onsite water storage tank for the required water flow determined by the City of Peoria Fire Prevention Division. Police and fire services will be provided by the Peoria Police Department or Maricopa County Sheriff’s Office and the Peoria Fire – Medical Department. Fiber optic cable for internet service will be provided by a local provider.

**Table 2: Utility Service Providers**

Utility	Provider
Water	Onsite Well / Tank
Police Protection	Peoria Police Department & Maricopa County Sheriff
Fire Protection	Peoria Fire & Medical Department
Electric	APS
Telecommunications	Various

## Project Timing, Phasing and Development Schedule

Construction activities on site will occur in one phase over a duration of approximately 12 months. The Project will be developed to include approximately 1,512 battery enclosures installed initially using best industry practices. Additionally, space will be allocated to accommodate future augmentation battery cores in the eastern portion of the Project site, which are planned to be installed over the life of the facility as batteries degrade from the first phase of construction. All future battery installations, which will be required due to battery degradation, are not meant to increase delivered capacity- rather to ensure that the Project consistently provides 250 MW of electricity.

Construction activities and construction related water needs are described within the “Construction” section of this document, and include details regarding Site grading, construction of structures and buildings, structural engineering, and installation of all of the various project components, including site walls and roadway improvements.

The Project will be designed to be in operation for 20 years, with the option to be reassessed for an additional 5 years of continued operation, up to 25 years. After completion of 25 years of operations, most of the Project’s electrical equipment (breakers, transformers, inverters) will be removed, and recycled if feasible. Project batteries will be returned to the battery manufacturer for recycling. Equipment foundations and pads would be demolished and removed. At the conclusion of the decommissioning process, revegetation efforts will be made to return the Site to a vacant undisturbed status.

## **DEVELOPMENT STANDARDS & JUSTIFICATION**

The Project site is currently zoned General Agriculture (AG), which is intended to accommodate agriculture-related activities, and other open field uses. This district is intended to constitute a "holding" district to retain land in less intensive use until the time is appropriate for more intensive development to prevent scattered development and the premature and costly extension of utility mains and services related thereto. Further, the district aims to regulate future development so that it occurs in stages according to market need and progresses contiguously outward from the developed urban area. Consequently, the Applicant has identified a unique market need for this particular use and has precisely chosen the Project location based upon the land use's compatibility with adjacent properties, specifically the adjacent APS substation situated just northwest of the Project site.

The development and land use standards relating to the current AG zoning of the property, however, are not conducive to the development and operational scope of the project. As such, the Developer requests the rezoning of the Project site to a single-purpose PAD district. This district enables the Developer to propose general guiding land use rights and Site development standards that are most compatible with the proposed land uses. In this case, the Light Industrial (I-1) zoning district standards are identified as the most compatible with the Project and will be the principal standards guiding the development of the site, unless otherwise amended. In addition, this district allows the Developer to retain flexibility in implementing certain site-specific development standards, which amend some of these guiding standards through this PAD approval process.

As extensively discussed further in this narrative and detailed in the accompanying Standards and Guidelines Report, the request to change the Project area's General Plan land use designations from Residential Estate and Park / Open Space to *Public Use* is compatible with the intent of the city's General Plan. Furthermore, certain site-specific deviations in development standards are justified for the Project's development and operation.

A Standards and Guidelines Report (provided under separate cover) is required to set these PAD site-specific development standards, which may otherwise deviate from the development standards that are typical in the compatible Light Industrial (I-1) zoning district.

The following development standards are proposed to deviate from those required for the comparable Light Industrial (I-1) district or otherwise set forth within the applicable General Provisions sections of the zoning ordinance: minimum space between buildings, landscape standards and buffers, and maximum height of principal and accessory buildings and structures.

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Table 3, provided below, describes the amended standards for the Project and how each standard compares to the principal guiding development standards of the I-1 district per the PZO.

**Table 3: Site Development Standards**

<b>Beehive Energy Storage Development Standards</b>		
<b>Development Standards</b>	<b>PAD</b>	<b>I-1 District</b>
<b>Minimum Lot Area</b> (acreage)	10 acres	N/R
<b>Minimum Lot Width</b> (FT)	80'	80'
<b>Maximum Lot Coverage</b> (Percentage - by all Buildings)	N/R	N/R
<b>Minimum Setbacks (FT) - Principal Buildings</b>		
Front Setback	20'	20'
Least Side	0'	0'
Total Sides	20'	20'
Interior Setback	N/R	N/R
Rear Setback	25'	25'
Corner Side	20'	20'
<b>Maximum Heights (FT) – Principal Buildings</b>		
Battery Enclosures	15'	48'
<b>Maximum Heights (FT) - Accessory Buildings*</b>		
Switchyard	60'	48'
O&M Building	30'	48'
Water Tank	16'	48'
Other structures not otherwise specified	15'	48'
<b>Maximum Heights (FT) - Walls &amp; Fences</b>		
Perimeter Walls	10' Masonry (except that wall may step up or down 12" to accommodate changes in grade)	
Interior Fencing	10' Chain Link (or as otherwise required by Building and/or Fire Codes)	
<b>Minimum Building Separation*</b>		
	8' (or as required by Building and/or Fire Codes)	

\*Applies to all vertical structures except for the switchyard

**Justification:**

The requested deviations from property development standards per the PZO, pertaining to the compatible I-1 zoning district, are extremely limited- applying to the maximum height restrictions of 48 ft for accessory structures, requesting an increase in this standard to a maximum height of 60 feet. The Developer has also requested an 8-foot minimum separation standard, applying to both the principal and accessory buildings, a requirement that is not specifically described in the ordinance but is requested to be established through this entitlement.

Developer believes the above-mentioned deviations are justified and to demonstrate compatibility with, and sensitivity to the surrounding area and environment, the Developer proposes maximum height standards that are well below the maximum requirements allowed by the I-2 zoning district.

**Table 4:** *Property Development Standards deviated from PZO General Provisions*

<b>Landscape Standards and Buffers</b>		
<b>Minimum Landscape Setbacks:</b>	<b>Per City of Peoria Zoning Ordinance</b>	<b>PAD</b>
<i>South Perimeter</i>	16' (Existing)	0'
<i>North Perimeter</i>	30'	0'
<i>West Perimeter</i>	30'	0'
<i>East Perimeter</i>	30'	0'

**Justification:**

The Developer has requested that certain General Provisions standards applying to landscape and landscape buffer requirements be waived through this request. These deviations from standard site development provisions are justifiable for the Project, especially considering the land uses proposed are directly related and compatible with the existing utility uses adjacent to the Project site.

The primary function of BESS operations is to store and release electrical energy, ensuring grid stability and energy continuity. Given the sites proximity to the adjacent power substation, which already hosts significant electrical and utility infrastructure, the area has pre-existing security and safety measures, which reduces the need for extensive landscaping or additional buffers.

Moreover, the Project will include extensive boundary walls and other internal fencing and screening, which when deployed will reduce the land footprint of the Project. By leveraging both the existing and planned infrastructure within the greater project area and thereby conserving more natural space, the Project will meet the purpose and intent of these provisions. Therefore,

the Developer believes the above-mentioned deviations are justified in reducing the footprint of the Project and overall disturbance of the surrounding area. Furthermore, it's the Developers belief that adherence to stringent and generic landscaping and buffering standards may not provide any additional value in this case.

Other approval processes that will be required for the proposed development include:

- Site Plan Review
- Final Plat Review
- Building and Site (Civil) Improvement Permits
- Sign Permits (if applicable)

## SITE ANALYSIS & CONTEXT

### Property Location

The Project site is located within the northern portion of the City of Peoria and Maricopa County, approximately 2.5 miles west of the Phoenix city boundary and approximately 3 miles northeast of the Village of Vistancia. State Route 303 is approximately 2.2 miles to the south, State Highway 74 is approximately 2.0 miles to the north and east, and Old Carefree Highway is approximately 15 to 20 feet to the south. The Project site would be accessed via 32-foot-wide road from the south that would connect to Old Carefree Highway across privately owned land (see **Exhibit 1: Vicinity Map and Site Aerial**).

### Existing Uses

The Project site has historically consisted of vacant, partially disturbed (dirt roads) land. The Project site would be ideal for development of the proposed BESS facility due to its location adjacent to the existing APS Raceway Substation as shown in the Preliminary Site Plan (attached as **Exhibit 2: Conceptual Site Plan**). The Project would require a minimal distance of gen-tie power transmission line for interconnection with the substation and would be compatible with the existing surrounding land uses.

### Hillside Development

The Project site currently resides within portions of the city's Hillside Development Overlay District, which involves additional considerations to development within hillside areas resulting from significant slopes.

The Project area consists of vacant, partially disturbed (dirt roads) land. Generally, the Project area’s topography is gently sloping with elevations ranging from approximately 1,430 feet above mean sea level (amsl) in the northeastern portion of the site to 1,398 feet amsl in the southwestern portion. Based on a slope percent analysis prepared for the Project site (see **Exhibit 3: Slope Analysis**), a majority of the Project site has slopes ranging from 0 percent to 9.99 percent (approximately 18.44 acres), with the rest of the Project site having a slope range between 10 percent and 14.99 percent. Many of the steeper slopes are concentrated along the western and northeastern boundary of the Project site, with some moderately steep slopes traversing the middle of the Project site. There exists an escarpment feature, which is found encroaching into northeastern portions of the Project boundary, where a plateau descends into a larger existing drainage wash. Slopes known to the feature briefly exceed 100 percent and the elevation loss is approximately 12 feet. Despite this, the entirety of the feature is located within the protected Natural Open Space designation within the Project area.

**Table 5: Hillside Disturbance Standards**

<b>Hillside Disturbance</b>	
<b>Slopes Per Exhibit E: Slope Analysis</b>	<b>Hillside Disturbance Allowed</b>
<i>Hillside Slopes located within NAOS</i>	<i>0%</i>
<i>Hillside Slopes located outside of NAOS</i>	<i>100%</i>

Vegetation and wildlife are typical of the Sonoran Desert with desert creosote bush-white bursage vegetation present in much of the Project area, and paloverde-mixed cacti vegetation present to a lesser degree. Additional property information and further details pertaining to protect wildlife and vegetation are provided in the “Desert Lands Conservation” Section of this document.

### Surrounding Uses

The Project site is adjacent to Old Carefree Highway on the south, federal Bureau of Reclamation (BOR) land and existing transmission line corridors on the east, the existing APS Raceway Substation on the north, and privately owned undeveloped land on the west. Within the larger context, land uses surrounding the Project site generally consist of undeveloped State Trust lands with outdoor recreational uses to the south and the Agua Fria River to the west. The Beardsley and Waddell Canals and the Pleasant Valley Airstrip are further to the east. The adjacent land uses are described in more detail in **Table 5** and illustrated in **Exhibit 4: Existing and Proposed Land Use Maps**.

**Table 6: Surrounding Zoning and Land Uses**

<b>Direction/ Parcel</b>	<b>General Plan Designation</b>	<b>Zoning</b>	<b>Land Use Description</b>
Northwest 201-18-002D	Estate Residential	General Agriculture (AG)	Private – Vacant (same parcel as Project site)
Northeast 201-18-002C	Public Use	AG	APS – Raceway Substation
Southeast 201-18-002G	Park / Open Space	AG	BOR – Transmission Line Corridor
Southwest 201-18-002D	Estate Residential	AG	Private – Vacant (same parcel as Project site)

The Project is compatible with the surrounding area, which consists of the adjacent existing APS Raceway Substation and associated transmission line corridor, and vacant land.

### Desert Lands Conservation

The Project site is located within the Desert Lands Conservation Overlay (DLCO) District, subject to resource reporting requirements.

The Project’s DLCO report has been submitted to the city under separate cover. The DLCO district establishes specific resources and environmental conditions upon the Project area. To comply with the expressed provisions applied to the Project and underlying land, special conservation features and resources were identified through the resource report. The Desert Land Conservation Report is the submitted principal document, within this report are number of supplemental reports (surveys), which present specific analysis, findings and additional information relating to other aspects of the report as a whole and are intended to support the City’s permitting and documentation requirements.

The DLCO provides a summary and analysis of the Project as it relates to the current environmental conditions of the Site. Providing Site-specific analysis, findings, and recommendations to properly protect meaningful Conservation Features in accordance with the PZO.

As an additional supplement to the report the Peoria Zoning Ordinance requires the Applicant to specify the location and size of a native plant salvage nursery to be provided within the PAD area. As such, the Developer has set aside area on-site- within the PAD boundary, which will be held specifically for the purposes of housing salvaged protected plant species and vegetation as per the recommendations of the registered arborist or botanist findings. The native plant salvage

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nursery location and size is illustrated in **Exhibit 2: Conceptual Site Plan**. The area set aside for this use is located within the northwestern portion of the Site, just west of the Project substation and southwest of the existing Raceway substation on approximately 14,374.8 square feet of undisturbed land. Once the Salvage Nursery has been exhausted, the area will be restored to its original natural condition.

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## *MINOR GENERAL PLAN AMENDMENT*

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### GENERAL PLAN ANALYSIS

The City of Peoria General Plan 2040 ("GP2040") identifies the 22.3-acre Project area as approximately 20.97 acres of *Estate Residential* and approximately 1.32 acres of *Park/ Open Space*. The Applicant is proposing an amendment to the General Plan 2040 Future Land Use Map to change the land use designations of the entire Project area (22.3-acres) to *Public Use* (see **Exhibit 5: Existing & Proposed Land Use Designations - Magnified**).

#### Purpose of Request

The *Estate Residential* land use designation is intended to promote a variety of low-density residential uses. However, in this case, the Project site is located directly adjacent to the APS Raceway 230-kV Substation and is not suitable for single-family homes. Instead, the proposed BESS Project and ancillary uses is a more compatible and appropriate use with the adjacent substation, which requires a land use designation of *Public Use*. Moreover, utility facilities are necessary for the development of future neighborhoods and employment-generating uses.

In addition, approximately 1.32 acres of the southwestern portion of the Project area retains a land use designation of *Park/ Open Space*. This land use designation facilitates a range of public, private and semi-private or passive parks and open space areas and recreational opportunities. In this circumstance, nearly half of this designated area (approximately 0.64-acres) is within the Natural Open Space reserved land, which will remain undisturbed, and meets the intent of this land use designation. However, the remaining area is located within the vicinity of Old Carefree Highway, which is the only dedicated vehicular right-of-way within the surrounding area. This portion of that specific area (approximately 0.68-acres) is not suitable for continued use as open space or a park and will be used instead as primary vehicular access to the site and/or for Operation & Maintenance uses and parking (see **Exhibit 5: Existing & Proposed Land Use Designations - Magnified**).

The *Public Use* land use designation is described as areas for civic uses such as municipal services. While the proposed BESS and electric power to be stored will not be owned or operated by the City of Peoria, the GP2040 identifies substations and other utilities infrastructure as appropriate due to the way these uses support infrastructure, homes, and employment uses within the city. Strategically identifying areas for the *Public Use* land use designation ensures proper planning is practiced when choosing locations appropriate for the extension of municipal services. Using the

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same land use designation as the APS Raceway Substation within the GP2040 ensures the planning for the Project site is consistent with the existing utility facility and the surrounding area.

## General Plan Goals and Polices

Amending the General Plan will help support and implement the following goals and policies identified in specific Elements of the GP2040:

**Table 7: Consistency with Peoria General Plan**

GENERAL PLAN ELEMENTS	GENERAL PLAN POLICIES & GOALS	CONSISTENCY WITH GENERAL PLAN
<b>Smart Growth - 3.8 Goals and Policies</b>		
<b>Growth and Sustainable Development</b>	<b>GS-4:</b> Ensure that adequate infrastructure capacities are available to accommodate planned growth throughout the city.	<b>Analysis</b> The Project will interconnect with the existing APS Raceway Substation to charge, store, and discharge excess energy, allowing consistent energy output to the electrical service territory, including portions of Peoria.
<b>Goals</b>	<b>#4. Sustainable Development:</b> Promote local growth patterns and sustainable development practices that improve quality of life, celebrate culture, protect open space and natural resources, and reduce traffic congestion.	<b>Analysis</b> Smart Growth Goal No. 4 emphasizes the importance of sustainable development and protecting open spaces and resources. Battery Energy Storage Systems is an ideal and sustainable approach to expanding the city's economic and utility portfolios without impacting sensitive lands or natural resources. Battery Energy Storage systems will help diminish the city's reliance on non-renewable, fossil-based, and polluting energy resources-sustaining and growing the city's economic opportunity without harming its natural resources and existing environment.
<b>Balanced Land Uses</b>	<b>LUC-7:</b> Protect Peoria's natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas.	<b>Analysis</b> Balanced Land Use Policies encourage the limitation of transportation development in environmentally sensitive areas, which can be difficult to weigh against the larger economic goals of the city, which encourages grander, yet more environmentally impactful developments. Battery Energy Storage

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		<p>development, however, provides an environmentally sensitive use, which is significantly more compatible with the rural character of these areas, including the subject site, while still generating a comparable economic output as large development and facilitating a far more sustainable resource.</p>
<p><b>Healthy Neighborhoods – 5.8 Goals and Policies</b></p>		
<p><b>Goals</b></p>	<p><b>#12. Sustainability in Decision-Making:</b> Incorporation of sound, efficient, ecological policies and practices in decision-making processes and operational procedures.</p>	<p><b>Analysis</b> Supporting and promoting sustainable energy sources through the storage and transmission of excess energy improves resilience and increases flexibility within the local electric grid, which in turn reduces the reliance on more harmful, polluting, nonrenewable energy resources in times of increased energy demand.  Battery Energy Storage technology and operations will diversify the energy supply portfolio for the community, effectively increasing energy availability, resilience, and reliability.  The Project will cluster effectively with the nearby substation to create an effective storage and disbursement facility for excess generated energy, as the energy is transmitted through the larger electric grid.</p>
<p><b>Environmental Sustainability</b></p>	<p><b>ES-3:</b> Support regional policies and efforts that improve air quality to protect human and environmental health.</p>	<p><b>Analysis</b> The State of Arizona has severe air quality problems year over year. Therefore, mitigating severe air quality pollutants through sound land use choices is imperative to improving public health. Transitioning to non-polluting energy resources such as Battery Energy Storage technologies is an important objective to accomplishing these public health goals. BESS developments do not generate any vehicular traffic, and do not generate any emissions. The BESS uses and operations technology are renowned for environmental sensitivity and clean energy support</p>

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		throughout the public and private utility sectors worldwide.
<b>Economic Prosperity – 2.6 Goals and Policies</b>		
<b>Goals</b>	<b>#8. Future Ready:</b> Adopt smart technology and dedicate resources to continually improve infrastructure to maintain a future ready environment that attracts world class and sustainable industries to the City.	<b>Analysis</b> Adoption of Battery Energy Storage, public use utility systems and energy transmission infrastructure will put the city on the map, attracting other sustainable and technologically advanced projects and developers to the city. For these reasons, combined with any future revenue generated by the project, this use will advance the City’s goals of economic prosperity and innovation.
<b>Superior Public Service - 7.8 Goals and Policies</b>		
<b>Goals</b>	<b>#7. Utilities:</b> Ensure utility services are available to all Peoria residents and businesses and constructed in a manner that minimizes their impacts on surrounding communities while maximizing efficiency.	<b>Analysis</b> Providing excess energy stored through the Project’s operation will maximize the availability of power provided by the electric grid. This lessens the impact on the electric grid during peak demand hours ensuring reliable energy supply to homes and businesses in the area. Additionally, this use has little to no impact on the land which it occupies and provides future land use flexibility and redevelopment options for the site. The Project area can simply be converted or redeveloped as desired and will be decommissioned at the end of the 25-year life cycle.
<b>Energy Resources</b>	<b>ER-3:</b> Encourage utility providers to provide efficient, reliable, affordable, and state-of-the-art service, and shall promote technological improvements and upgrading of utility services.	<b>Analysis</b> The Applicant is proposing an advanced BESS utilizing LFP (lithium-ion) technology system which would include individual storage containers consisting of self-contained lithium-ion battery systems that leverage the same modern storage technologies (and vendors) as the batteries in a typical cell phone, laptop computer, and electric vehicle. The LFP technology system will temporarily store excess energy sent to the grid when supply exceeds demand (i.e., during daytime) and later release that energy to the electrical

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		<p>grid when demand exceeds supply (i.e., at night). The increased storage capacity and safety features are designed into each container and serviced regularly via planned maintenance according to the manufacturer recommendations and on an as-needed basis by certified technicians.</p> <p><i>Exhibit 6: Example Internal Design Layout</i> provides an approximate representation depicting the internal arrangement of containers that will be used. In this representation, there are separate containers for only inverters, and other containers including only batteries. The final configuration could be different if, for instance, each container includes both inverters and batteries depending on the manufacturer. The containers are equipped with a door on each end and include heating, ventilation, and air conditioning (HVAC); fire detection; and fire suppression systems. Cables will pass through the container floor. The containers are equipped with insulation panels on the walls and roof.</p>
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**ZONING & LAND USE ANALYSIS**

The proposed MGPA to the *Public Use* designation will accommodate the rezoning request from AG to PAD to allow for the development of the BESS facility by matching the land use designation for the abutting APS Substation. The Beehive Energy Storage System PAD will implement the designation of *Public Use*.

The Project site is currently zoned General Agriculture (AG); however, the proposed use is comparable to “Electric Power Generating Plants, Transformer Stations and Substations,” which is only allowed in I-2 zoning or through a PAD. Since a rezone to I-2 would invoke all the uses listed for that district, a rezone to a single-purpose PAD is preferred (see **Exhibit 7: Existing and Proposed Zoning Map**). The PAD would be supported by the General Plan Minor Amendment (for under 80 acres) to change the underlying land use designation from *Estate Residential* and *Parks/Open Space* to *Public Use* to allow battery storage as a consistent land use. The *Public Use* designation would be consistent with the land use designation for the adjacent APS Raceway Substation and be compatible with existing surrounding land uses. Further, the PAD would

implement the *Public Use* designation by supporting and furthering Smart Growth and utility reliability goals and policies identified in the city's General Plan.

The Project site would be ideal for development of the proposed BESS facility due to its location adjacent to the existing APS Raceway Substation. The Project would require a minimal distance of gen-tie line for interconnection with the substation and would be compatible with the existing surrounding land uses.

The proposed General Plan Amendment meets the following criteria outlined in Section 8.6, Adoption, of the General Plan in the following ways:

- ***The development pattern contained in the Land Use Plan inadequately provides appropriate optional sites for the use or change proposed in the amendment:***

**Analysis:**

The *Public Use* designation, which allows for solar battery storage is located abutting denser residential designations in each occurrence on the 2040 Future Land Use Map. This is inadequate for the proposed site because it is best suited to a more rural area located near a substation for efficient energy dispersion. For this reason, it is essential to amend the current *Estate Residential* to *Public Use* to locate the Project next to the existing APS substation.

- ***The amendment constitutes and overall improvements to the General Plan and is not solely for the good or benefit of a particular landowner or owners at a particular point in time:***

**Analysis:**

This amendment serves as an improvement to the General Plan as there is no provided designations for *Public Use* in the far northern area of the city's jurisdiction. This negates consideration for those *Public Use* uses that are best located in areas away from existing development. Additionally, this negates benefits the city could receive from having public uses that are well-suited to rural area/open space areas, offering them substantial revenue without impacting the land's natural state or requiring further infrastructure from the city.

- ***The amendment will not adversely impact the community as a whole or a portion of the community by:***
  - ***Significantly altering acceptable existing land use patterns:***

**Analysis:**

The proposed use will not significantly alter land use patterns because it is a low-impact removable use that spurs not further forms of development. The use of the site for a BESS has a distinct duration of 20-25 years, returning the land to its natural state at the completion of the project lifecycle.

- ***Requiring larger and more expensive improvements to roads, sewer or water delivery systems than are needed to support the prevailing land uses and which, therefore, may impact developments in other areas:***

**Analysis:**

West Carefree Highway already extends to this area, meaning the site will require no additional roadway. For water necessities, the site will have on-site tanks, requiring no additional water from the city services. Water rights will be secured through public-private partnership, which is detailed further in the “Proposed Development and Uses” Section, under the header “Construction” of this document.

- ***Adversely impacting existing uses because of increased traffic on existing systems, or affecting the livability of the area or the health and safety of the residents:***

**Analysis:**

The proposed use will generate no additional traffic to surrounding uses. There are 4 maintenance workers who will be on-site on a as needed basis. Additionally, there are no surrounding uses besides the prior mentioned APS substation.

- ***Within a Tier 3 Growth Area, the amendment advances a key economic development goal or otherwise provides an equivalent benefit to the community that offsets the early extension and maintenance of infrastructure and services.***

**Analysis:**

Though this use meets the general requirements for a Tier 3 Growth Area as described in Section 3-13 of the City of Peoria General Plan, it is not necessarily an early extension of infrastructure or services. The Project, which includes the development of a BESS, is a compatible component with the existing APS Substation. Additionally, the Project does not provide a service so directly related to commercial, residential, or industrial development that it would encourage an influx of premature development in the primarily undeveloped area.

- ***That the amendment is consistent with the overall intent of the General Plan and other adopted plans, codes and ordinances."***

**Analysis:**

The City of Peoria “look[s] for opportunities to diversify its energy sources to include renewable energy sources to provide for a more resilient and stable energy system,” as it is currently largely dependent on nonrenewable, finite energy resources. See City of Peoria General Plan Section 7-14. Solar energy and related facilities are a stated goal of the General Plan, but not necessarily accommodated for in the current land use designation pattern. This amendment moves the city’s uses further towards its goals in renewable energy through adaptation of the land use designation pattern.

## Project Development Standards

The development and land use standards relating to the current AG zoning of the property, however, are not conducive to the development and operational scope of the project. As such, the Developer requests the rezoning of the Project site to a single-purpose PAD district and requests to change the Project area’s General Plan land use designations from Residential Estate and Park / Open Space to *Public Use*.

The analysis provided in the previous section demonstrates the Project site’s compatibility with the intent of the city’s General Plan. Furthermore, the following Section responds to Section 21-601 of the Peoria Zoning Ordinance, justifying certain site-specific deviations in development standards, which are required for the Project’s development and operation.

- **Sec. 21-601. - Intent.**

- A. *The Planned Area Development District (P.A.D.) is intended to provide an alternative zoning district to the conventional zoning and development approaches and processes in the City of Peoria, Arizona in order that within this designated District the following goals may be achieved:*

1. *To enhance the city's development growth in order that the public health, safety, and general welfare be enhanced as Peoria increasingly urbanizes;*

**Response (601.A(1)):**

As the city continues to urbanize, a diverse portfolio of energy resources is essential to assuring utility supply and mitigating harmful environmental factors as the density increases.

2. *To reflect changes in the technology of land development;*

**Response (601.A(3)):**

Utility-scale Battery Energy Storage is quickly becoming essential to the modernizing of land development and community growth, ensuring reliable utility access to the grid now and into the future. Battery Energy Storage capabilities ensure full access to the benefits of developed utilities and other public uses.

3. *To encourage a more creative approach in the utilization of land to accomplish a more efficient, aesthetic, and desirable development which may be characterized by special features of the geography, topography, size, or shape of a particular property; and,*
4. *To provide a compatible and stable developed environment, in harmony with that of the surrounding area.*

*The P.A.D. may include any development having one or more principal uses or structures on a single parcel of ground or contiguous parcels. The P.A.D. shall consist of a compatible selection of uses and groupings of buildings, parking areas, circulation, and open spaces, and shall be designed as an integrated unit, in such manner as to constitute a safe, efficient, and convenient urban area development.*

**Response (601.A(4-5)):**

The Project is a singular use, highly compatible with the surrounding area and pairing cohesively with the existing nearby substation.

➤ **Sec. 21-602. - General Requirements and Standards.**

- A. *Conformance with the Peoria General Plan. The land uses and design of the proposed P.A.D. shall be consistent with the Peoria General Plan. The Planning Manager shall not approve or recommend approval of any P.A.D. unless the Planning Manager has received a Waiver of Proposition 207 from the Owner or Owners of the property that is the subject of the P.A.D. or has determined that the absence of such a Waiver of Proposition 207 is consistent with the city's General Plan and zoning goals and regulations.*

**Response (602.A):**

Following the proposed Minor General Plan Amendment from *Estate Residential* designation to *Public Use* designation, the site will be in conformance with the standards of the General Plan requirements.

*B. P.A.D. Regulations.*

- 1. All Planned Area Developments shall be between ten (10) and six hundred (600) acres in size. The minimum total P.A.D. shall be no less than ten (10) acres unless the applicant can show that the minimum P.A.D. requirements should be waived because the waiver would be in the public interest and that one or more of the following conditions exist:*

**Response (602.B):**

The proposed PAD is 22.3 acres and therefore in compliance with the area standards for Planned Area Developments.

- C. Uses in a P.A.D. Any use or combination of uses may be allowed in a P.A.D. provided it is consistent with the Peoria General Plan, provided such uses are identified as permitted uses upon approval of the P.A.D.*

**Response (602.C):**

The Project is permitted under the *Public Use* designation of the City of Peoria General Plan, falling under described permitted uses of “utilities” and strongly correlated with the permitted use “substation.”

- G. Architectural Style, Appearance. Architectural style of buildings shall not solely be a basis for denial or approval of a plan. However, the overall appearance and compatibility of individual buildings with other site elements or to surrounding development may be considered during P.A.D. review by the Planning and Zoning Commission and Council.*

**Response (602.G):**

All enclosures for the Project are self-contained, creating minimal aesthetic impact to the surrounding landscape.

- H. Phasing of Development.*

1. *Any P.A.D. plan proposed to be constructed in phases shall include full details relating thereto, and the City Council may approve or modify, where necessary, any such proposals.*

**Response (602.H(1)):**

The construction of this site will be in common staging practice but will occur in one phase.

2. *The phasing shall include the projected time for beginning and completion of each phase. Such timing may be modified by the city on the showing of good cause by the developer.*

**Response (602.H(2)):**

The construction of the Project will occur in one phase over the course of approximately 12 months.

3. *The landowner or developer shall make such easements, covenants, and other arrangements and shall furnish such financial or other guarantees as may be determined by the city to be reasonably required to assure performance in accordance with the Plan and to protect the public.*
  1. *Street Utilities, Services and Public Facilities. The uniqueness of each proposal for a P.A.D. may allow specifications and standards for streets, utilities, and services to be subject to minor modifications of the specifications and standards established in this and other city ordinances. The plans and profiles of all streets, utilities and services shall be reviewed by the city Engineer prior to the final approval of the P.A.D.*

**Response (602.H(3) & 602.I):**

The Applicant will go through proper site planning and engineering procedures following the rezone process as required.

- J. *Additional Standards. Development within a P.A.D. shall conform to all conditions and standards agreed upon by the applicant and the city at the time of P.A.D. approval.*

**Response (602.J):**

The Applicant will comply with the conditions and standards as agreed upon with the City at the time of approval.

## CONCLUSION

The City of Peoria’s Zoning Ordinance sets forth the intent, general requirements, and applications of the district, including providing a regulatory framework for implementing alternative zoning methods and development approaches to areas that demonstrate unique development opportunity or characteristics that achieve certain goals of the city’s General Plan and facilitate specific future land use objectives. The Applicant is proposing as part of this request an amendment to the General Plans Land Use Map, specifically requesting a change in the project’s Land Use Designation from *Estate Residential and Parks/ Open Space* to *Public Use*.

As provided by this Narrative Report, as well as the exhibits and plans submitted to the city, the request to change the land use designation of 22.3 acres of Parcel No. 201-18-002D, from *Estate Residential and Parks/ Open Space* to *Public Use*, meets all the necessary criteria set forth in the Peoria General Plan to justify this amendment. The proposed Minor GPA is appropriate for this location based on the adjacency of the Project to the *Public Use* land designation of the existing APS Raceway Substation to the north.

The concurrent rezoning request, to allow for a BESS facility use on the property and permit certain site-specific development standards, is justified for the Project orderly development and on-going operations. This will further help the city implement the goals and objectives Per PZO *Sec. 21-601*, to ensure adequate infrastructure capacities, promote technological improvement, and the upgrading of utility services. These proposed variations of development standards are warranted per the intent of the requested PAD district purpose and General Plan Land Use Elements Goals and Objectives. The proposed guiding development standards of the Light Industrial (I-1) district and amended development standards have been precisely chosen to demonstrate compatibility with the surrounding area and mirror the other public land uses found in the immediate area.

**Project Narrative**

GPA23-01 & Z23-04

Beehive Energy Storage LLC

February 20, 2024

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**EXHIBITS**

**Project Narrative**

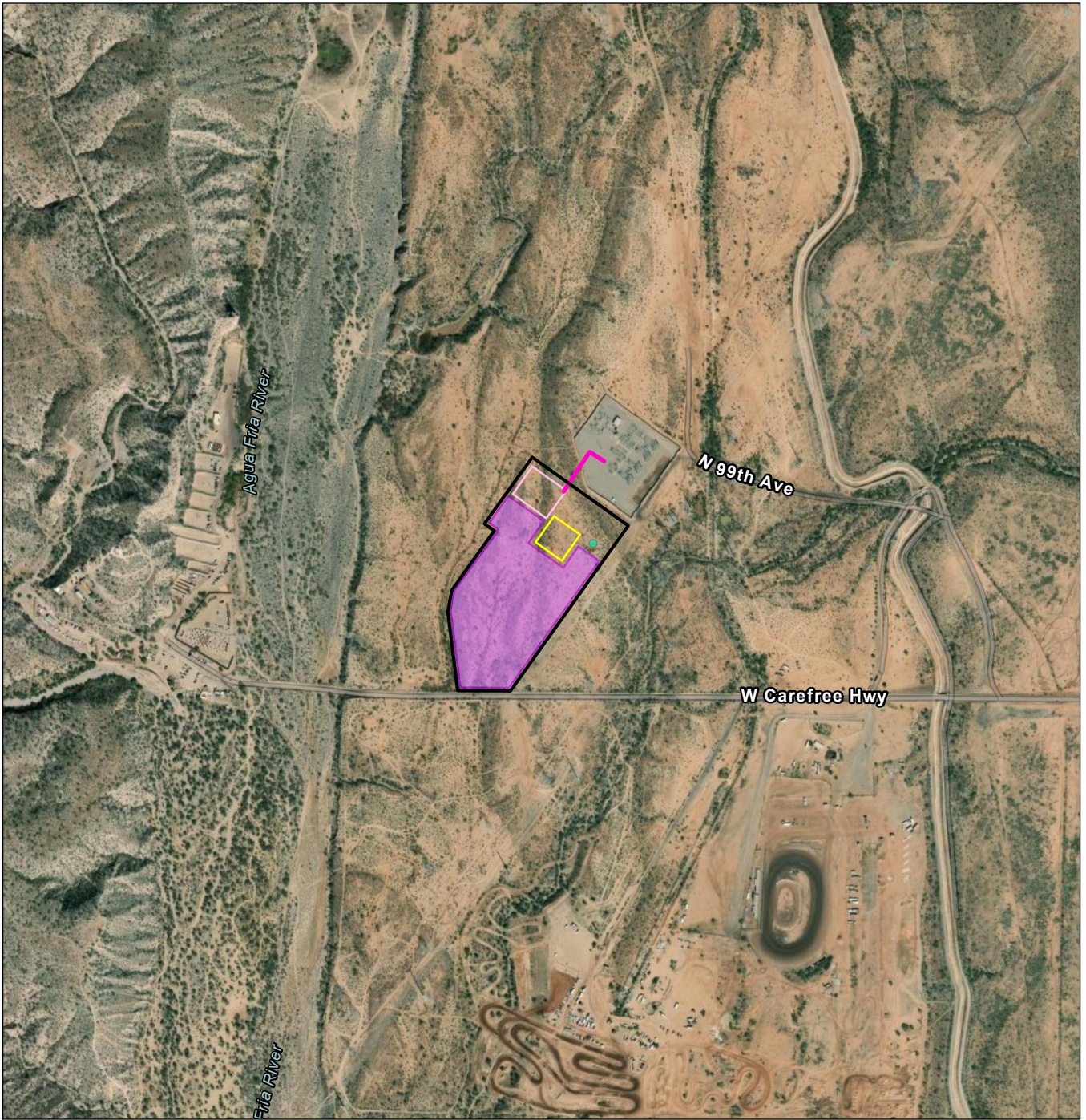
GPA23-01 & Z23-04

Beehive Energy Storage LLC

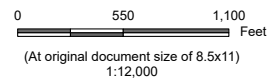
February 20, 2024

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**Exhibit 1 – Vicinity Map and Site Aerial**



- Project Area
- Gen-Tie
- BESS Area
- Operations & Maintenance
- Substation
- Water Tank



## EXHIBIT 1

**Project Location** 185805800  
 Maricopa County, AZ Prepared by KDLP on 2023-06-27  
 IR by MT on 2023-06-27  
**Client/Project**  
 EDF Renewables Development Inc.  
 F+ EDF Renewables Beehive

**Title**  
 Project Aerial

- Notes**
1. Coordinate System: NAD 1983 UTM Zone 12N
  2. Data Sources: Stantec, Beehive
  3. Background: USGS Topo Maps - Baldy Mountain
  4. Township/Range: T5N/R1E/Sec 5
  5. Meridian: Gila-Salt River

**Project Narrative**

GPA23-01 & Z23-04

Beehive Energy Storage LLC

February 20, 2024

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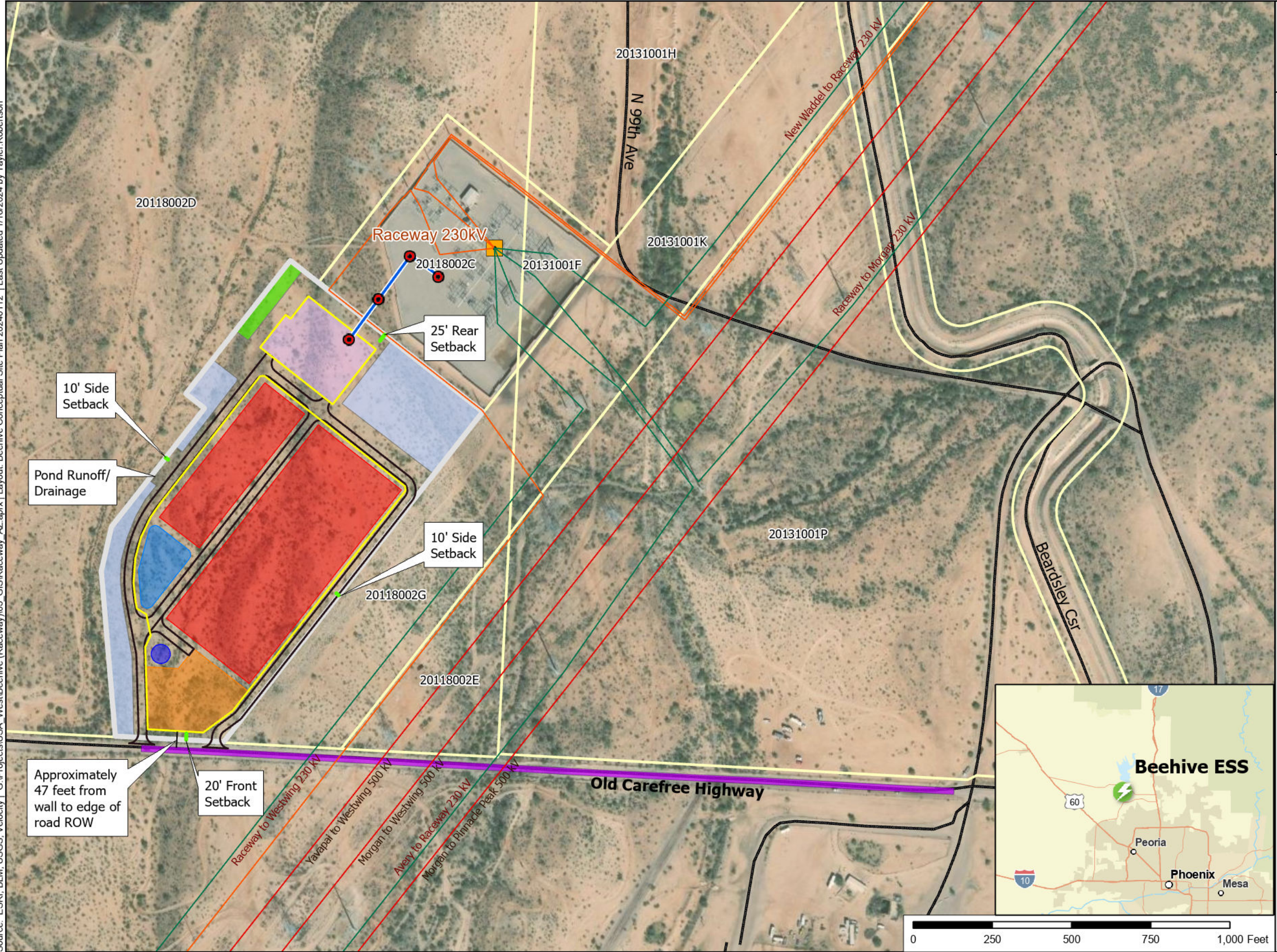
**Exhibit 2 – Preliminary Site Plan**

Source: ESRI, BLM, USGS, Velocity | G:\Projects\USA\_West\Beehive (Raceway)\05\_GIS\Raceway\_AZ.aprx | Layout: Beehive Conceptual Site Plan 20240112 | Last Updated 1/16/2024 by Taylor.Robertson



EDF Renewables  
15445 Innovation Drive  
San Diego, CA 92128

- Raceway Substation
- Gentie Structure
- Existing 500kV & Above Transmission Line
- Existing 230 kV Transmission Line
- Existing 69 kV Transmission Line
- Project Gentie Route 230kV
- Internal Project Road (26 ft Wide)
- Beehive ESS Project Boundary (22.29 ac)
- Wall
- Battery Area (Approx., 7.7 ac)
- Project Substation (Approx., 1.4 ac)
- O&M/Laydown/Parking (Approx., 1.3 ac)
- Pond (Approx., 0.6 ac)
- Water Tank (32K gal)
- NOS Area (Approx., 3.64 ac)
- Salvage Nursery (Approx., 0.33 ac)
- Site Access ROW from Old Carefree Highway
- Parcel Boundary



City of Peoria, Maricopa  
County, Arizona

### Beehive ESS Conceptual Site Plan

**Project Narrative**

GPA23-01 & Z23-04

Beehive Energy Storage LLC

February 20, 2024

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**Exhibit 3 – Slope Analysis**

Source: ESRJ, BLM, USGS, Velocity | G:\Projects\USA\_West\Beehive (Raceway)\05\_GIS\Raceway\_AZ.aprx | Layout: Beehive Slope Analysis v2\_20230925 | Last Updated 10/17/2023 by Taylor.Robertson



EDF Renewables  
15445 Innovation Drive  
San Diego, CA 92128

Beehive Project Boundary (22.29 ac)

NOS Area (Approx., 3.64 ac)

Slope Percent

0-9.99%

10-14.99%

15-19.99%

20-24.99%

25-29.99%

30-34.99%

35% & Greater



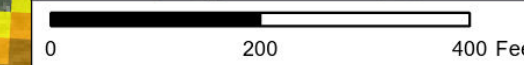
Slope Percent Range	Acreage of Disturbed Area in Beehive Project Boundary
0 - 9.99%	18.44
10 - 14.99%	0.21
15 - 19.99%	0.00
20 - 24.99%	0.00
25 - 29.99%	0.00
30 - 34.99%	0.00
35% & Greater	0.00
<b>TOTAL:</b>	<b>18.65</b>

Note: Table above does not account for slope within the 3.64 acres of NOS Area as it will not be disturbed by construction



City of Peoria, Maricopa County, Arizona

### Beehive ESS Slope Percent Overview



Slope percent calculated using 1ft resolution surface LIDAR resampled to a 25ft cell size.

Old Carefree Hwy

**Project Narrative**

GPA23-01 & Z23-04

Beehive Energy Storage LLC

February 20, 2024

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**Exhibit 4 – Existing and Proposed Land Use Maps**

Source: ESR1, BLM, USGS, Velocity | G:\Projects\USA\_West\Beehive (Raceway)\05\_GIS\Raceway\_AZ.aprx | Layout: Beehive Land Use Designation\_2023 | Last Updated 9/25/2023 by Taylor.Robertson



EDF Renewables  
15445 Innovation Drive  
San Diego, CA 92128

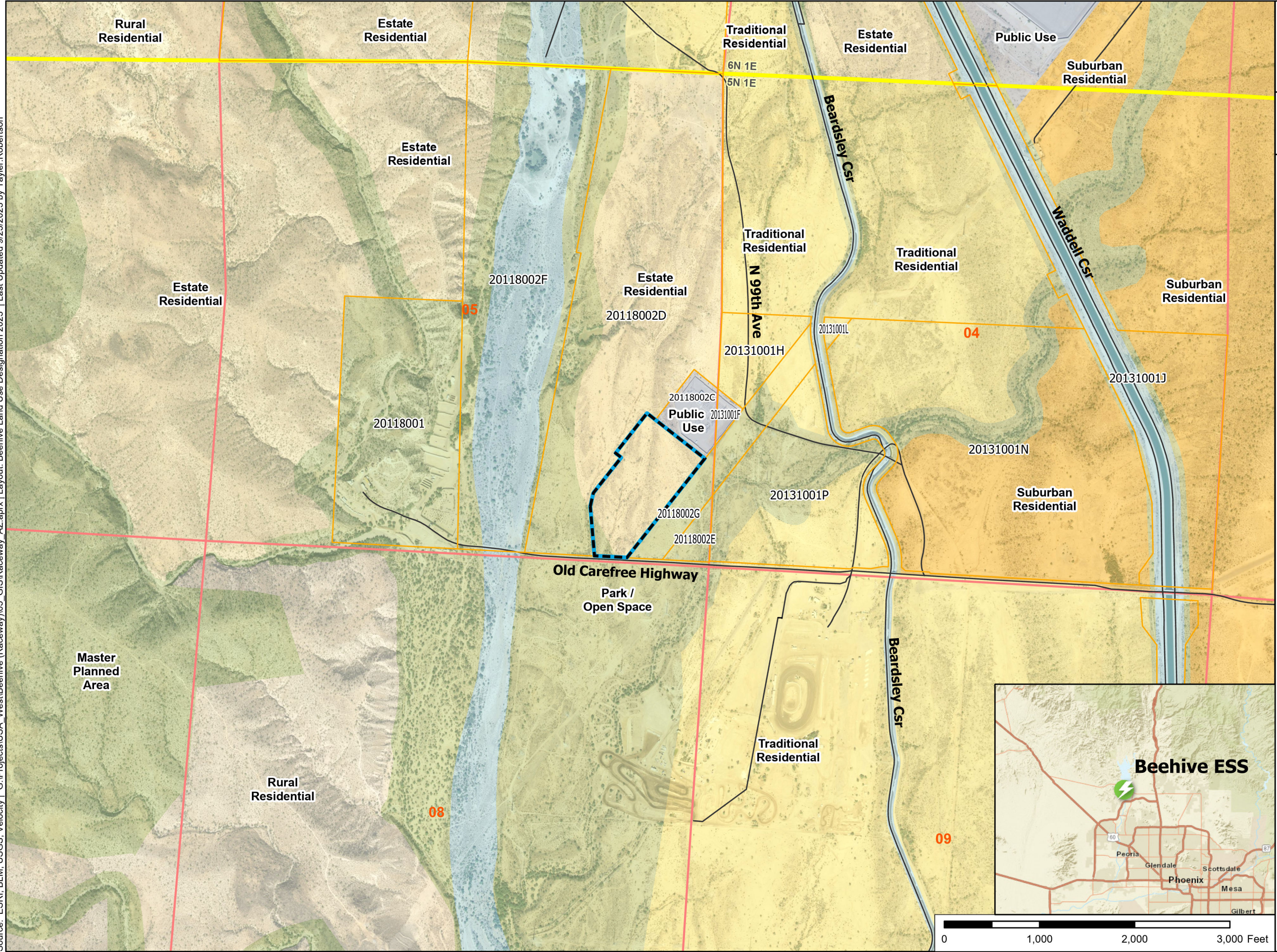
- Local Road
- Beehive Project Boundary
- Parcel Boundary (Corelogic)
- PLSS Township
- PLSS Section
- City of Peoria GP Land Use
  - Rural Residential
  - Estate Residential
  - Traditional Residential
  - Suburban Residential
  - Public Use
  - Park / Open Space
  - Waterways



City of Peoria, Maricopa  
County, Arizona

### Beehive ESS Existing Land Use Designation

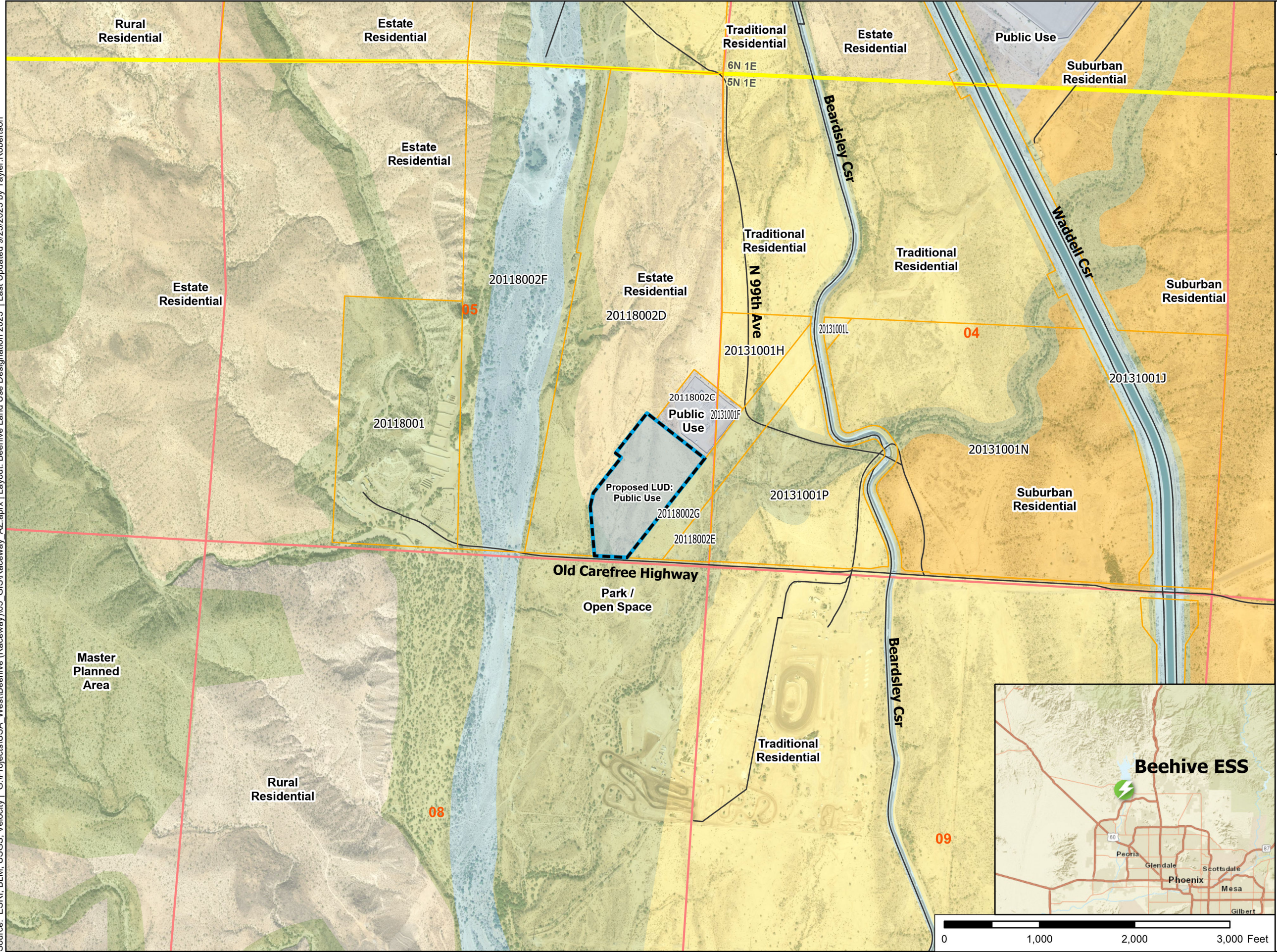
September 25, 2023



Source: ESR1, BLM, USGS, Velocity | G:\Projects\USA\_West\Beehive (Raceway)\05\_GIS\Raceway\_AZ.aprx | Layout: Beehive Land Use Designation\_2023 | Last Updated 9/25/2023 by Taylor.Robertson



EDF Renewables  
15445 Innovation Drive  
San Diego, CA 92128



- Local Road
- Beehive Project Boundary
- Beehive Project Area Proposed Land Use Designation: Public Use
- Parcel Boundary (Corelogic)
- PLSS Township
- PLSS Section
- City of Peoria GP Land Use
  - Rural Residential
  - Estate Residential
  - Traditional Residential
  - Suburban Residential
  - Public Use
  - Park / Open Space
  - Waterways



City of Peoria, Maricopa  
County, Arizona



### Beehive ESS Proposed Land Use Designation



September 25, 2023

**Project Narrative**

GPA23-01 & Z23-04

Beehive Energy Storage LLC

February 20, 2024

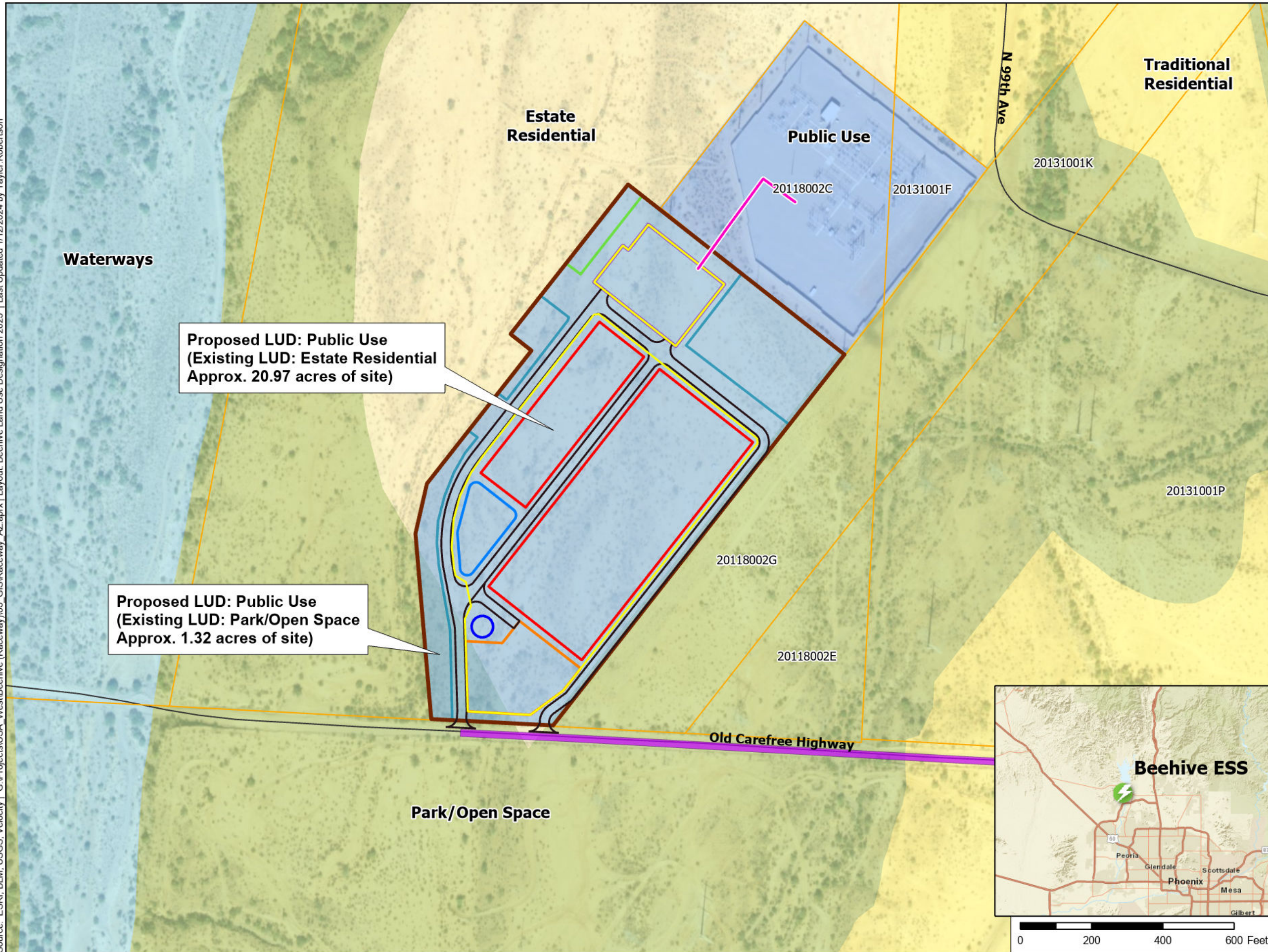
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**Exhibit 5 – Existing & Proposed Land Use Designations - Magnified**

Source: ESR, BLM, USGS, Velocity | G:\Projects\USA\_West\Beehive (Raceway)\05\_GIS\Raceway\_AZ.aprx | Layout: Beehive Land Use Designation 2023 | Last Updated: 1/12/2024 by Taylor.Robertson



EDF Renewables  
15445 Innovation Drive  
San Diego, CA 92128



- Project Gentie Route 230kV
- Internal Project Road (26 ft Wide)
- Beehive Project Area Proposed Land Use Designation: Public Use
- Wall
- Battery Area (Approx., 7.7 ac)
- Pond (Approx., 0.6 ac)
- Project Substation (Approx., 1.4 ac)
- O&M/Laydown/Parking (Approx., 1.3 ac)
- Water Tank (32K gal)
- Beehive ESS Project Boundary (22.29 ac)
- NOS Area (Approx., 3.64 ac)
- Salvage Nursery (Approx., 0.33 ac)
- Site Access ROW from Old Carefree Highway
- Parcel Boundary
- City of Peoria GP Land Use
  - Estate Residential
  - Traditional Residential
  - Public Use
  - Park / Open Space
  - Waterways



City of Peoria, Maricopa County, Arizona

### Beehive ESS Proposed Land Use Designation

January 12, 2024



**Project Narrative**

GPA23-01 & Z23-04

Beehive Energy Storage LLC

February 20, 2024

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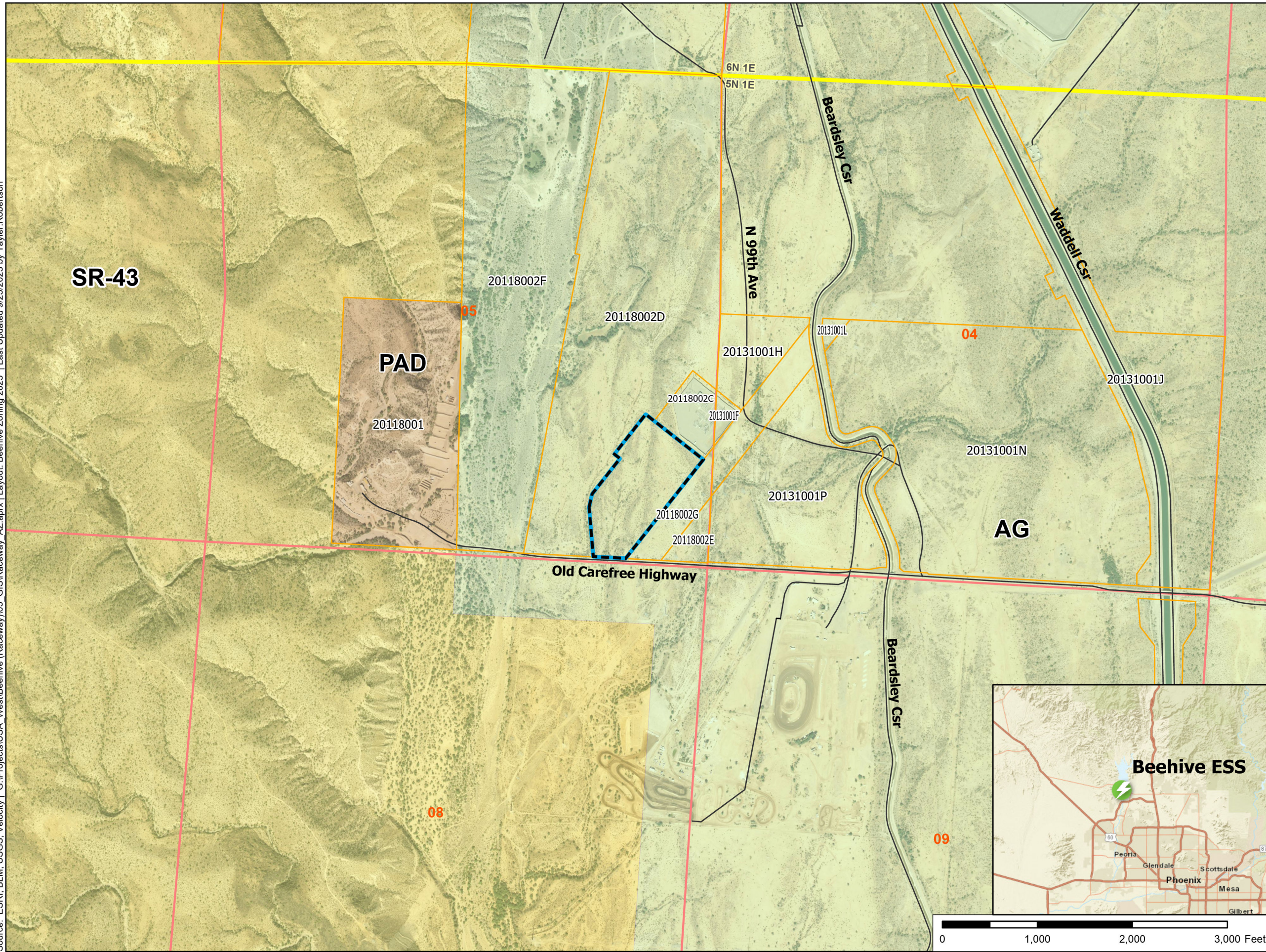
**Exhibit 7 – Existing and Proposed Zoning Map**

Source: ESR1, BLM, USGS, Velocity | G:\Projects\USA\_West\Beehive (Raceway)\05\_GIS\Raceway (Raceway)\05\_GIS\Raceway AZ.aprx | Layout: Beehive Zoning 2023 | Last Updated 9/25/2023 by Taylor.Robertson



EDF Renewables  
15445 Innovation Drive  
San Diego, CA 92128

- Local Road
- Beehive Project Boundary
- Parcel Boundary (Corelogic)
- PLSS Township
- PLSS Section
- City of Peoria Existing Zoning
  - PAD
  - AG
  - SR-43



City of Peoria, Maricopa  
County, Arizona

### Beehive ESS Existing Site Zoning

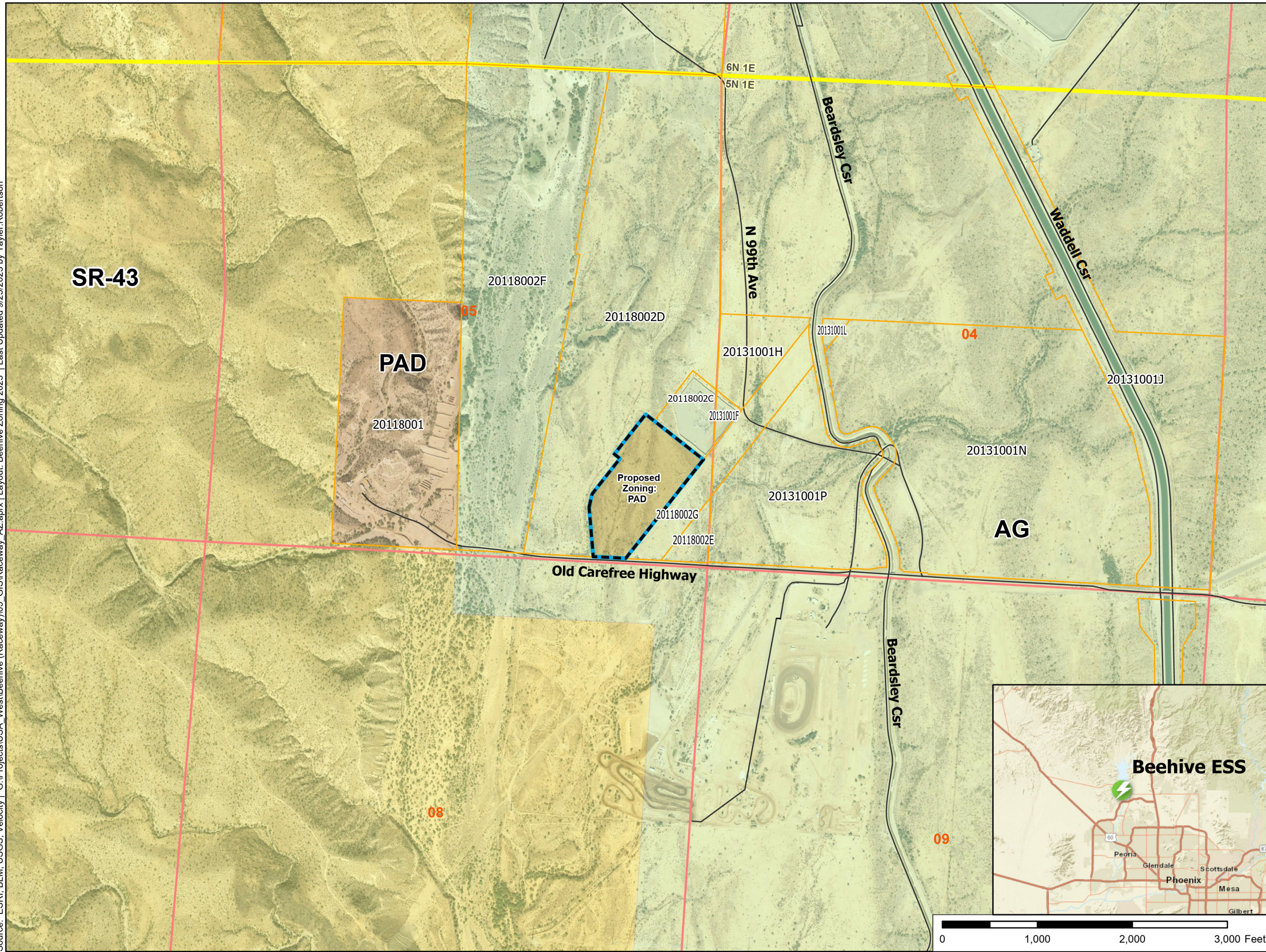
September 25, 2023

Source: ESR1, BLM, USGS, Velocity | G:\Projects\USA\_West\Beehive (Raceway)\05\_GIS\Raceway (Raceway)\05\_GIS\Raceway AZ.aprx | Layout: Beehive Zoning 2023 | Last Updated 9/25/2023 by Taylor.Robertson



EDF Renewables  
15445 Innovation Drive  
San Diego, CA 92128

- Local Road
- Beehive Project Boundary
- Beehive Project Area Proposed Site Zoning: PAD
- Parcel Boundary (Corelogic)
- PLSS Township
- PLSS Section
- City of Peoria Existing Zoning
  - PAD
  - AG
  - SR-43



City of Peoria, Maricopa  
County, Arizona

### Beehive ESS Proposed Site Zoning

September 25, 2023

## Project Narrative

GPA23-01 & Z23-04

Beehive Energy Storage LLC

February 20, 2024

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## REFERENCES

City of Peoria. 2023a. *City of Peoria Zoning Ordinance*. Available at:

[https://library.municode.com/az/peoria/codes/city\\_code?nodeId=PTIPECO\\_CH21ZO](https://library.municode.com/az/peoria/codes/city_code?nodeId=PTIPECO_CH21ZO). Accessed June 2023.

City of Peoria. 2023b. *City of Peoria General Plan*. Available at:

<https://www.peoriaaz.gov/home/showpublisheddocument/23952/637503566345130000>. Accessed June 2023.

# Beehive BESS: Z23-04

North of Old Carefree Highway, approx. 1.9 miles west of Lake Pleasant Parkway



# Beehive Energy Storage LLC

Planned Area Development

Case #: Z23-04

Standards & Guidelines Report

February 20, 2024

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Applicant, submitted on behalf of EDFR:

**ROSE LAW GROUP<sub>PC</sub>**  
**RICH ■ CARTER ■ FISHER**

7144 East Stetson Drive | Scottsdale, AZ 85251

Jordan Rose, Attorney

Attn: Nate Tonnemacher | Project Manager  
(480) 240-5642 | (480) 291-0737  
ntonnemacher@roselawgroup.com

Submitted to:

**City of Peoria**

Planning and Zoning Department  
9875 North 85<sup>th</sup> Avenue | Peoria, AZ 85345

---

Prepared by:



On behalf of:



EDF Renewables Inc. North America

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Exhibit A: Existing and Proposed Land Use Maps

Exhibit B: Existing and Proposed Zoning Map

Exhibit C: Legal Description

Exhibit D: Conceptual Site Plan

Exhibit E: Slope Analysis

Exhibit F: Existing & Proposed Land Use Designations - Magnified

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## INTRODUCTION

The Standards and Guidelines Report provides all required information to support the rezone of a 22.3-acre portion of a private parcel (Assessor’s Parcel Number [APN]: 201-18-002D), located north of Old Carefree Highway and south of the existing Arizona Public Service Company (APS) 230-kilovolt (kV) Raceway Substation in the City of Peoria from General Agriculture (AG) to Planned Area Development (PAD) to accommodate the proposed Beehive Energy Storage Project (herein “Project” or “Site”).

Beehive Energy Storage, LLC, a wholly owned subsidiary of EDF Renewables, Inc. (“EDFR” or “Developer”) is proposing the development of a 250-megawatt (MW) utility-scale battery energy storage system (BESS) that will interconnect with the Raceway 230-kV Substation in support of renewable energy development in the City of Peoria, Maricopa County.

## LEGAL DESCRIPTION OF PROPERTY AND PARCEL

The Project consists of a 22.3-acre portion of APN: 201-18- 002D and will require a Final Plat to create a subdivided parcel for the Project site and dedicate any required easements for utilities, access or conservation features as required by city Ordinance. (See Legal Description, attached as **Exhibit C: Legal Description**).

## PRELIMINARY DEVELOPMENT PLAN

As shown on the Conceptual Site Plan, attached as **Exhibit D: Conceptual Site Plan**, the Project consists of approximately 1,512 battery storage enclosures and 84 associated Power Conversion Systems (inverters/transformers). Each enclosure is self-contained, housing batteries, fire detection and suppression systems, controls, and heating, ventilation, and air-conditioning (HVAC) units.

The facility also includes an onsite high-voltage (HV) collector substation with a transformer, associated switches, circuit breakers, and structures. Electrical cabling will deliver power to the Power Conversion Systems (inverters/transformers) and then to the HV onsite collector substation. The HV onsite substation transformer steps-up the power from 34.5 to 230-kV before interconnecting to the APS Raceway Substation adjacent to the northeast via overhead generation-tie transmission line (gen-tie line).

Integration of the Project into the local grid system requires an approximately 420-foot (.08-mile) 230-kV overhead gen-tie line for interconnection between the Project site and the APS Raceway Substation. The gen-tie line exits the facility at the northwestern corner and continue northeast to connect to the adjacent substation. No more than four poles (one within the Project site, one outside the Project site, and two within the APS Raceway Substation fence) is required to support the high voltage 230-kV transmission line.

The Project stores and delivers electricity to the grid through a Power Purchase Agreement (PPA) with APS. The Applicant is in negotiations with the counterparty to meet APS's capacity needs. EDFR inc, who leases the land, constructs, and commission the Project. The Project is owned and operated by EDFR inc. while the current landowner retains land ownership.

### Permitted, Conditional and Accessory Uses

The detailed list of major equipment or Project components is as follows:

- Batteries: Battery modules are assembled in racks within the enclosures and monitored by a Battery Management System (BMS) to prevent overheating and risk of thermal runaway.
- Power Conversion Systems: The Project utilizes approximately 84 bi-directional inverters to convert direct current into alternative current and vice versa.
- HVAC units: Each enclosure is equipped with two wall-mounted HVAC units to keep battery cores at optimal operating temperature.
- Fire Detection/Suppression Systems: Each enclosure is equipped with a fire detection and suppression system, incorporating photoelectric smoke detectors which is monitored remotely 24/7. The system uses gas venting to prevent dangerous material buildup; the fire suppression system may also be manually activated via pull stations. Combination alarm devices indicates when the system has been deployed.
- Gas Detection: Each enclosure is equipped with incipient gas detection. This allows for early detection and mitigation as off-gassing is a symptom indicating potential battery failure. The battery enclosures utilize carbon monoxide detectors when active. In the event gas is detected, the system initiates a fast response shutdown sequence (F-Stop).
- Gen-tie: An approximately 420-foot (.08-mile) 230-kV overhead gen-tie line, anticipated to consist of no more than two gen-tie poles, provides interconnection between the Project site's northwest corner and the APS Raceway Substation.
- Collector Substation: The substation consists of a main power transformer that increases the voltage, including breakers and switches, bus work (rigid conductors), and capacitor banks/reactors, as required.

- Operations and Maintenance Yard: This area is used for incidental operational storage and maintenance work and houses specific manual override and safety control systems.
- Walls: A permanent masonry security wall (not to exceed 10-feet in height) will be installed along the site boundary, where necessary to maintain the safety of personnel, the public, and maintaining the integrity of the onsite Battery Storage Systems supporting the electrical grid.
- Fencing: Additional interior chain-link fencing of 10-feet, or as required by building, safety and/or fire code standards, will be installed to further security around particularly hazardous or restricted areas of the project site, such as the Collector Substation and O&M areas.

**Table 1:** Summarizes Project component details (see below):

**Table 1: Project Summary**

Project Component	Quantity	Approx. Dimensions (each)
Battery Enclosures	1,512	8'1" D x 5'2" L x 10'8" H
Inverter/Transformer	84	5'2.5" D x 7'7.3" L x 9'2.8" H
HV Collector Substation	1	220' W x 290' L
O&M Yard	1	(1) 138' W x 411.5' L
(2) Access/ Perimeter Road	1	(3) Length: 1,259', Width: 26'
Overall Facility Area	1	769'6" W x 1,319' L
Gen-tie Line	1	420' (.08-mile)

(1) Width calculated as average of all side lengths; length calculated by using width & total area in sq ft.

(2) Two inter-connected points of access

(3) Total length of all internal/ perimeter roads; total width of Access/ perimeter & internal road

The Project stores and delivers electricity to the grid through a Power Purchase Agreement (PPA) with a power offtake entity. Negotiations are underway with the counterparty to meet the utility capacity needs and certain Project components and/or quantities may change depending on the determined capacity need, development scope and final Site design.

## **PROJECT DEVELOPMENT STANDARDS**

The development and land use standards relating to the current AG zoning of the property are not conducive to the development and operational scope of the project. Therefore, the Project site is requested to be rezoned to a PAD district, which permits general guiding land use rights and Site development standards comparable to the Light Industrial (I-1) zoning district standards-detailed in the Peoria Zoning Ordinance (PZO). This district allows flexibility, however, in

implementing certain site-specific (amended) development standards through the rezoning process, as set forth in the PZO.

As extensively discussed in the accompanying project narrative (filed under a separate cover), the request to change the land use designation of the Project Area to *Public Use* is compatible with the intent of the City’s General Plan (see **Exhibit F: Existing & Proposed Land Use Designations - Magnified**) and certain site-specific deviations in development standards are justified for the Project orderly development and future operation. Details pertaining to all development standards are provided below.

Development of the Project will be in accordance with the *City of Peoria Zoning Ordinance* (PZO) as may be amended from time to time. Where a particular provision of the Peoria Zoning Ordinance conflicts with the provisions of this PAD, the PAD will take precedence.

Based on the unique characteristics of the site, the following standards in Table 2 are being proposed:

**Table 2: Site Development Standards**

<b>Beehive Energy Storage Development Standards</b>		
<b>Development Standards</b>	<b>PAD</b>	<b>I-1 District</b>
<b>Minimum Lot Area</b> (acreage)	10 acres	N/R
<b>Minimum Lot Width</b> (FT)	80’	80’
<b>Maximum Lot Coverage</b> (Percentage - by all Buildings)	N/R	N/R
<b>Minimum Setbacks (FT) - Principal Buildings</b>		
Front Setback	20’	20’
Least Side	0’	0’
Total Sides	20’	20’
Interior Setback	N/R	N/R
Rear Setback	25’	25’
Corner Side	20’	20’
<b>Maximum Heights (FT) – Principal Buildings</b>		
Battery Enclosures	15’	48’
<b>Maximum Heights (FT) - Accessory Buildings*</b>		
Switchyard	60’	48’
O&M Building	30’	48’
Water Tank	16’	48’

## Standards & Guidelines Report

Z23-04

Beehive Energy Storage LLC

February 20, 2024

Other structures not otherwise specified	15'	48'
<b>Maximum Heights (FT) - Walls &amp; Fences</b>		
Perimeter Walls	10' Masonry (except that wall may step up or down 12" to accommodate changes in grade)	
Interior Fencing	10' Chain Link (or as otherwise required by Building and/or Fire Codes)	
<b>Minimum Building Separation*</b>		
	8' (or as required by Building and/or Fire Codes)	

\*Applies to all vertical structures except for the switchyard

### Open Space

The Project site features 3.64 acres of Natural Area Open Space reserved as natural and undisturbed land. This area is in addition to other areas reserved for various conservation purposes as per the **Attachment D: Conceptual Site Plan**, prepared to comply with Section 21-725 of Desert Lands Conservation Overlay, and as identified through analysis provided in the Desert Lands Conservation Report (DLCO) filed under separate cover.

The Project site will be occupied primarily by the BESS equipment, HV collector substation, Operations and Maintenance storage structures to store spare equipment, and the Site access, parameter/ internal roads.

### Site Circulation/Roadway Standards

The Project site is accessed from the south via a new approximately 1,259-foot primary perimeter access road that connects at two specific access points to Old Carefree Highway. This 26-foot wide, non-enclosed perimeter road bounds the eastern and western exterior of the enclosed Project area and partially bi-sect portions of the northernmost Project area. At this northernmost point, the access road branches into a separate secondary internal road, which then enters the enclosed project area to the south, bisecting the BESS area of the Project site (see **Exhibit D: Conceptual Site Plan**).

Dirt roads and bridges leading to the site will be improved to accommodate construction activities including delivery of equipment and facilities to the Project site as needed and required during the Site planning design phase of the Project. All access roads leading to and within the

Project site will be all-weather access and capable of supporting 75,000 pounds, subject to final design. Please refer to the Project’s Traffic Impact Statement, provided to the city under separate cover.

## Lighting

**Table 3: Lighting Standards per City Code Ch.20 Sec.20.60-67**

<b>Lighting Standards</b>
All lighting shall comply with the City of Peoria Lighting Standards and Dark Sky Ordinance set forth in the City Code and all amendments thereof, except that:
The height of any freestanding light fixture shall not exceed sixteen (16) feet.
Motion-controlled fixtures shall be installed to maintain the dark sky desert environment.

## Screening, Fencing and Walls

**Table 4: Screening, Fencing & Wall Standards consistent with PZO. 21-804 & 21-805**

<b>Screening, Fencing and Wall Standards</b>
The Project proposes a screen wall around the perimeter of the site, not to exceed ten feet (10') in height.
All utility substations, wells, storage facilities, or other utilities shall be screened from public view with development of the screen wall described above.
Barbed wire shall be permitted for security purposes for commercial and industrial uses provided that the barbed wire is located seven (7) feet or more above grade.
Access gates will comply with fire and law enforcement requirements.
All access gates be equipped with a secured view panel to allow fire and law enforcement to surveil the interior of the site in the event of an emergency or security issue; design of view panel subject to the city’s Enhanced Design Review Standards and further design stipulations as required by fire or city code.

In accordance with the PZO, site walls more than 200 linear feet will use an undulating pattern at minimum intervals of 100-feet. The minimum undulation is three feet, although this may be addressed through the Site Planning and Design process, given sufficient justification.

## Parking

**Table 5: Parking Standards**

<b>Parking Standards</b>
<b>PAD</b>
Per the Preliminary Site Plan, the Project does not include a traditional, permanent parking area. The Project will include sufficient onsite parking from the interior access road to accommodate the service technicians servicing the facility.

## Enhanced Design Review Standards

The Project site will be developed in accordance with the City’s Design Review Manual, indicating that all BESS containers will consist of muted earth tone colors, having a maximum Light Reflectance Value of 40 or less. Perimeter walls will be constructed of decorative masonry block and will include at least two or more of the following: inlays, materials, or color accents, capping, decorative pilasters, or other approved feature that adds visual interest. No strong geometric patterns are proposed.

## Signage Standards

**Table 6: Signage Standards**

<b>Signage Standards</b>	
<b>Zoning Code</b>	<b>PAD</b>
	Per the Preliminary Site Plan, the Project will include perimeter wall/ screen wall signage consisting of an individually mounted sign on the perimeter or screen wall surrounding the facility, in compliance with the City’s Zoning Code.
<i>Max Quantity</i>	One wall sign located near the southeast corner of the site.
<i>Illumination Allowed</i>	External or backlit illumination only
<i>Max Sign Area Allowed</i>	48 SF per sign

## Landscaping Standards

**Table 7: Landscape Standards consistent with ZO. 21-815**

<b>Landscape Standards and Buffers</b>	
<b>Minimum Landscape Setbacks:</b>	<b>Proposed PAD</b>
<i>South Perimeter</i>	0'
<i>North Perimeter</i>	0'
<i>West Perimeter</i>	0'
<i>East Perimeter</i>	0'

Landscaping will be provided surrounding the Project between the site boundary and perimeter / screen wall to restore the exterior of the Project to its original natural state, which may include transplanting any plants identified as salvageable in compliance with the Desert Land Conservation Overlay (DLCO). Please refer to the Project's DLCO report submitted to the city under separate cover.

## Desert Lands Conservation

As discussed extensively within the DLCO, most of the plant species observed are native to the Sonoran Desert, including the Big bur-sage, Saguaro, Brittlebush, and Arizona desert boxthorn, among others. Prior to construction, native plant species will be salvaged and watered in accordance with the requirements of DLCO. The Developer will submit a Salvage Plan during the subsequent Site planning design phase. Based upon the inventories and survey provided within the DLCO, this Salvage Plan- which is prepared by a registered arborist, will identify, and denote when all native plant material is to be relocated, either on or off-site.

Any native plant species that are not able to be relocated onsite will be relocated to the Native Plant Salvage Nursery to await off-site relocation. The Developer has set aside area on-site (within the PAD boundary) which will be held undisturbed specifically for the purposes of housing salvaged protected plant species and vegetation as per the recommendations of a registered arborist or botanist. This native plant salvage nursery location and size is illustrated in **Exhibit D: Conceptual Site Plan**. The area set aside for this use is located within the northwestern portion of the Site, just west of the Project substation and southwest of the existing Raceway substation on approximately 14,374.8 square feet of undisturbed land. The Salvage Plan will include this identified location, and the operational aspects of a Native Plant Salvage Nursery will be provided by the registered arborist based upon current Site conditions.

## Hillside Development

The Project site currently resides within portions of the City's Hillside Development Overlay District, which involves additional considerations to development within hillside areas resulting from significant slopes.

The Project area consists of vacant, partially disturbed (dirt roads) land. Generally, the Project area's topography is gently sloping with elevations ranging from approximately 1,430 feet above mean sea level (amsl) in the northeastern portion of the site to 1,398 feet amsl in the southwestern portion. Based on a slope percent analysis prepared for the Project site (see **Exhibit E: Slope Analysis**), a majority of the Project site has slopes ranging from 0 percent to 9.99 percent

(approximately 18.44 acres), with the rest of the Project site having a slope range between 10 percent and 14.99 percent. Many of the steeper slopes are concentrated along the western and northeastern boundary of the Project site, with some moderately steep slopes traversing the middle of the Project site. There exists an escarpment feature, which is found encroaching into northeastern portions of the Project boundary, where a plateau descends into a larger existing drainage wash. Slopes known to the feature briefly exceed 100 percent and the elevation loss is approximately 12 feet. Despite this, the entirety of the feature is located within the protected Natural Open Space designation within the Project area.

*Table 8: Hillside Disturbance Standards*

<b>Hillside Disturbance</b>	
<b><i>Slopes Per Exhibit E: Slope Analysis</i></b>	<b><i>Hillside Disturbance Allowed</i></b>
<i>Hillside Slopes located within NAOS</i>	<i>0%</i>
<i>Hillside Slopes located outside of NAOS</i>	<i>100%</i>

### Infrastructure/Utilities

Construction activities would be expected to include excavation and grading. Site preparation and construction of the Project would be in accordance with all federal, state, and City of Peoria zoning codes and requirements. Site grading would be kept to the minimum required to place the pilings and foundations and minimize changes to the naturally occurring runoff on the site. Details of any grading, drainage and retention will be available after completion of a topographic survey and preliminary hydrology study.

The Project would not include any restrooms that would require water and wastewater utilities and services. As indicated above, the Applicant intends to either transport the water by truck or install a temporary pipeline allowing the transport of water to the Beehive site. For operational water needs, the Applicant intends to drill an exempt well on site, which can be used (as needed) to recharge the water storage tower located on Project site. In addition, the Project will include an onsite tank for the required water flow determined by City of Peoria Fire Prevention Division. Note: The Project site would also be designed to accommodate the extension of City water when it becomes available. Police and fire services would be provided by the Peoria Police Department and the Peoria Fire – Medical Department, respectively. Fiber optic cable would be provided for internet services. All required electrical services will be provided by the distribution of Battery Energy stored onsite.

**Standards & Guidelines Report**

Z23-04

Beehive Energy Storage LLC

February 20, 2024

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EXHIBITS

**Standards & Guidelines Report**

Z23-04

Beehive Energy Storage LLC

February 20, 2024

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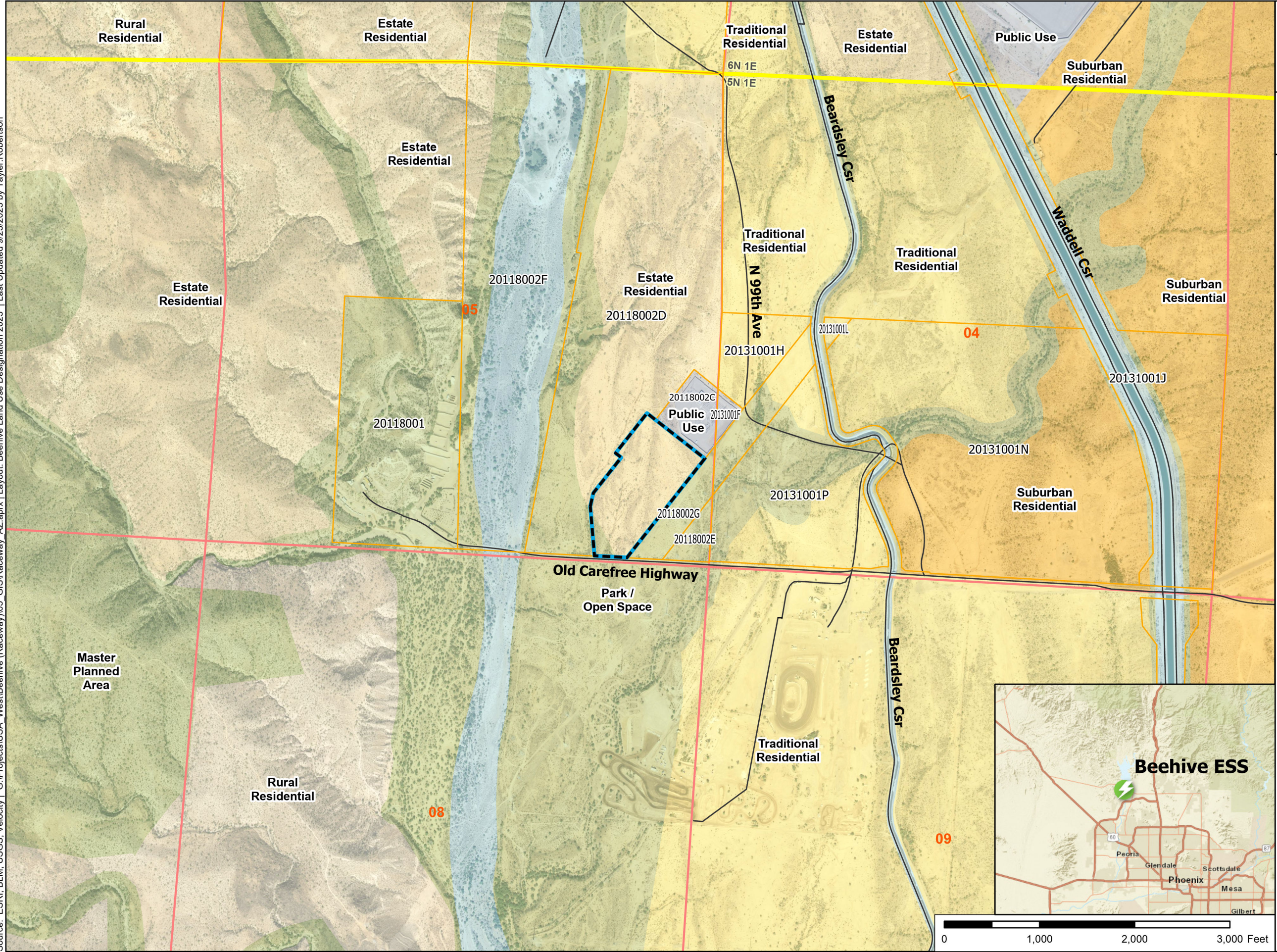
**Exhibit A – Existing and Proposed General Plan Land Use Map**

Source: ESR1, BLM, USGS, Velocity | G:\Projects\USA\_West\Beehive (Raceway)\05\_GIS\Raceway\_AZ.aprx | Layout: Beehive Land Use Designation\_2023 | Last Updated 9/25/2023 by Taylor.Robertson



EDF Renewables  
15445 Innovation Drive  
San Diego, CA 92128

- Local Road
- Beehive Project Boundary
- Parcel Boundary (Corelogic)
- PLSS Township
- PLSS Section
- City of Peoria GP Land Use
  - Rural Residential
  - Estate Residential
  - Traditional Residential
  - Suburban Residential
  - Public Use
  - Park / Open Space
  - Waterways



City of Peoria, Maricopa  
County, Arizona



### Beehive ESS Existing Land Use Designation

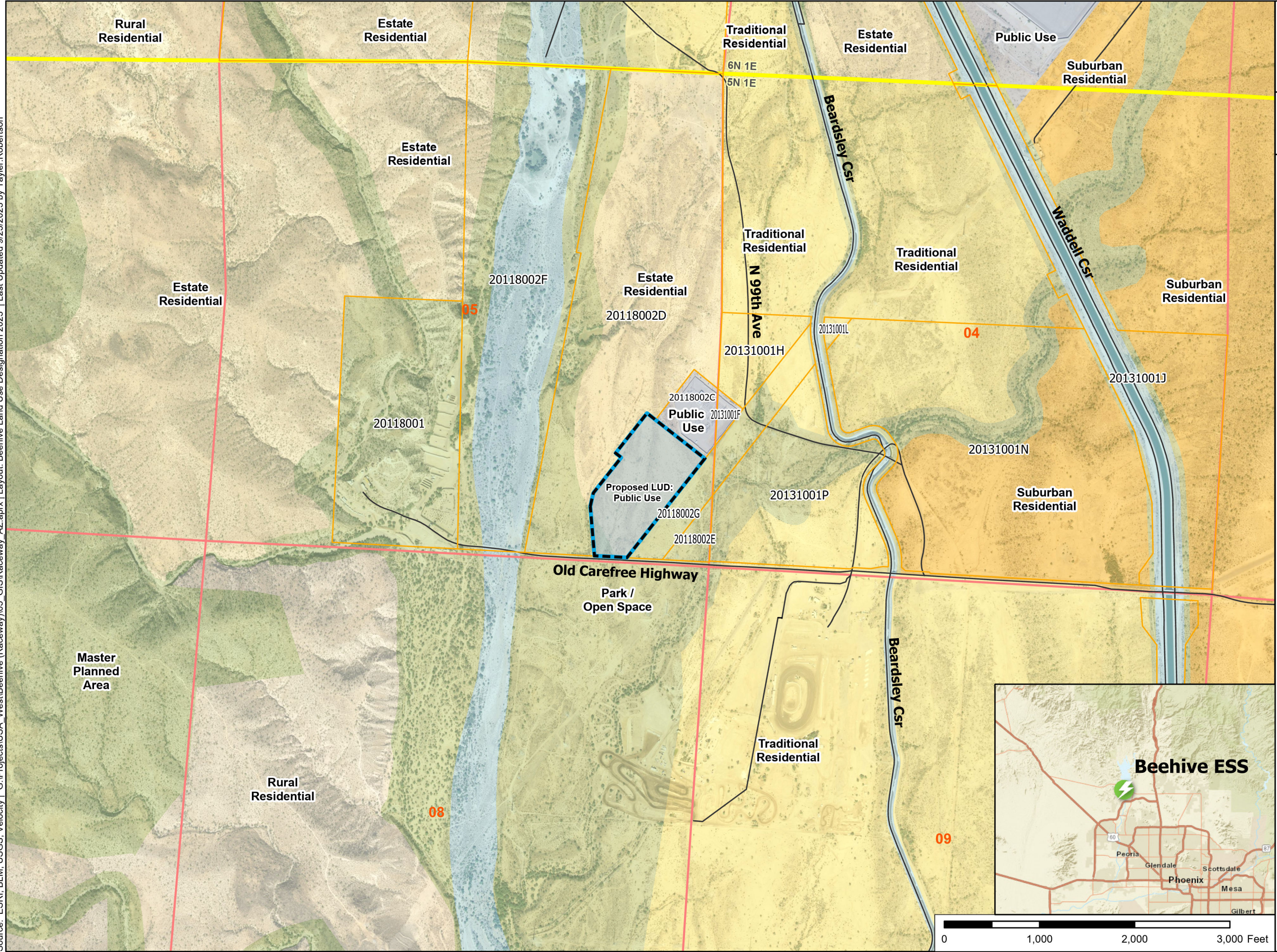


September 25, 2023

Source: ESR1, BLM, USGS, Velocity | G:\Projects\USA\_West\Beehive (Raceway)\05\_GIS\Raceway\_AZ.aprx | Layout: Beehive Land Use Designation\_2023 | Last Updated 9/25/2023 by Taylor,Robertson



EDF Renewables  
15445 Innovation Drive  
San Diego, CA 92128



- Local Road
- Beehive Project Boundary
- Beehive Project Area Proposed Land Use Designation: Public Use
- Parcel Boundary (Corelogic)
- PLSS Township
- PLSS Section
- City of Peoria GP Land Use
  - Rural Residential
  - Estate Residential
  - Traditional Residential
  - Suburban Residential
  - Public Use
  - Park / Open Space
  - Waterways



City of Peoria, Maricopa  
County, Arizona



### Beehive ESS Proposed Land Use Designation











September 25, 2023

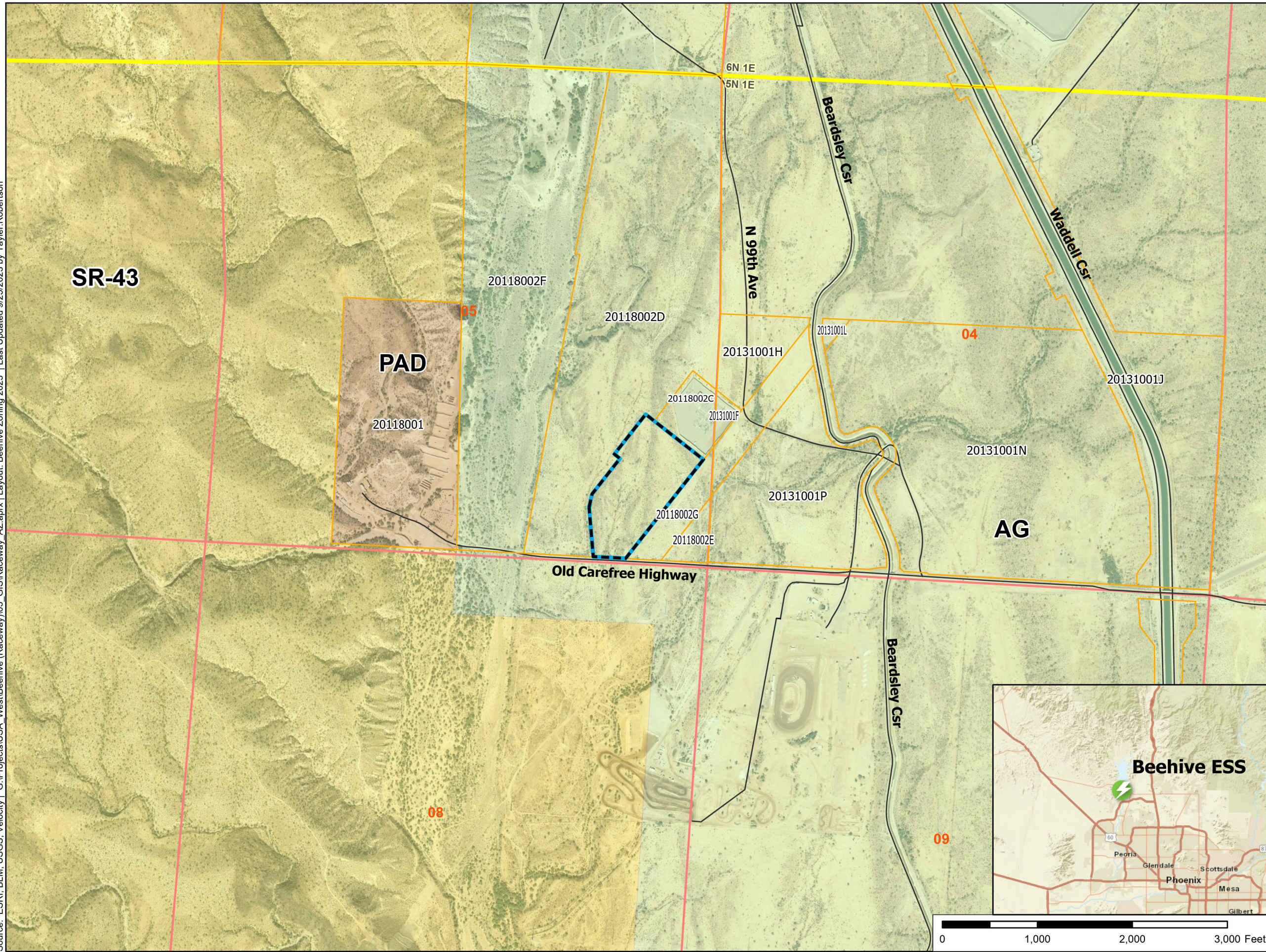
**Exhibit B – Existing and Proposed Zoning Map**

Source: ESR1, BLM, USGS, Velocity | G:\Projects\USA\_West\Beehive (Raceway)\05\_GIS\Raceway (Raceway)\05\_GIS\Raceway AZ.aprx | Layout: Beehive Zoning 2023 | Last Updated 9/25/2023 by Taylor.Robertson



EDF Renewables  
15445 Innovation Drive  
San Diego, CA 92128

-  Local Road
-  Beehive Project Boundary
-  Parcel Boundary (Corelogic)
-  PLSS Township
-  PLSS Section
- City of Peoria Existing Zoning
  -  PAD
  -  AG
  -  SR-43



City of Peoria, Maricopa  
County, Arizona

### Beehive ESS Existing Site Zoning

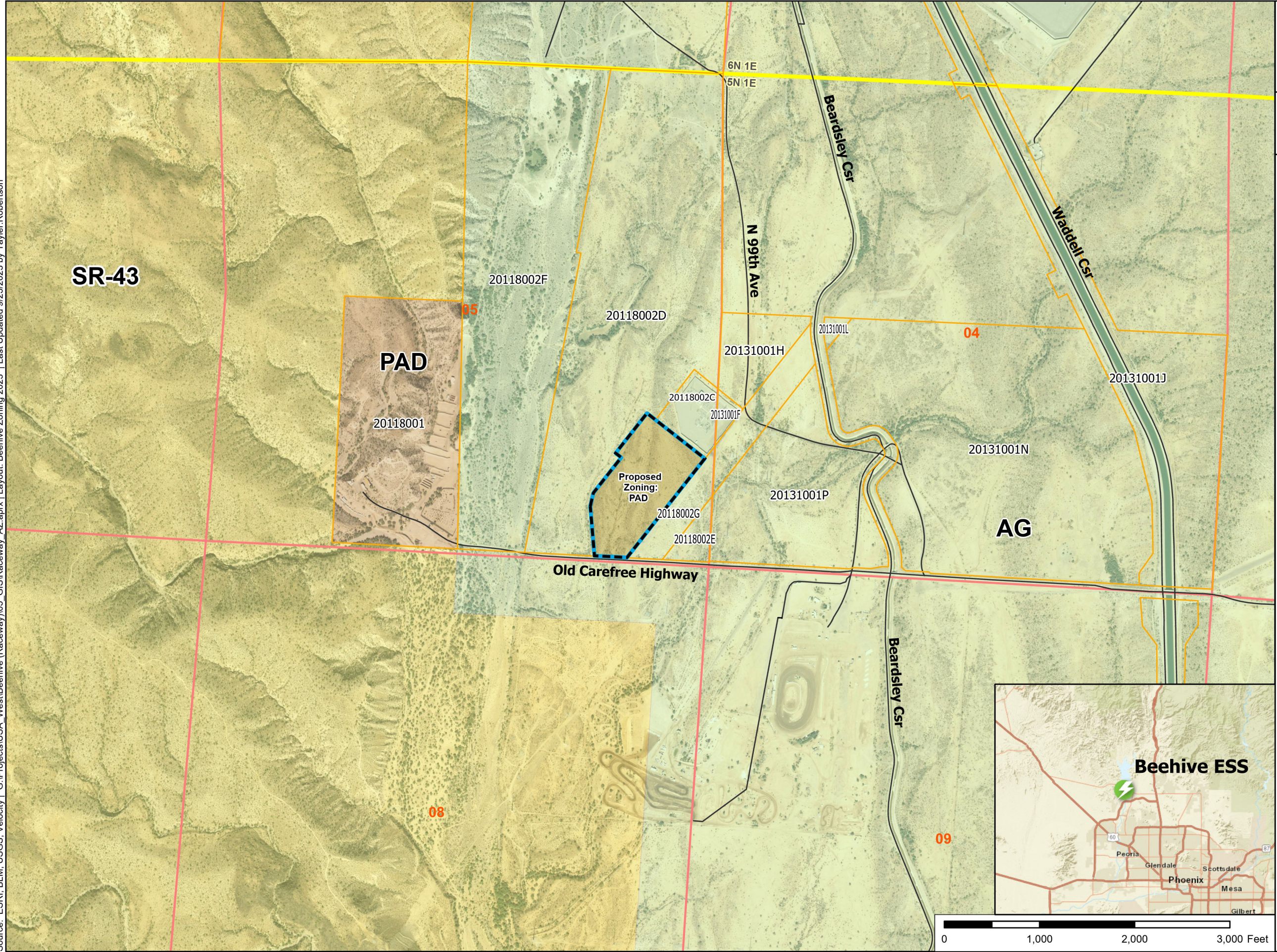
September 25, 2023

Source: ESR1, BLM, USGS, Velocity | G:\Projects\USA\_West\Beehive (Raceway)\05\_GIS\Raceway (Raceway)\05\_GIS\Raceway AZ.aprx | Layout: Beehive Zoning 2023 | Last Updated 9/25/2023 by Taylor.Robertson



EDF Renewables  
15445 Innovation Drive  
San Diego, CA 92128

- Local Road
- Beehive Project Boundary
- Beehive Project Area Proposed Site Zoning: PAD
- Parcel Boundary (Corelogic)
- PLSS Township
- PLSS Section
- City of Peoria Existing Zoning
  - PAD
  - AG
  - SR-43



City of Peoria, Maricopa  
County, Arizona

### Beehive ESS Proposed Site Zoning

September 25, 2023

**Standards & Guidelines Report**

Z23-04

Beehive Energy Storage LLC

February 20, 2024

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**Exhibit C – Legal Description**

**LEGAL DESCRIPTION**

**EXHIBIT 'A'**

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 1 EAST OF THE MOUNT DIABLO BASE AND MERIDIAN, COUNTY OF MARICOPA, STATE OF ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCING** AT THE EAST QUARTER OF SAID SECTION 5, BEING MONUMENTED BY A 9" X 10" X 10" STONE, FROM WHICH THE SOUTHEAST CORNER OF SAID SECTION 5, BEING MONUMENTED BY 3" MARICOPA COUNTY BRASS DISK STAMPED "TSNRTE COR OF S5 S4 S8 S9 29891", BEARS SOUTH 00°13'24" EAST, A DISTANCE OF 1,399.33 FEET, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO;

THENCE SOUTH 00°13'24" EAST, A DISTANCE OF 1,399.33 FEET TO A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NUMBER 2006-0714814, SAID LINE ALSO BEING THE SOUTHEASTERLY BOUNDARY LINE OF THAT CERTAIN PROPERTY DESCRIBED IN DOCUMENT NUMBER 2004-0010291 OF OFFICIAL RECORDS OF THE MARICOPA COUNTY CLERK AND RECORDER;

THENCE SOUTH 34°59'01" WEST, ALONG SAID NORTHWESTERLY BOUNDARY LINE, A DISTANCE OF 172.96 FEET TO THE SOUTHERLY CORNER OF THAT PROPERTY DESCRIBED IN DOCUMENT NUMBER 2004-0010291, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;


THENCE THE FOLLOWING EIGHT (8) COURSES:

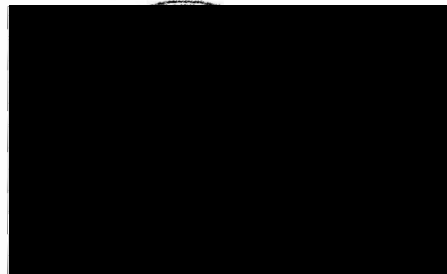
1. CONTINUING ALONG SAID NORTHWESTERLY LINE SOUTH 34°59'01" WEST, A DISTANCE OF 1,319.10 FEET;
2. LEAVING SAID NORTHWESTERLY LINE, SOUTH 89°50'27" WEST, ALONG THE NORTH RIGHT OF WAY LINE OF OLD CAREFREE HIGHWAY DESCRIBED IN DOCUMENT 2001-0851964, A DISTANCE OF 341.18 FEET;
3. LEAVING SAID NORTH RIGHT OF WAY LINE, NORTH 08°01'13" WEST, A DISTANCE OF 520.32 FEET;
4. NORTH 09°44'28" EAST, A DISTANCE OF 143.34 FEET;
5. NORTH 34°58'54" EAST, A DISTANCE OF 473.32 FEET;
6. NORTH 55°00'59" WEST, A DISTANCE OF 74.50 FEET;
7. NORTH 34°59'01" EAST, PARALLEL WITH SAID NORTHWESTERLY LINE, A DISTANCE OF 532.00 FEET, TO AN EXTENSION OF THE SOUTHWESTERLY BOUNDARY OF SAID PROPERTY DESCRIBED IN DOCUMENT 2004-0010291;
8. SOUTH 55°00'59" EAST, ALONG SAID EXTENSION AND SAID SOUTHWESTERLY BOUNDARY LINE, A DISTANCE OF 769.50 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINING A CALCULATED AREA OF 970,763 SQUARE FEET OR 22.286 ACRES, MORE OR LESS, AND BEING SUBJECT TO ANY EXISTING EASEMENTS AND/OR RIGHTS OF WAY.

AS SHOWN ON SHEET 2 OF 2, ATTACHED HERETO AND MADE A PART OF, ALL DISTANCES, AREAS, AND BEARINGS ARE GRID BASED ON NSRS 2011 ARIZONA STATE PLANE, CENTRAL ZONE, INTERNATIONAL FOOT, TO ACHIEVE GROUND VALUES, THE COMBINED SCALE FACTOR IS 1.00014876.

I, BENJAMIN J. BLIXT, A LICENSED SURVEYOR IN THE STATE OF ARIZONA, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

  
BENJAMIN J. BLIXT, LS 48460  
FOR AND ON BEHALF OF  
WESTWOOD PROFESSIONAL SERVICES, INC.



**Westwood**

Phone (732) 521-8350 15070 Church Ranch Way, Suite #201  
Toll Free (888) 507-1150 Westwood, NJ 08021  
westwoodps.com westwoodps.com

Westwood Professional Services, Inc.

**Beehive Storage  
Project**

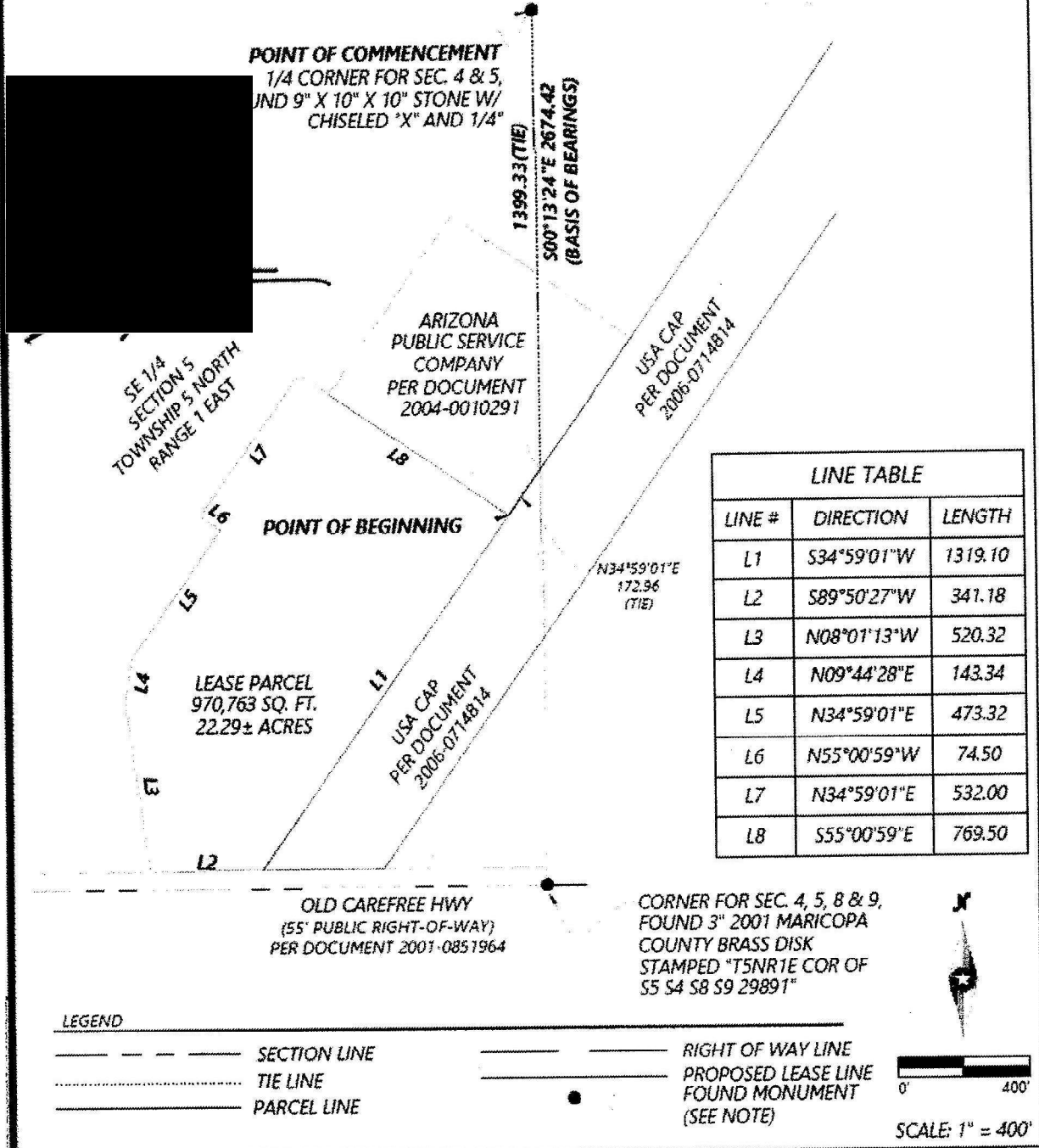
Maricopa County, Arizona

**Beehive Lease  
Area Exhibit**

DATE: 06/01/2023

SHEET: 01 of 02

EXHIBIT 'A-1'



**Westwood**

Phone: (728) 531-4300 10170 Church Ranch Way, Suite 4001  
Toll Free: (866) 917-5116 Westwood, CO 80521  
www.westwood.com  
Westwood Professional Services, Inc.

**Beehive Storage Project**

Maricopa County, Arizona

**Beehive Lease Area Exhibit**

DATE: 06/01/2023  
SHEET: 02 of 02

AS

**Standards & Guidelines Report**

Z23-04

Beehive Energy Storage LLC

February 20, 2024

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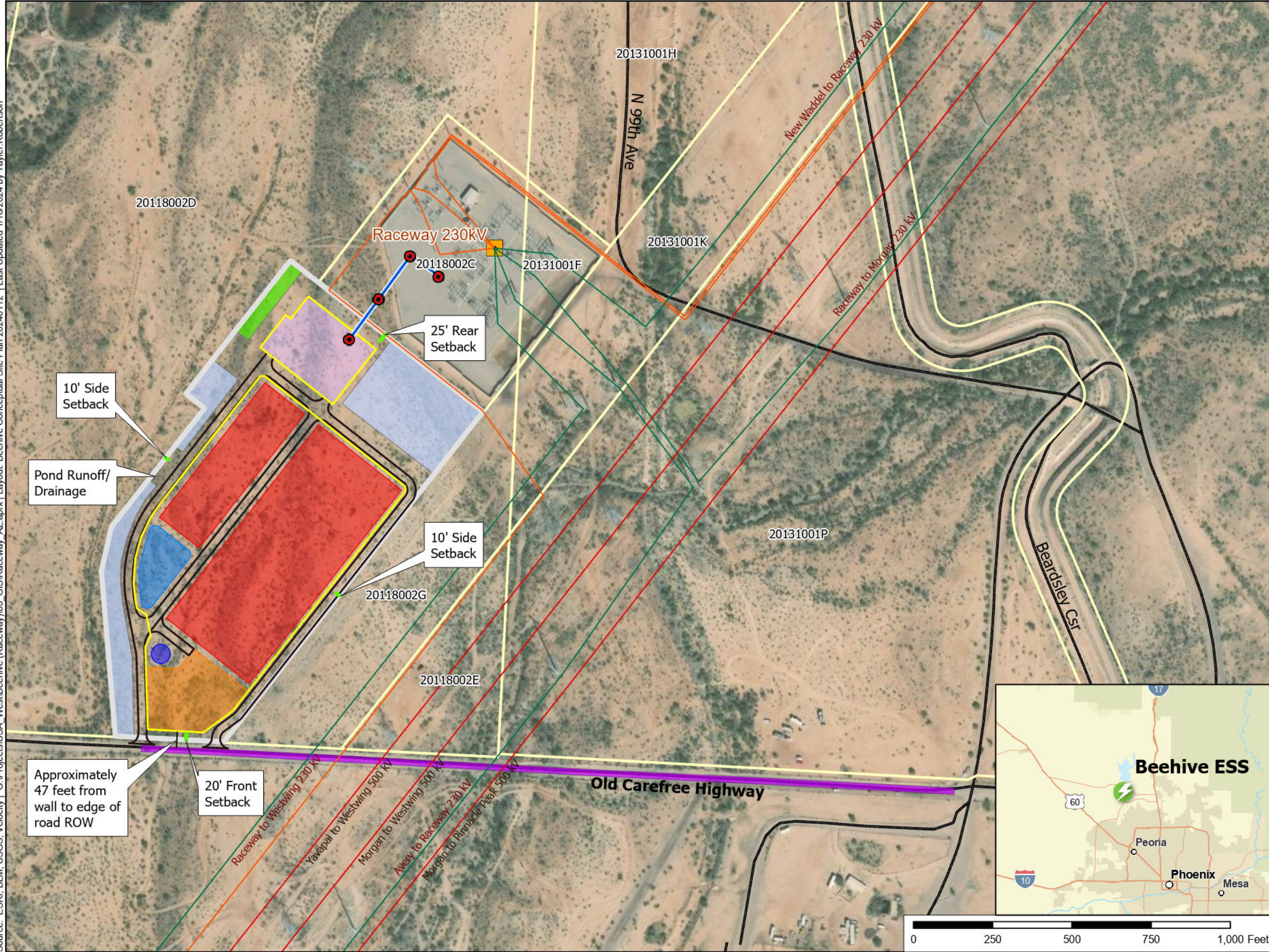
**Exhibit D – Conceptual Site Plan**

Source: ESRI, BLM, USGS, Velocity | G:\Projects\USA\_West\Beehive (Raceway)\05\_GIS\Raceway\_AZ.aprx | Layout: Beehive Conceptual Site Plan 20240112 | Last Updated 1/16/2024 by Taylor,Robertson



EDF Renewables  
15445 Innovation Drive  
San Diego, CA 92128

- Raceway Substation
- Gentie Structure
- Existing 500kV & Above Transmission Line
- Existing 230 kV Transmission Line
- Existing 69 kV Transmission Line
- Project Gentie Route 230kV
- Internal Project Road (26 ft Wide)
- Beehive ESS Project Boundary (22.29 ac)
- Wall
- Battery Area (Approx., 7.7 ac)
- Project Substation (Approx., 1.4 ac)
- O&M/Laydown/Parking (Approx., 1.3 ac)
- Pond (Approx., 0.6 ac)
- Water Tank (32K gal)
- NOS Area (Approx., 3.64 ac)
- Salvage Nursery (Approx., 0.33 ac)
- Site Access ROW from Old Carefree Highway
- Parcel Boundary



City of Peoria, Maricopa  
County, Arizona

### Beehive ESS Conceptual Site Plan



**Standards & Guidelines Report**

Z23-04

Beehive Energy Storage LLC

February 20, 2024

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**Exhibit E - Slope Analysis**

Source: ESRJ, BLM, USGS, Velocity | G:\Projects\USA\_West\Beehive (Raceway)\05\_GIS\Raceway\_AZ.aprx | Layout: Beehive Slope Analysis v2\_20230925 | Last Updated 10/17/2023 by Taylor.Robertson



EDF Renewables  
15445 Innovation Drive  
San Diego, CA 92128

Beehive Project Boundary (22.29 ac)

NOS Area (Approx., 3.64 ac)

Slope Percent

0-9.99%

10-14.99%

15-19.99%

20-24.99%

25-29.99%

30-34.99%

35% & Greater



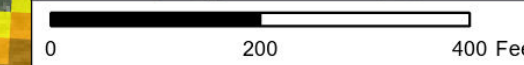
Slope Percent Range	Acreage of Disturbed Area in Beehive Project Boundary
0 - 9.99%	18.44
10 - 14.99%	0.21
15 - 19.99%	0.00
20 - 24.99%	0.00
25 - 29.99%	0.00
30 - 34.99%	0.00
35% & Greater	0.00
<b>TOTAL:</b>	<b>18.65</b>

Note: Table above does not account for slope within the 3.64 acres of NOS Area as it will not be disturbed by construction



City of Peoria, Maricopa County, Arizona

### Beehive ESS Slope Percent Overview



Slope percent calculated using 1ft resolution surface LIDAR resampled to a 25ft cell size.

Old Carefree Hwy

**Standards & Guidelines Report**

Z23-04

Beehive Energy Storage LLC

February 20, 2024

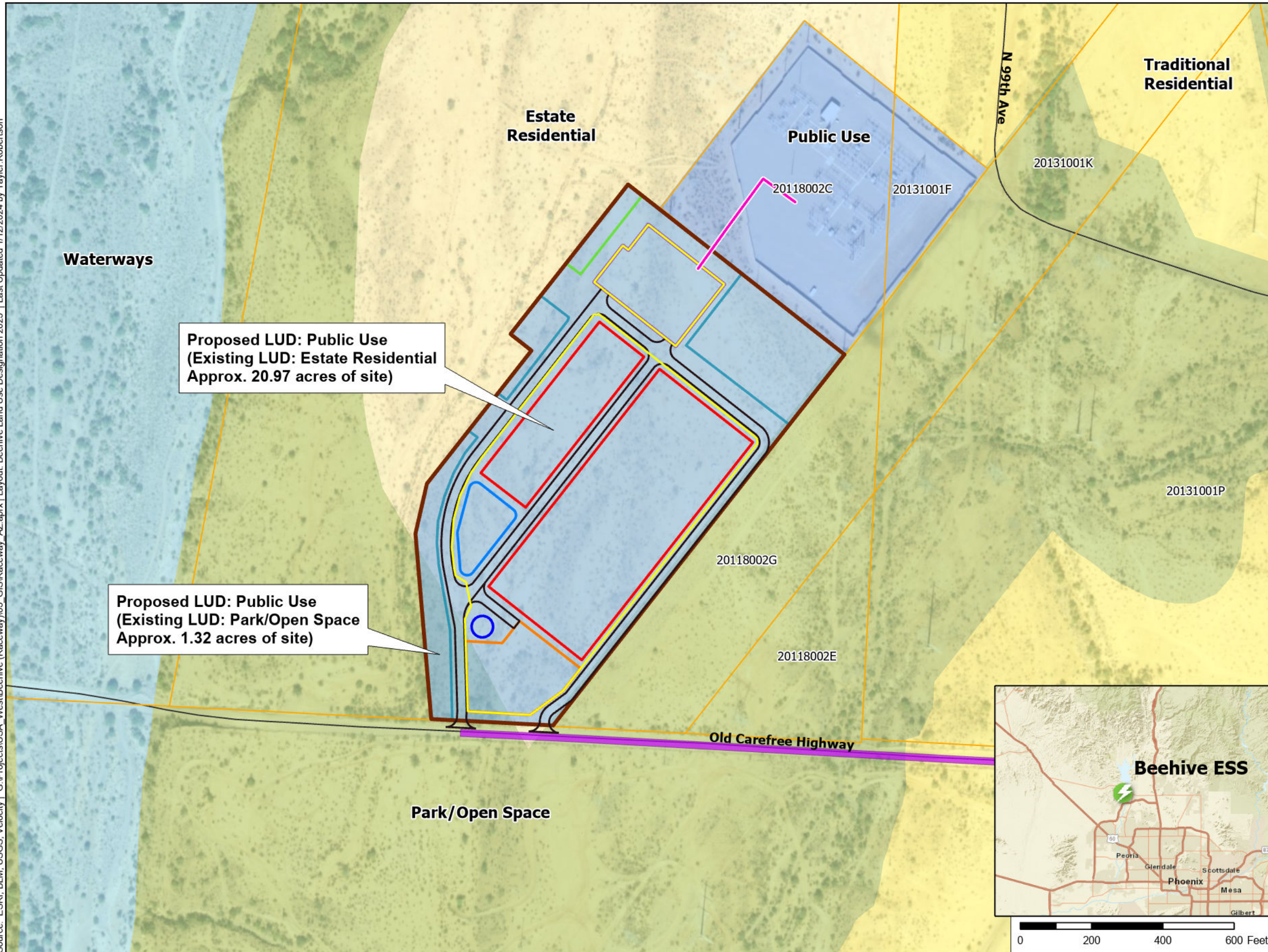
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**Exhibit F - Existing & Proposed Land Use Designations – Magnified**

Source: ESR, BLM, USGS, Velocity | G:\Projects\USA\_West\Beehive (Raceway)\05\_GIS\Raceway\_AZ.aprx | Layout: Beehive Land Use Designation 2023 | Last Updated: 1/12/2024 by Taylor.Robertson



EDF Renewables  
15445 Innovation Drive  
San Diego, CA 92128



**Proposed LUD: Public Use  
(Existing LUD: Estate Residential  
Approx. 20.97 acres of site)**

**Proposed LUD: Public Use  
(Existing LUD: Park/Open Space  
Approx. 1.32 acres of site)**

- Project Gentie Route 230kV
- Internal Project Road (26 ft Wide)
- Beehive Project Area Proposed Land Use Designation: Public Use
- Wall
- Battery Area (Approx., 7.7 ac)
- Pond (Approx., 0.6 ac)
- Project Substation (Approx., 1.4 ac)
- O&M/Laydown/Parking (Approx., 1.3 ac)
- Water Tank (32K gal)
- Beehive ESS Project Boundary (22.29 ac)
- NOS Area (Approx., 3.64 ac)
- Salvage Nursery (Approx., 0.33 ac)
- Site Access ROW from Old Carefree Highway
- Parcel Boundary
- City of Peoria GP Land Use
  - Estate Residential
  - Traditional Residential
  - Public Use
  - Park / Open Space
  - Waterways



City of Peoria, Maricopa  
County, Arizona

### Beehive ESS Proposed Land Use Designation

January 12, 2024

# Beehive BESS: GPA23-01 and Z23-04

North of Old Carefree Highway, approx. 1.9 miles west of Lake Pleasant Parkway



# BEEHIVE ENERGY STORAGE, LLC

## Minor General Plan Amendment & Planned Area Development

Case #: GPA23-01 & Z23-04

## Community Outreach Report

January 17, 2024

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Prepared by Applicant:

**ROSE LAW GROUP<sub>pc</sub>**  
**RICH ■ CARTER ■ FISHER**

7144 East Stetson Drive | Scottsdale, AZ 85251

Attn: Nate Tonnemacher | Project Manager  
O: (480) 240-5642 | M: (805) 345-8074  
ntonnemacher@roselawgroup.com

Submitted to:

**City of Peoria**

Planning and Zoning Department  
9875 North 85<sup>th</sup> Avenue | Peoria, AZ 85345

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On behalf of Developer:



EDF Renewables Inc. North America

## **Beehive Energy Storage, LLC**

### **Citizen Notification and Participation Plan**

*NOTE: The following sections of this report may be updated and resubmitted for review as community outreach efforts continue or if additional comments or concerns arise.*

#### **Contact Dates and Methods**

Six (6) notification letters were mailed to adjacent property owners and neighbors (within a 1,350 ft radius of the subject site) via First Class U.S. Mail- postmarked March 31, 2023 (see Attachment 3). The notification letter contained all required and pertinent information regarding the application along with an invitation to join the Applicant's Development Team for an Open House meeting that transpired on April 18, 2023. A copy of the notification letter and an Affidavit of Notification is submitted with this report as evidence that the letters were mailed as required (see Attachments 1 & 2).

#### **Site Posting**

The site was posted on March 31, 2023, with one (1) large 4x8 ft. wood sign with application information as required by the City of Peoria. Photos and an affidavit for posting are submitted with this report as evidence of sign posting (see Attachments 4 & 5).

Note: The public notice sign will be updated as necessary to stay up to date with the most current public hearing information and/or if any aspects of the proposal are revised.

#### **Meeting with Councilmember**

On April 17, 2023, the Developer and the Applicant's Development Team met with Councilmember Shafer to discuss the proposal. The meeting was productive and included discussions on the development plans, BESS technology, site access, traffic and emissions and other development related matters. The Applicant's Development team also invited the Councilmember to the April 18<sup>th</sup> Open House meeting, which he attended. A copy of the correspondence with Councilmember Shafer's Office is submitted with this report (see Attachment 8).

#### **Open House**

The Applicant's Development team held an in-person Open House meeting on Tuesday, April 18, 2023, from 5:30pm to 6:30 pm, in the Media Room at the West Wing Elementary School, located at 26716 N High Desert Dr, Peoria, AZ 85383. The public was invited to come and learn more about the proposed request and provide any comments or recommendations for improvements to the Project scope or design/ development, etc. A copy of the sign-in sheets with the four (4) attendees' contact information are submitted with this report (see Attachment 6).

One of the attendees was a neighboring property and business owner, who is supportive of the use and the project; and conveyed to the other attendees that the sole purpose of his attendance was to voice support for the project.

Councilmember Shafer and his staff also participated in the Open House meeting. The conversations were very productive and some of the insights and opinions shared were very valuable to the Applicant's Development Team. The Applicant's Development Team was able to share with the Councilmember and his staff valuable information regarding the BESS technology, answer many questions, and field plenty of feedback about the current conceptual development proposal.

There were no written comments submitted to the Applicant's Development Team during the Open House. However, there were several productive and engaging discussions between the Applicant's Development Team and the attendees. The conversations stayed generally positive throughout the entirety of the evening. Any relevant verbal comments or suggestions from the attendees were noted by the Applicant's Development Team.

Prior to the Open House meeting, the Applicant team received one email from a neighbor asking for additional details about the project and the upcoming open house. A copy of that correspondence is submitted with this report (see Attachment 7).

### **Ongoing Communication with Neighbors**

Any additional comments and feedback received by the Applicant's team will be documented and submitted to the city in an updated Citizen Participation Report prior to the first public hearing.

Public comment & engagement update:

- **August 9<sup>th</sup> & 10<sup>th</sup>, 2023** – Applicant received an email inquiry from Mr. Richard Shaw, a neighbor and business owner residing in the vicinity of the project area. Mr. Shaw had previously attended the Open House meeting in April 2023 that was hosted by the Applicant. Mr. Shaw has repeatedly expressed his support for the project in the past and has maintained his support through the substantive review process.

Mr. Shaw requested any additional updated information pertaining to the Project's submittal status, hearing status and asked for the Applicant's representative to clarify the Project area size and scope. The applicant replied the same day to inform Mr. Shaw that the project size has increased from 15.5 acres to approximately 22.3 acres, due to the expansion of the Project boundary. It was further explained that the overall scope of the Project has not changed, and aside from an increase in Natural Area Open space being proposed, a reconfiguring of the site access and location of the O&M area on site to account for the increase in Project area and to meet certain other requirements, the requests for entitlements and certain amended development standards has not changed from what was originally presented during the Open House meeting and subsequent inquiries.

## Community Outreach Report

GPA23-01 & Z23-04

Beehive Energy Storage LLC

January 18, 2024

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- **November 15th & 16th, 2023** - Applicant reached out to Mr. Shaw via email with an update on the status of the Project review.

While exchanging emails with Mr. Shaw, he expressed his willingness to provide a Letter of Support for the project. A copy of Mr. Shaw's Letter of Support is submitted with this report (see Attachment 9). Mr. Shaw also expressed his desire to attend any future public hearings to express his support for the project. The applicant will continue to provide Mr. Shaw with the latest information pertaining to the Project's submittal status and hearing status.

**Community Outreach Report**

GPA23-01 & Z23-04

Beehive Energy Storage LLC

January 18, 2024

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**Attachment 1 - Affidavit of Notification**

**Affidavit of Notification**

**Application No:** Z23-04 (Rezoning) & GPA23-01 (MGPA)

**Applicant Name:** Beehive Energy Storage LLC (subsidiary of EDF Renewables Inc., North America)

**Location:** APN: 201-18-002D

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

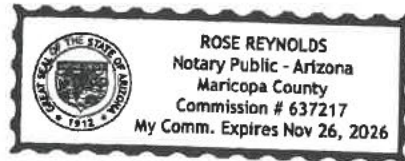
Applicant:  Date: 3/31/23

This instrument was acknowledged before me on this 31st day of MARCH,

2023, by . In witness whereof

I hereunto set my hand and official seal.   
Notary Public

My commission expires NOVEMBER 26, 2026



**Community Outreach Report**

GPA23-01 & Z23-04

Beehive Energy Storage LLC

January 18, 2024

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**Attachment 2 - Neighborhood Meeting Notification Letter**

# ROSE LAW GROUP<sup>pc</sup>

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## RICH ■ CARTER ■ FISHER

NATE TONNEMACHER  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone 480.240.5642 Fax 480.505.3925  
NTonnemacher@RoseLawGroup.com  
www.RoseLawGroup.com

March 31, 2023

Dear Property Owner or Neighborhood Association Representative,

The purpose of this letter is to inform you that Rose Law Group pc (“Applicant”) is submitting a Rezoning (PAD) and Minor General Plan Amendment request on behalf of Beehive Energy Storage LLC, a wholly owned subsidiary of EDF Renewables Inc., North America (“Operator”) to accommodate the development of a proposed Beehive Energy Storage Project (“Project”) on approximately 15.5 acres of a larger tract of vacant land within the City of Peoria (APN: 201-18-002D). The Project proposes a development of a 250-megawatt (MW) utility-scale battery energy storage system (BESS) facility, that will interconnect with the adjacent (APS) Raceway 230-kV Substation in support of renewable energy development within the City of Peoria.

The Applicant, on behalf of the Operator, is requesting the following:

- 1) Rezone a 15.5-acre portion of a larger tract of land to *Planned Area Development (PAD)*, currently zoned *General Agriculture (AG)*;
- 2) Amend the city of Peoria’s *General Plan- Future Land Use Map 2040*, changing the underlying land use designation of the site area from *Estate Residential* to *Public Use*.

Our team would like to invite you to an Open House meeting to learn more about these requests and the proposed development. Attached is a copy of the Conceptual Site Layout.

### **Open House Meeting**

Tuesday, April 18, 2023

Anytime between 5:30PM to 6:30PM

West Wing Elementary School - Media Room

26716 N High Desert Dr, Peoria, AZ 85383

If you are unable to attend, please contact me at the listed information below to learn more about the case. The City of Peoria Planner assigned to this case is Robert Kuhfuss and can be reached at [Robert.Kuhfuss@PeoriaAZ.gov](mailto:Robert.Kuhfuss@PeoriaAZ.gov) or 623-773-7643 You may also make your feelings known on this case by writing to the City of Peoria Planning Development Department, 9875 N. 85<sup>th</sup> Ave. Peoria AZ, 85345, referencing the case numbers Z23-04 (Rezoning) & GPA23-01 (MGPA). All public comment will be made part of the case file.

Please be advised that public hearings before the City of Peoria Planning Commission and the City Council will be scheduled to review this case. However, specific hearing dates have not yet been set. You should receive a subsequent notice identifying the date and location of the public hearings once they have been scheduled.

Again, I am available and happy to answer any questions or hear any comments you may have regarding this proposal. You may reach me at any time at [NTonnemacher@RoseLawGroup.com](mailto:NTonnemacher@RoseLawGroup.com) or 480.240.5642.

Sincerely,














***Nate Tonnemacher***

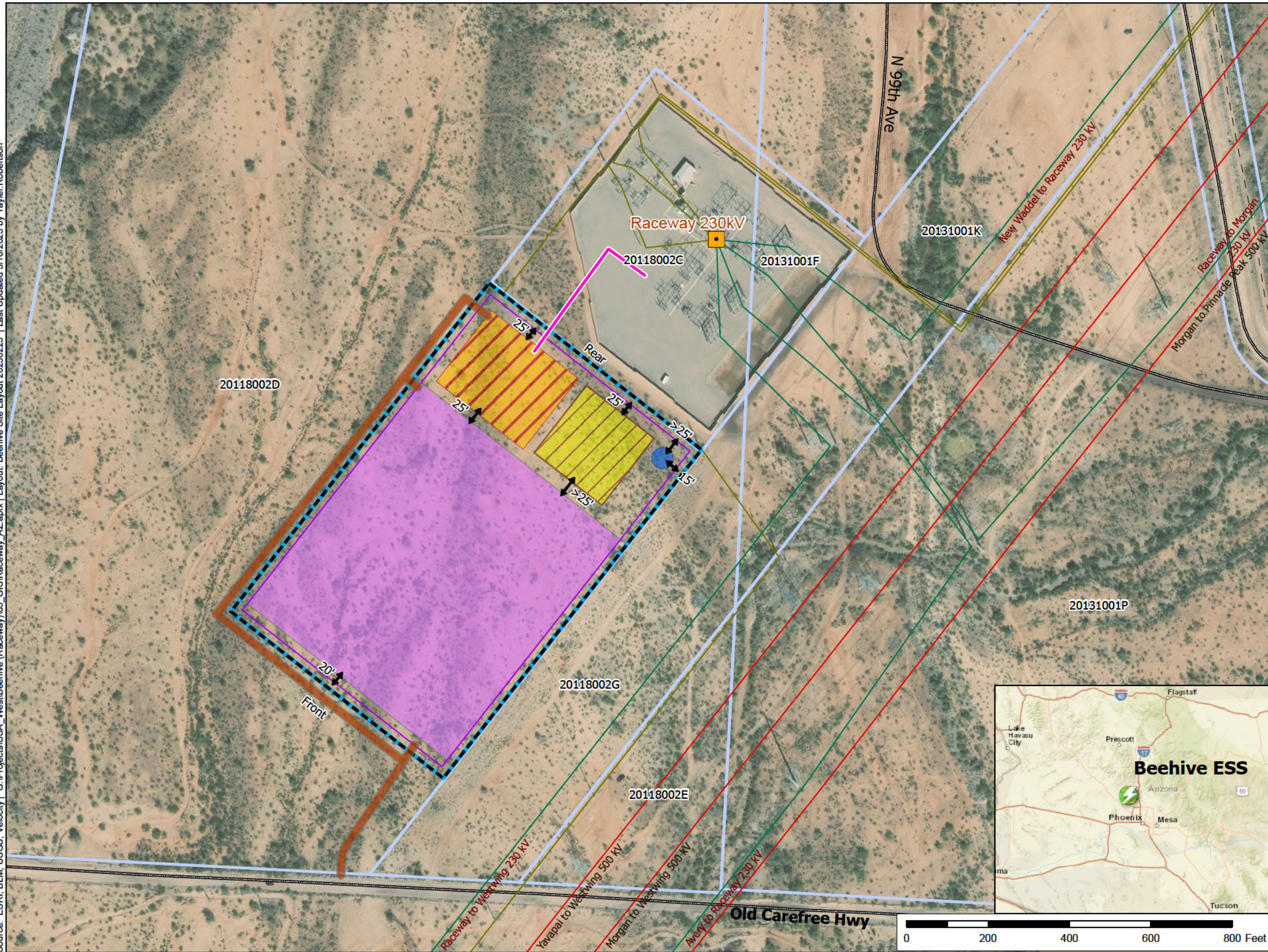
Planner/Project Manager

Source: ESRI, BLM, USGS, Velocity | G:\Projects\USA\_West\Beehive (Raceway)\05\_GIS\Raceway\_AZ.aprx | Layout: Beehive Site Layout 20230223 | Last Updated 3/10/2023 by Taylor.Robertson



EDF Renewables  
15445 Innovation Drive  
San Diego, CA 92128

-  Raceway Substation
-  Gentie Route 230kV
-  20' Wide Site Access Road
-  20' Site Access
-  Beehive Project Boundary (1,022.47'L x 660.34'W)
-  Project Substation (Approx., 1.4ac)
-  Project O&M (Approx., 1ac)
-  Water Tower (Approx., 32K gal)
-  BESS Area (Approx., 9.8ac)
-  500 kV and above
-  230 kV
-  69 kV
-  Parcel Boundary (Corelogic)



City of Peoria, Maricopa  
County, Arizona

Project Site Land APN:  
201-18-002D

### Beehive ESS Conceptual Site Plan

Actual engineering designs to be provided by  
contractor for construction. Conceptual only.

**Community Outreach Report**

GPA23-01 & Z23-04

Beehive Energy Storage LLC

January 18, 2024

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**Attachment 3 - Mailing List & Buffer Maps**

ARIZONA PUBLIC SERVICE COMPANY  
P O BOX 53999 MS 9565  
PHOENIX AZ 85072

SUN MANAGEMENT AND HOLDINGS LLC  
1800 MELFI CT  
HENDERSON NV 89012

FLOOD CONTROL DISTRICT OF MARICOPA  
COUNTY  
2801 W DURANGO ST  
PHOENIX AZ 85009

U S A - C A P -  
201 N CENTRAL AVE STE 2100  
PHOENIX AZ 85073

ARIZONA STATE OF  
205 S 17TH AVE RM 370  
PHOENIX AZ 850073212

Robert Kuhfuss, Senior Planner  
City of Peoria Planning Department  
8401 W. Monroe St.  
Peoria, AZ 85345



**Community Outreach Report**

GPA23-01 & Z23-04

Beehive Energy Storage LLC

January 18, 2024

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**Attachment 4 - Affidavit of Sign Posting**



PLANNING AND ZONING
AFFIDAVIT OF NOTIFICATION

Date 03/31/23 Case Number : Z23-04 (Rezoning) & GPA23-01 (MGPA)

Location of Property SWC 99th ave Old Carefree Hwy

Sign Company Name Dynamite Signs, Inc.

I, Meghan Liggett certify that the site has been posted on 03/31/23 as indicated by the project manager for the case listed above.

Applicant/Representative Signature [Redacted]



The foregoing instrument was acknowledged before me on 03/31/23

[Redacted] Notary Public My Commission Expires 10.25.24

Return completed notarized affidavit AND photographic evidence of site posting to the Community Development at least 15 days prior to the hearing body date.

9875 N. 85th Ave., Development and Community Services Building
Peoria, AZ 85345
623-773-7200

**Community Outreach Report**

GPA23-01 & Z23-04

Beehive Energy Storage LLC

January 18, 2024

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**Attachment 5 - Sign Posting Photos**

## City of Peoria Public Notice

**Request (1):** Rezoning from General Agriculture (AG) to Planned Area Development (PAD)

**Request (2):** A Minor Amendment to the General Plan 2040 Future Land Use Map to change the land use designation from Estate Residential to Public Use

**Project Location:** APN: 201-18-002D (located north of Old Carefree Highway, south of the existing APS 230kV Raceway Substation, east of the Agua Fria River)

**Project Size:** approximately 15.5-acres

**Proposed Use:** A stand alone 250-megawatt (MW) battery energy storage system (BESS) facility in support of renewable energy development in the City of Peoria

**Applicant Contact:**  
Nate Tonnemacher  
(480) 240-5642  
ntonnemacher@roselawgroup.com

**City Contact:**  
Planning and Community Development  
623-773-7200  
[www.peoriaaz.gov/planning](http://www.peoriaaz.gov/planning)  
[planning&zoning@peoriaaz.gov](mailto:planning&zoning@peoriaaz.gov)

**Neighborhood Meeting:**

**When:** April 18, 2023 from 5:30 - 6:30pm  
**Where:** West Wing Elementary School in the Media Room  
26716 N High Desert Dr., Peoria, AZ 85383

**Planning & Zoning Commission Hearing:**

**When:** TBD  
**Where:** City Council Chambers  
6401 W Monroe Street Peoria, AZ 85345

**City Council Meeting:**

**When:** TBD  
**Where:** City Council Chambers  
6401 W Monroe Street Peoria, AZ 85345

**Case No(s):** Z23-04 (Rezoning) & GPA23-01 (MGPA)



Apr 01, 2023 10:55AM  
Peoria  
Maricopa County

# City of Peoria Public Notice

**Request (1):** Rezoning from General Agriculture (AG) to Planned Area Development (PAD)

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**Project Size:** approximately 15.5-acres

**Proposed Use:** A stand alone 250-megawatt (MW) battery energy storage system (BESS) facility in support of renewable energy development in the City of Peoria

**Applicant Contact:**

Nate Tonnemacher  
(480) 240-5842  
ntonnemacher@roselawgroup.com

**City Contact:**

Planning and Community Development  
623-773-7200  
www.peoriaaz.gov/planning  
planning&zoning@peoriaaz.gov



**Neighborhood Meeting:**

**When:** April 18, 2023 from 5:30 - 6:30pm

**Where:** West Wing Elementary School in the Media Room  
26716 N High Desert Dr., Peoria, AZ 85383

**Planning & Zoning Commission Hearing:**

**When:** TBD

**Where:** City Council Chambers  
8401 W. Monroe Street Peoria, AZ 85345

**City Council Meeting:**

**When:** TBD

**Where:** City Council Chambers  
8401 W. Monroe Street Peoria, AZ 85345

**Case No(s):** Z23-04 (Rezoning) & GPA23-01 (MGPA)



Apr 01, 2023 10:54AM  
Peoria  
Maricopa County

**Community Outreach Report**

GPA23-01 & Z23-04

Beehive Energy Storage LLC

January 18, 2024

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**Attachment 6 - Open House Sign-in Sheets**

Beehive Energy Storage | Open House Meeting Sign-in Sheet

**West Wing Elementary School - 26716 N High Desert Dr, Peoria, AZ 85383**  
**Tuesday, April 18, 2023 from 5:30PM – 6:30PM**

Name	Address	Email	Phone	Y/N to receive project updates
Richard Shaw	[REDACTED]	[REDACTED]	[REDACTED]	y

Beehive Energy Storage | Open House Meeting Sign-in Sheet

West Wing Elementary School - 26716 N High Desert Dr, Peoria, AZ 85383  
 Tuesday, April 18, 2023 from 5:30PM - 6:30PM

Name	Address	Email	Phone	Y/N to receive project updates
Rob Kuhfuss		robert.kuhfuss@peoriaaz.gov	623-777-7643	
Tammy Shreeve		Tammy.Shreeve@Peoriaaz.gov		
BRAD SHAFER		BRAD.SHAFFER@PEORIAAZ.GOV		

**Community Outreach Report**

GPA23-01 & Z23-04

Beehive Energy Storage LLC

January 18, 2024

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**Attachment 7 - Correspondence with Neighbors**

**Re: BESS Facility - Neighborhood Meeting**

Nate Tonnemacher &lt;NTonnemacher@roselawgroup.com&gt;

Fri 4/14/2023 10:55 AM

To: Richard Shaw [REDACTED]

Cc: Robert Kuhfuss &lt;robert.kuhfuss@peoriaaz.gov&gt;; Kayla Bertoldo &lt;kbertoldo@roselawgroup.com&gt;

Hi Richard,

Thank you for your interest in our project. We look forward to meeting you at the neighborhood meeting next week, Tuesday, April 18th from 5:30pm- 6:30pm at West Wing Elementary School in Peoria. The event will be held in the Media Room.

If you have any questions prior to the meeting, please feel free to reach out to me directly. My office line and cell phone are listed below!

**Nate Tonnemacher**

Planner/Project Manager

**7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251**Direct: **480.240.5642** Fax: **480.505.3925** Mobile: **805.345.8074**[roselawgroup.com](http://roselawgroup.com)    [roselawgroupreporter.com](http://roselawgroupreporter.com)[@roselawgroup](https://twitter.com/roselawgroup)    [@roselawgroupmeta](https://twitter.com/roselawgroupmeta)

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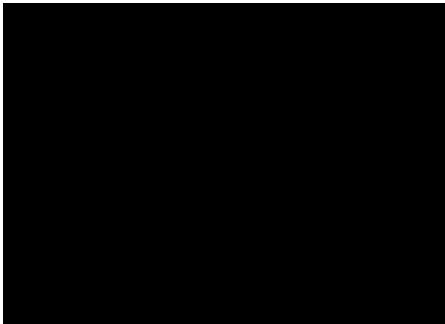
**From:** Richard Shaw [REDACTED]  
**Sent:** Friday, April 14, 2023 7:34 AM  
**To:** Nate Tonnemacher <NTonnemacher@roselawgroup.com>  
**Subject:** BESS Facility - Neighborhood Meeting

Good Morning Nate,

I represent the ownership group for Cowtown Range - we're located about ¼ mile west of the proposed BESS facility. We're supportive of the project, but would like to attend the neighborhood meeting to hear more about it. Can you keep me posted on any changes of the date/time of the neighborhood meeting? Looking forward to meeting you on Tuesday.

Best,  
Rick

Richard S. Shaw, Esq.



**Community Outreach Report**

GPA23-01 & Z23-04

Beehive Energy Storage LLC

January 18, 2024

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**Attachment 8 - Correspondence with Councilmember**

## Re: City of Peoria - Beehive Energy Storage LLC- Neighborhood meeting

Tammy Shreeve <tammy.shreeve@peoriaaz.gov>

Wed 4/5/2023 4:00 PM

To:Nate Tonnemacher <NTonnemacher@roselawgroup.com>

Nate,

Thank you for the follow-up email. Councilmember Shafer looks forward to hearing about the proposed project at the April 17<sup>th</sup> meeting and will be attending the neighborhood meeting on April 18th.

Tammy Shreeve

---

**From:** Nate Tonnemacher <NTonnemacher@roselawgroup.com>

**Sent:** Tuesday, April 4, 2023 2:57 PM

**To:** Tammy Shreeve <tammy.shreeve@peoriaaz.gov>

**Cc:** Chris Jacques <Chris.Jacques@peoriaaz.gov>; Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>; Hopi Slaughter <HSlaughter@roselawgroup.com>; Omar Abdallah <omar@roselawgroup.com>; Kayla Bertoldo <kbertoldo@roselawgroup.com>

**Subject:** Re: City of Peoria - Beehive Energy Storage LLC- Neighborhood meeting

**⚠️⚠️This email arrived from an external source. Please exercise caution when opening attachments or clicking on links.⚠️⚠️**

Hi Tammy,

Just as a quick follow-up to your email earlier this afternoon:

I had a good conversation with Robert Kuhfuss this afternoon, he did let me know that Councilman Shafer will be able to make the neighborhood meeting and that the neighborhood meeting can proceed as scheduled, on April 18th, at 5pm. We appreciate your office and Councilman Shafer's willingness to meet with us on the 17<sup>th</sup> and potentially attend the neighborhood meeting on the 18th.

Please do not hesitate to reach out to me directly if there are any concerns or questions and we are always available to pass along any details about the project to your office for Mr. Shafer's review in the coming weeks leading up to these meetings! Also, I wanted to again apologize for any miscommunication between my office and yours leading up to the scheduling of the neighborhood meeting, we are happy that there was a resolution and everything has been cleared up.

Thanks again for reaching out earlier, and we're excited to meet the Councilman and his staff in a few weeks.

**Nate Tonnemacher**

Planner/Project Manager



**7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251**

Direct: **480.240.5642** Fax: **480.505.3925** Mobile: **805.345.8074**

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**Nate Tonnemacher**  
Planner/Project Manager



7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251  
Direct: 480.240.5642 Fax: 480.505.3925 Mobile: 805.345.8074



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**From:** Tammy Shreeve <tammy.shreeve@peoriaaz.gov>  
**Sent:** Tuesday, April 4, 2023 12:30 PM  
**To:** Nate Tonnemacher <NTonnemacher@roselawgroup.com>  
**Cc:** Chris Jacques <Chris.Jacques@peoriaaz.gov>; Robert Kuhfuss <robert.kuhfuss@peoriaaz.gov>; Hopi Slaughter <HSlaughter@roselawgroup.com>  
**Subject:** City of Peoria - Beehive Energy Storage LLC- Neighborhood meeting

Mr. Tonnemacher,  
Councilmember Shafer was notified today that a neighborhood meeting has been scheduled for 5:30 pm on April 18, at Westwing Elementary School to discuss the Beehive Energy Storage project application.

He is scheduled to meet with Mr. Jordan Rose, Mr. Court Rich and Ms. Hopi Slaughter on Monday, April 17<sup>th</sup> to be briefed on this proposed project. Councilmember Shafer was unaware that a neighborhood meeting had been scheduled for the next day.

Tammy Shreeve

Councilmember Shafer's Office  
Stay connected:  
Instagram: @peoriamesquitedistrict  
Facebook: Mesquite District – Peoria, Arizona



**Community Outreach Report**

GPA23-01 & Z23-04

Beehive Energy Storage LLC

January 18, 2024

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**Attachment 9 – Letter of Support from Neighbor**



Cowtown Range  
10402 W. Old Carefree Hwy  
Peoria, AZ 85383



November 16, 2023

Planning and Zoning Commission  
City of Peoria  
8401 W. Monroe St.  
Peoria, AZ. 85345

**RE: Beehive Energy Storage Site: GPA23-01 & Z23-04**

Dear Commissioners,

I am writing to express our strong support for the Beehive Energy Storage Site proposed for development near our property. As a neighboring property owner, we believe this use will be complimentary to our current use and in harmony with this historically commercial/recreational area. Additionally, although the project is an unmanned facility, we look forward to the developer and/or the City helping to improve the final ½ mile unpaved stretch of Old Carefree Highway that leads to both our property and the Beehive site. This road is used by our 1,700 members (and growing) and by City of Peoria police department personnel on a regular basis.

We firmly believe that the Beehive Energy Storage Site has an important purpose and will be a valuable asset to our community, helping to support utility reliability and infrastructure. We support this project wholeheartedly and we're excited about the benefits it will bring to our area.

We strongly encourage the Planning and Zoning Commission to approve this project. Thank you for considering this letter. Please feel free to contact me if I can provide any additional information.

Sincerely,



Richard S. Shaw, Esq.  
LtCol, USMCR (Ret.)  
Managing Partner, Cowtown Range

cc: Rose Law Group