

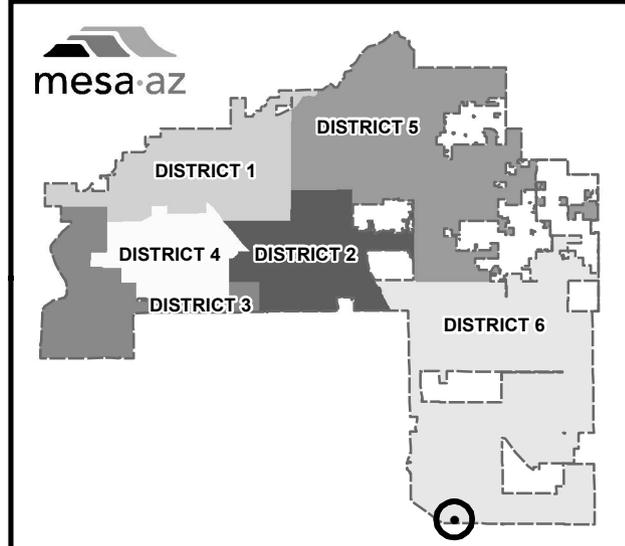
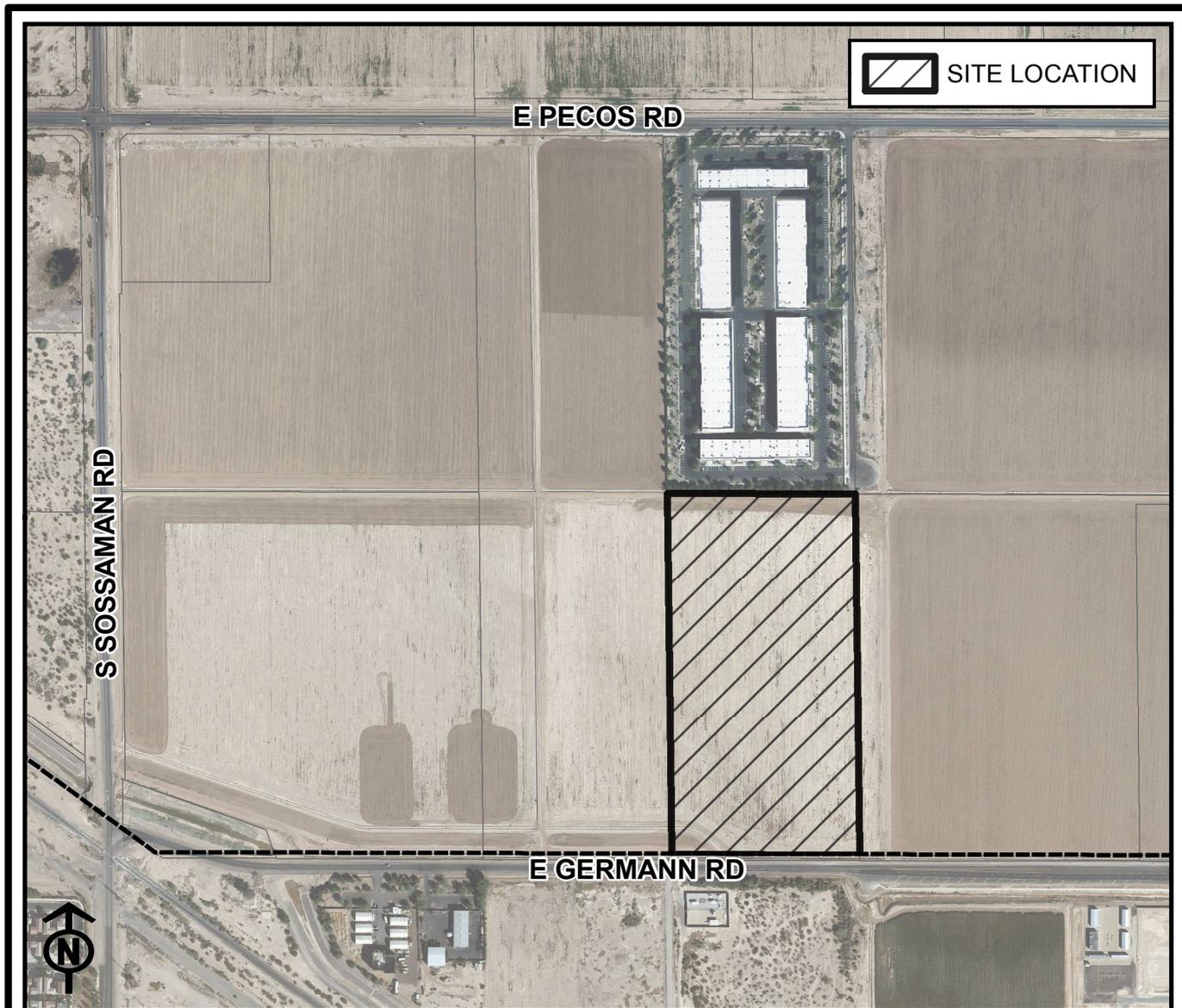
Z14-042

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Z14-042



**PLANNING AND ZONING
VICINITY MAP**

CASE:
Z14-042

PROJECT:
FIRST SOLAR - SOLAR PANEL TEST SITE

ADDRESS:
7930 E GERMANN RD - LOCATED EAST OF SOSSAMAN ROAD ON THE NORTH SIDE OF GERMANN ROAD

REQUEST:
SITE PLAN REVIEW. THIS REQUEST WILL ALLOW FOR THE DEVELOPMENT OF A SOLAR PANEL TEST SITE (PLN2014-00242)



Planning and Zoning Board

Case Information

CASE NUMBER:	Z14-042
LOCATION/ADDRESS:	7930 E. Germann Road
GENERAL VICINITY:	East of the SEC of Germann Rd. and Sossaman Rd.
REQUEST:	Site Plan Review
PURPOSE:	A solar panel test site
COUNCIL DISTRICT:	6
OWNER:	Germann Farms, LLC
APPLICANT:	Snell & Wilmer, LLP – Nick Wood
ENGINEER:	Blue Oak Energy
STAFF PLANNER:	Kim Steadman, RA

SITE DATA

PARCEL NUMBER(S):	304-61-009D
PARCEL SIZE:	19.2 acres
EXISTING ZONING:	Light Industrial (LI)
GENERAL PLAN DESIGNATION:	Light Industrial (LI)
CURRENT LAND USE:	Agriculture

SITE CONTEXT

NORTH:	Office / warehouse development – zoned LI
EAST:	Agricultural field – zoned LI
SOUTH:	(Across Germann Rd. in Queen Creek) SRP station & vacant land– zoned R1-43
WEST:	Agricultural field – zoned LI

STAFF RECOMMENDATION: Approval with conditions. Denial
P&Z BOARD RECOMMENDATION: Approval with conditions. Denial
PROPOSITION 207 WAIVER SIGNED: Yes No

ZONING HISTORY/RELATED CASES:

January 18, 1990:	Annexed to City..... (Ordinance 2473)
March 5, 1990:	Comparable zoning to Agricultural (AG)..... (Z90-007)
May 6, 2002	Adoption of an Area Land Use Plan..... (Z01-029)
March 20, 2006:	Rezone to Industrial (M-1, currently LI)..... (Z06-016)
September 9, 2014	Current request for Design Review..... (DR14-024)
September 17, 2014	Current request for Site Plan Review..... (Z14-042)

PROJECT DESCRIPTION/REQUEST

This is a request for Site Plan Review of a 19 acre site with Light Industrial (LI) zoning. The applicant proposes a test site for solar panels. The project will develop in three phases, beginning at the north and moving southward. No buildings are proposed for the site, simply the perimeter fencing/landscaping, the access drives into, and within the site, and three large fields of test panels. Access to the site will be from 80th street which will be developed in the first phase of this project. The specific layout of each test area will be determined at the time of construction, and is anticipated to change over the lifetime of the facility.

MODIFICATIONS

The applicant is not requesting modifications from the standards of the Zoning Ordinance. Deferral of the Germann Rd. off-site improvements, however, has been requested and is being considered separately by the City.

NEIGHBORHOOD PARTICIPATION

The applicant has completed a Citizen Participation Plan (CPP) to inform neighboring property owners of the project, solicit feedback, and address any comments or concerns about the project. The CPP included a contact list of all property owners within 1,000 feet of the site, Homeowners Associations within ½ mile, and any "interested parties" with notification requests on file with the City of Mesa. Each person or entity on the contact list was sent a letter and site plan providing general information about the proposed plan along with contact information. To date, neither the applicant nor staff has received any requests for information. The same contact list was used to mail notification of the public hearing.

CONFORMANCE WITH THE GENERAL PLAN

The adopted Mesa 2025 General Plan designates this site for Light Industrial. The request complies with the General Plan which describes the limited level of industrial activity appropriate in the LI designation as "...areas where limited manufacturing and processing, wholesaling, warehousing, and distribution activities take place." The low-intensity nature of the proposed use meshes well with the described uses.

STAFF ANALYSIS/SUMMARY:

The proposal is for a solar panel test site, not a "Solar Farm". Solar Farms, by definition of the Zoning Ordinance, are energy production facilities and require a Special Use Permit. As this site falls more into the category of research and development it does not need a Special Use Permit.

Along Germann Rd. the applicant proposes an upgraded fence design inspired by "the illustrative diagrams that explain the complex chemical transformations behind this process." The rest of us will probably associate it with the saw tooth form of solar panel fields. Long sections of perforated metal panels are set diagonally along the fence line, sections of trellis infill the voids between each panel and the next. Landscaping will integrate with the fence design as flowering vines grow up the trellises.

CONCLUSIONS:

This project consists of large fields of test panels, enhanced fencing and perimeter landscaping. There are no buildings proposed, and the applicant is not requesting any modifications to Code. Staff recommends approval with the following:

CONDITIONS OF APPROVAL:

1. Compliance with the basic development as described in the project narrative, and as shown on the site plan and landscape plan as approved by the Design Review Board.
2. **Compliance with all requirements of Design Review Approval (DR14-024).**
3. Compliance with all City development codes and regulations.
4. Dedicate the right-of-way required under the Mesa City Code at the time of application for a building permit, or at the time of the City's request for dedication whichever comes first.
5. **All street-frontage landscaping to be installed in the first phase of construction.**
6. **All street improvements to be installed in the first phase of construction unless phasing is specifically approved by the City of Mesa.**
7. **Provide dustproofing on all non-paved surfaces.**
8. **Provide dust-proofed driving surfaces at the boundaries of each phase to connect paved drive aisles.**
9. **Provide gravel to control dust on the future-phase areas.**
10. **Owner granting an Avigation Easement and Release to the City, pertaining to Phoenix Mesa Gateway Airport, which will be prepared and recorded by the City.**
11. **A fair disclosure agreement and covenant shall be recorded as a condition of development approval for all permitted uses within the Phoenix Mesa Gateway Airport Planning Area.**
12. **Due to the proximity to Phoenix Mesa Gateway Airport, any proposed structure is subject to an FAA filing for review and conformance with CFR Title 14 Part 77.9 to determine any effect to navigable airspace, air navigation facilities and equipment at least 45 days prior to construction.**

PRELIMINARY IMPROVEMENT PLANS

ARIZONA TEST SITE:

7930 E. GERMANN ROAD, MESA, AZ

APN: 304-61-009D

SOLAR ELECTRIC SYSTEM PROJECT



PRELIMINARY
NOT FOR CONSTRUCTION

PROJECT LOCATION:



PROJECT SCOPE:

SOLAR ELECTRIC SYSTEM FOR RESEARCH AND DEVELOPMENT
THE PROJECT ENTAILS THE INSTALLATION OF A TEST SOLAR PHOTOVOLTAIC SYSTEM AT THE PROJECT SITE. THE SYSTEM WILL HAVE THE CAPABILITY TO BE A NET ELECTRICITY EXPORTER TO THE UTILITY GRID.
THE INSTALLATION CONSISTS OF NEW FIXED TILT ENHANCED TRACKING AND DUAL-AXIS TRACKING PHOTOVOLTAIC SYSTEMS, EQUIPMENT PADS, DRIVE ACCESS ROADS, AND STREET IMPROVEMENTS.

WORK TO BE DONE:

ALL WORK TO BE DONE SHALL BE IN ACCORDANCE WITH THE CITY OF MESA TRANSPORTATION PLAN OF PLAN # IMPROVEMENT REGULATIONS, PUBLIC STREET ACCESS GUIDELINES, ENGINEERING & DESIGN STANDARDS, SUBDIVISION REGULATIONS, AND STANDARD DETAILS AND SPECIFICATIONS.

PROJECT TEAM:

DESIGN ENGINEERING FIRM
BLUE OAK ENERGY
1783 DREW AVENUE
DANA, CA 94519
CONTACT: RALPH DANABOY
TEL: (925) 747-0025 EXT. 210

CIVIL ENGINEER
BLUE OAK ENERGY
1783 DREW AVENUE
DANA, CA 94519
CONTACT: SEM SALCHMAN, PE
TEL: (925) 747-0025 EXT. 227

DRAWING INDEX:

DWG NO.	TITLE	REV. NO.
C-001	TITLE SHEET	
C-101	EXISTING SITE PLAN	
C-110	MASTER IMPROVEMENT PLAN	
C-112	DETAILS AND CROSS SECTIONS	
C-121	CONSTRUCTION PHASING PLAN	
PH-01	EQUIPMENT PLANS & ELEVATIONS	

STREET MAP:



AERIAL VIEW:



ARIZONA TEST SITE
7930 E. GERMANN ROAD, MESA, AZ
85207
TITLE SHEET

C-001



BLU OAK ENERGY
 1088 Deere Avenue
 El Paso, TX 79912
 www.bluoakenergy.com
 532.777.2525



300 N. BAYLOR ST. ST. 319 000
 TEMPE, AZ 85281

PRELIMINARY
 NOT FOR CONSTRUCTION

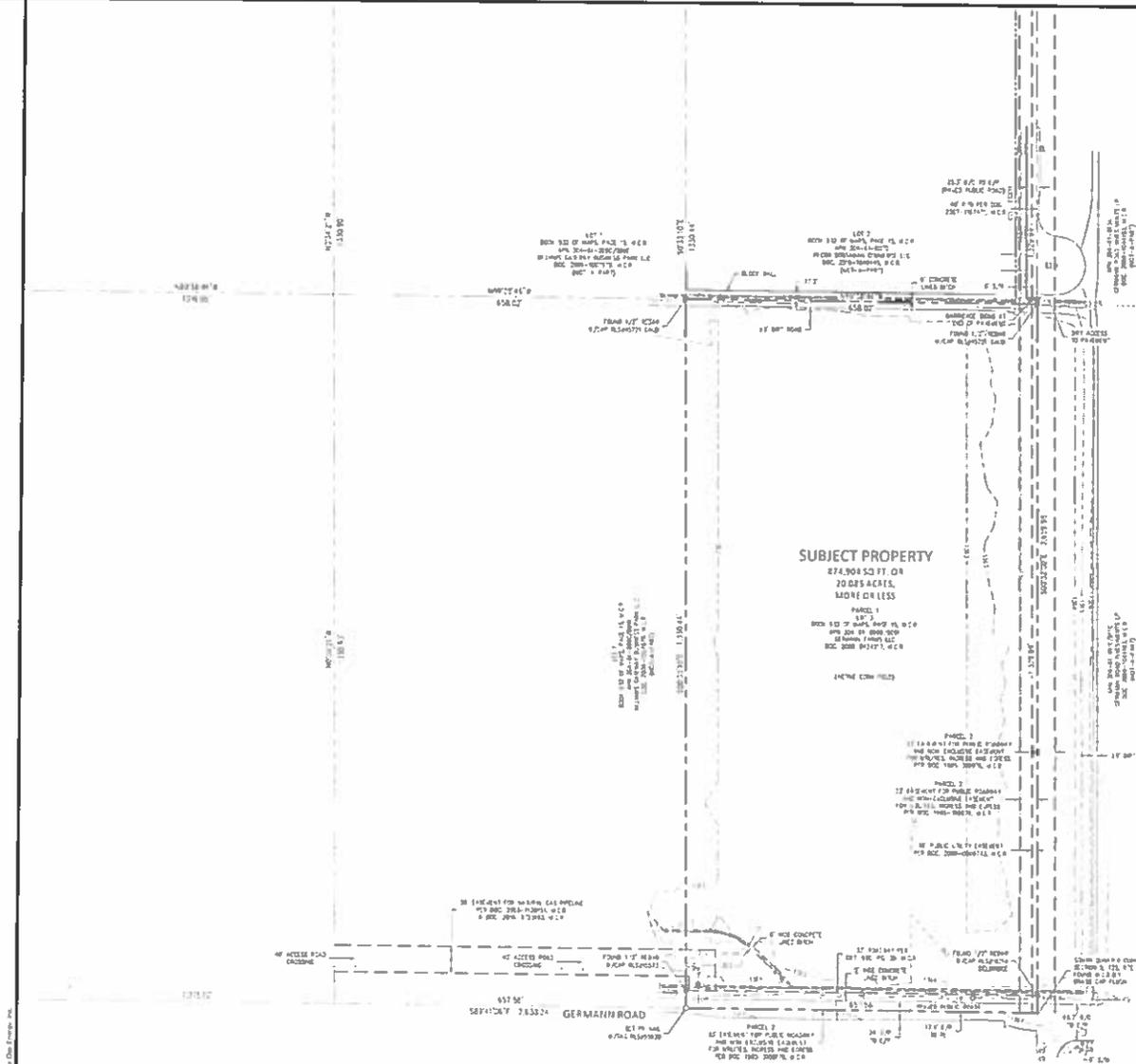
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●	FOUND BRASS CAP F.L.G. AS NOTED
●	FOUND MONUMENT AS NOTED
○	SET MONUMENT AS NOTED
○	POWER POLE
□	ELECTRIC JUNCTION BOX
○	STEEL LIGHT
●	FIRE HYDRANT
●	WATER VALVE
●	WATER METER
●	TELEPHONE BOX
●	CABLE RISER
●	GAS LINE MARKER
●	SONG
●	HEADWALL
⊕	ENERGY METER #
⊕	SCHEDULE "N" TIE #
PL	PROPERTY LINE
P/B	POINT OF BEGINNING
W.C.D.	WARRANTY COUNTY RECORDS
W.C.D.T.	WARRANTY COUNTY DEPARTMENT OF TRANSPORTATION
B/C	BACK OF CURB
L/P	EDGE OF PAVEMENT
S/R	SIDEWALK
---	SUBJECT PROPERTY
---	SECTION LINE
---	PARCEL LINE
---	EXISTING L.N.E.
---	POINT OF REF. LINE
---	NATURAL GAS LINE (SCHEDULE)
---	DEEP HEAD ELEC. LINE
---	CONTOUR (METERS)
---	CONTOUR (FEET)

BENCHMARK
 CITY OF MESA BENCHMARK
 1015 S. 10TH ST. AT THE E.S. CORNER OF SECTION 16 AND RANGE 11E-T16N-R11E

LEGEND

- FOUND BRASS CAP & WOOD POLE AS NOTED
- FOUND BRASS CAP F.L.G. AS NOTED
- FOUND MONUMENT AS NOTED
- SET MONUMENT AS NOTED
- POWER POLE
- ELECTRIC JUNCTION BOX
- STEEL LIGHT
- FIRE HYDRANT
- WATER VALVE
- WATER METER
- TELEPHONE BOX
- CABLE RISER
- GAS LINE MARKER
- SONG
- HEADWALL
- ⊕ ENERGY METER #
- ⊕ SCHEDULE "N" TIE #
- PL PROPERTY LINE
- P/B POINT OF BEGINNING
- W.C.D. WARRANTY COUNTY RECORDS
- W.C.D.T. WARRANTY COUNTY DEPARTMENT OF TRANSPORTATION
- B/C BACK OF CURB
- L/P EDGE OF PAVEMENT
- S/R SIDEWALK
- SUBJECT PROPERTY
- SECTION LINE
- PARCEL LINE
- EXISTING L.N.E.
- POINT OF REF. LINE
- NATURAL GAS LINE (SCHEDULE)
- DEEP HEAD ELEC. LINE
- CONTOUR (METERS)
- CONTOUR (FEET)

SUBJECT PROPERTY
 274,904 SQ. FT. OR
 20.085 ACRES
 MORE OR LESS



SURVEY NOTE
 1. THE INFORMATION SHOWN HEREON IS BASED ON A TOPOGRAPHIC SURVEY PREPARED FOR AN ALTA/ACSM LAND TITLE SURVEY KNOWN AS "GERMANN FARMS 15" BOYRAN CONSULTING GROUP LTD. PHONE (480) 629-6630.

ARIZONA TEST SITE
 7300 E GERMANN ROAD, MESA, AZ
 85204
EXISTING SITE PLAN

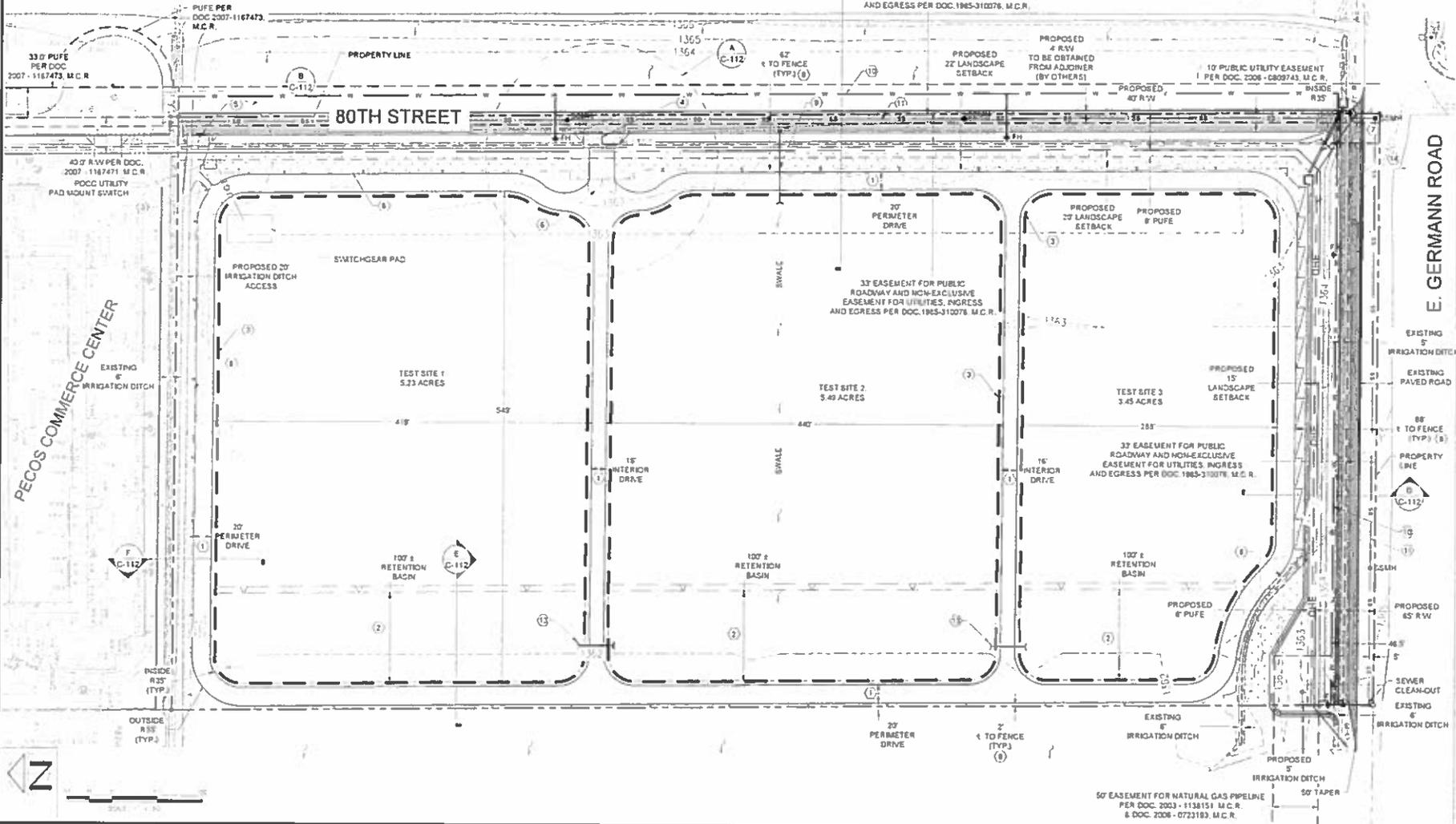
C-101

CONSTRUCTION NOTES:

- (1) ON-SITE DRIVE TO HAVE 8" AGGREGATE BASE SURFACING PER FIRE LANE OPTION #1 MESA FIRE DEPT. DETAIL, FPD 503.2.3.
- (2) 12" DEEP RETENTION BASINS TO BE COMPLETED AT PHASE 1 (THREE BASINS, TOTAL AREA = 2.27 ACRES). THE FINAL STORM WATER MITIGATION DESIGN TO BE DETERMINED DURING THE DETAILED DESIGN AND CONSTRUCTION PERMITTING PROCESS.
- (3) HEAVY DASHED LINES DELINEATE LIMITS OF SOLAR ARRAY TEST SITE CONSTRUCTION. IN THREE PHASES SEPARATED BY INTERIOR DRIVES.
- (4) CONSTRUCT 40'-WIDE INDUSTRIAL DRIVEWAY WITH DETACHED SIDEWALK, PER CITY OF MESA STANDARD DETAIL, NO. M-42.
- (5) CONSTRUCT 24'-WIDE RESIDENTIAL DRIVEWAY WITH DETACHED SIDEWALK, PER CITY OF MESA STANDARD DETAIL, NO. M-42.02.
- (6) DOUBLE-SWING ENTRANCE GATE TO BE SET BACK 30' FROM RIGHT-OF-WAY. SEE LANDSCAPE PLANS FOR DETAILS.

- (7) CONSTRUCT 24" CULVERT (SIZES TO BE VERIFIED AT FINAL DESIGN), AS REQUIRED FOR 80TH STREET CROSSING OF EXISTING IRRIGATION DITCH, ALONG GERMAN ROAD FRONTAGE. DITCH TO BE RELOCATED OUT OF PROPOSED R/W & P.U.F.E. AND INTO LANDSCAPE SETBACK AREA.
- (8) SEE LANDSCAPE PLANS FOR LAYOUT AND DETAILS OF TUBULAR STEEL AND SCREEN FENCING.
- (9) PLACE CATCH BASIN & CULVERT TO ALLOW 80TH STREET AND OFF-SITE RUNOFF TO BE DIRECTED INTO SWALE FLOWING WEST TO PROPOSED RETENTION BASINS. THE FINAL STORM WATER MITIGATION DESIGN TO BE DETERMINED DURING THE DETAILED DESIGN AND CONSTRUCTION PERMITTING PROCESS.
- (10) CONSTRUCT 12" DIAMETER DUCTILE IRON WATER MAIN PIPE IN 80TH STREET AND EAST GERMAN ROAD FRONTAGES, INCLUDING A TOTAL OF FOUR FIRE HYDRANTS. CONNECT TO EXISTING 12" PIPE STUB AT NORTHEAST CORNER OF SITE. (ESTIMATE OF TOTAL LENGTH = 2,081 LF).

- (11) CONSTRUCT 8" DIAMETER PVC SANITARY SEWER COLLECTOR PIPE IN BOTH 80TH STREET AND EAST GERMAN ROAD FRONTAGES, INCLUDING FOUR SEWER MANHOLES AND ONE SEWER CLEAN-OUT. CONNECT TO EXISTING 8" PIPE STUB AT NORTHEAST CORNER OF SITE. (ESTIMATE OF TOTAL LENGTH = 1,878 LF).
- (12) CONSTRUCT 10' SINGLE-SWING GATE. SEE LANDSCAPE PLANS FOR DETAILS.
- (13) PLACE CULVERT TO CONNECT RETENTION BASINS.
- (14) RELOCATION OF POWER LINE AND POWER POLES TO BE DETERMINED.



PRELIMINARY
NOT FOR CONSTRUCTION

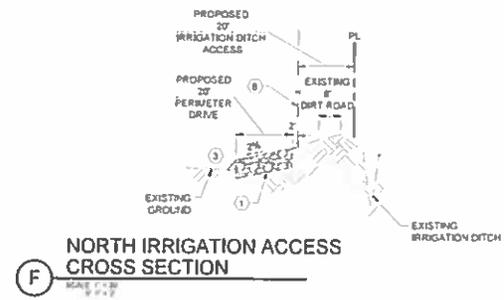
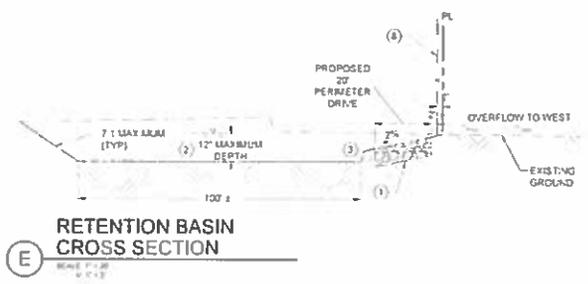
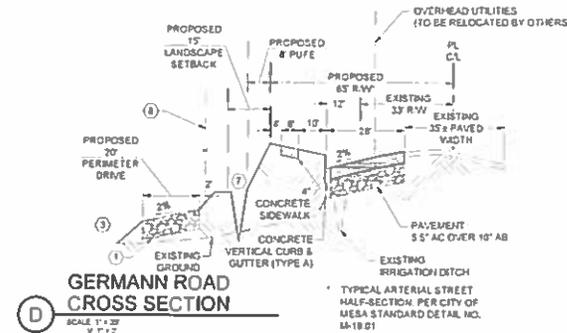
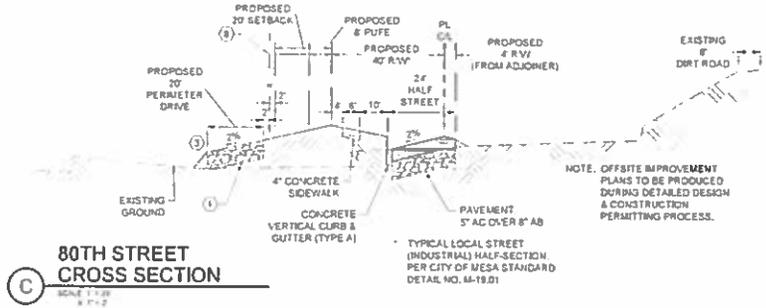
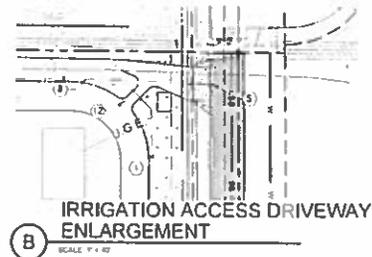
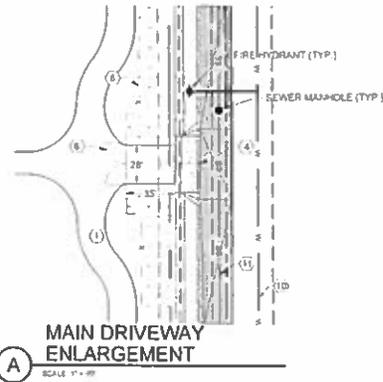
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50	08/11/2023	AS	ISSUED FOR PERMITTING

ARIZONA TEST SITE
7830 E GERMAN ROAD, MESA, AZ
85212
MASTER
IMPROVEMENT PLAN

C-111

CONSTRUCTION NOTES

- (1) CHUTE DRIVE TO HAVE 8" AGGREGATE BASE SURFACING PER FIRE LANE OPTION #1 MESA FIRE DEPT. DETAIL PFD 502.2.3
- (2) 12"-DEEP RETENTION BASINS TO BE COMPLETED AT PHASE 1 (THREE BASINS, TOTAL AREA = 2.27 ACRES). THE FINAL STORM WATER MITIGATION DESIGN TO BE DETERMINED DURING THE DETAILED DESIGN AND CONSTRUCTION PERMITTING PROCESS.
- (3) (NOT USED)
- (4) CONSTRUCT 40'-WIDE INDUSTRIAL DRIVEWAY WITH DETACHED SIDEWALK PER CITY OF MESA STANDARD DETAIL NO. M-42
- (5) CONSTRUCT 24'-WIDE RESIDENTIAL DRIVEWAY WITH DETACHED SIDEWALK PER CITY OF MESA STANDARD DETAIL NO. M-43.02
- (6) DOUBLE-SWING ENTRANCE GATE TO BE SET BACK 30' FROM RIGHT-OF-WAY SEE LANDSCAPE PLANS FOR DETAILS.
- (7) CONSTRUCT 24" CULVERT (SIZE TO BE VERIFIED AT FINAL DESIGN), AS REQUIRED FOR 80TH STREET CROSSING OF EXISTING IRRIGATION DITCH ALONG GERMAN ROAD FRONTAGE. DITCH TO BE RELOCATED OUT OF PROPOSED RW & P.U.FE. AND INTO LANDSCAPE SETBACK AREA.
- (8) SEE LANDSCAPE PLANS FOR LAYOUT AND DETAILS OF TUBULAR STEEL AND SCREEN FENCING
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- (12) CONSTRUCT 10' SINGLE-SWING GATE. SEE LANDSCAPE PLANS FOR DETAILS.
- (13) (NOT USED)



NOTE: OFFSITE IMPROVEMENT PLANS TO BE PRODUCED DURING DETAILED DESIGN & CONSTRUCTION PERMITTING PROCESS.

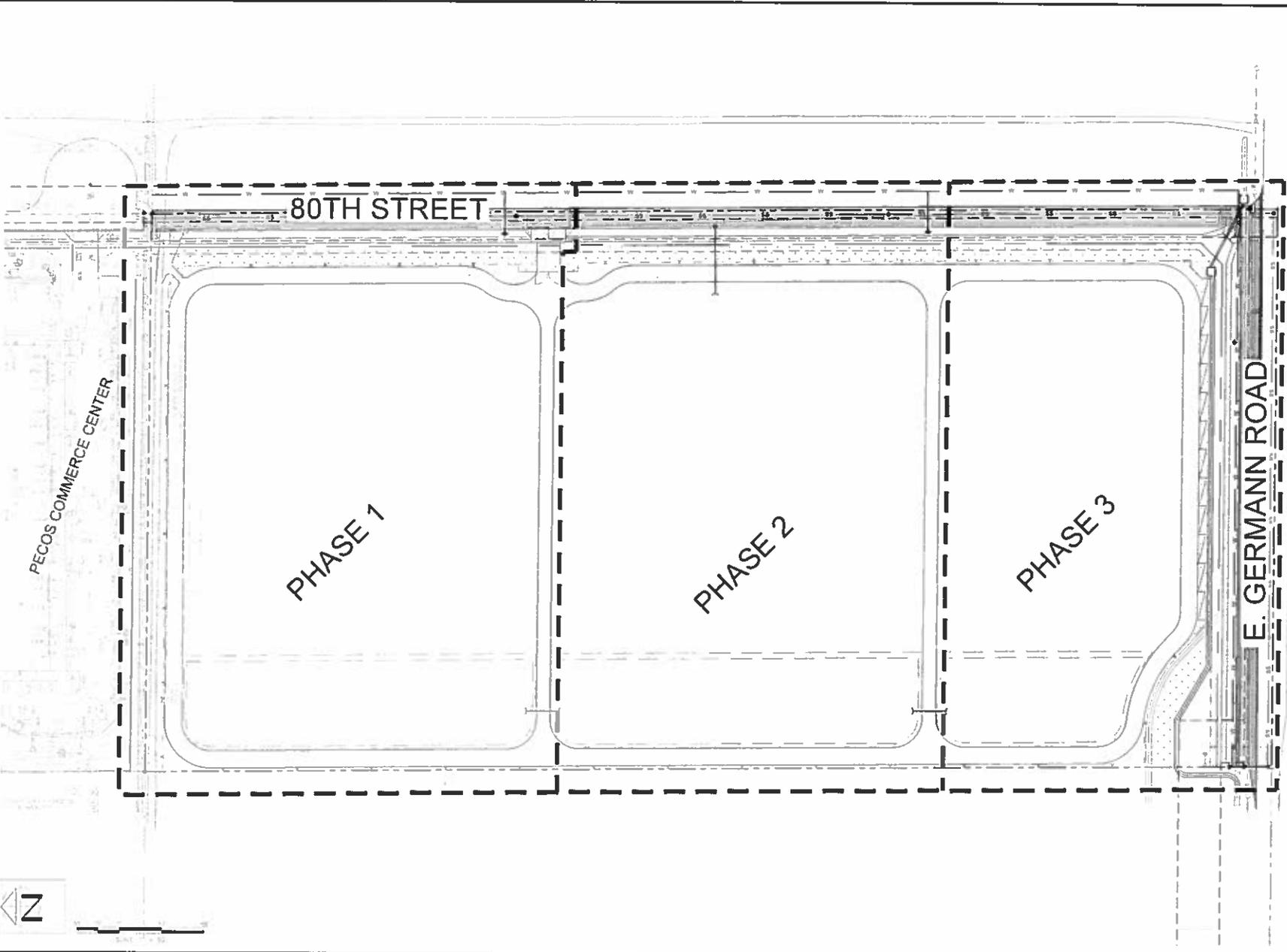


PRELIMINARY
NOT FOR CONSTRUCTION

DATE	BY	CHK'D	APP'D	SCALE	DESCRIPTION

ARIZONA TEST SITE
7830 E GERMAN ROAD, MESA, AZ 85207
DETAILS AND CROSS SECTIONS

SCALE: ARCHITECTURAL: 1/4" = 30'-0"; 1/8" = 60'-0"; 1/16" = 120'-0"

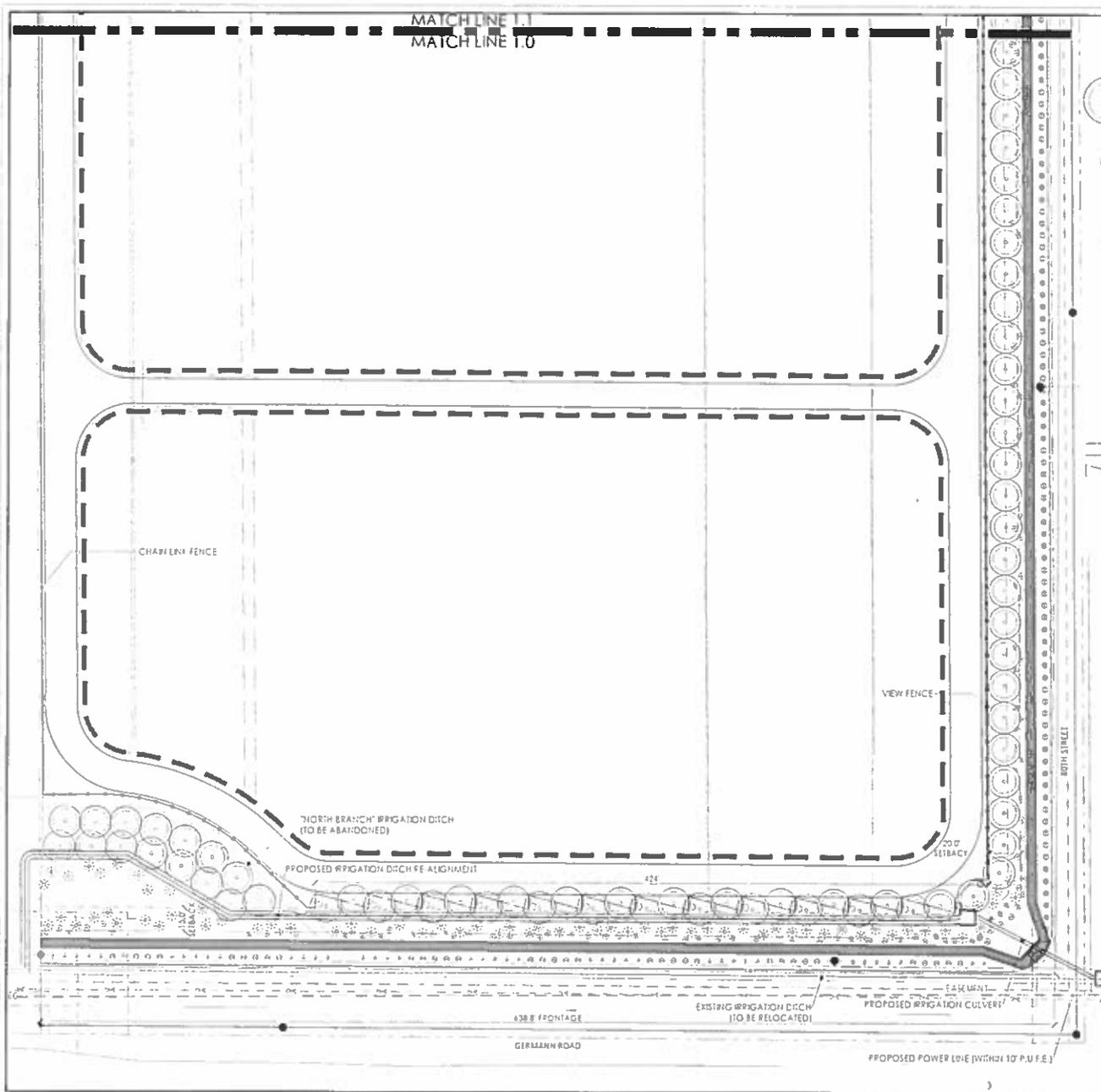


PRELIMINARY
NOT FOR CONSTRUCTION

DATE WHEN USED ONLY		DATE	BY	FOR
DESIGN	DATE	BY	FOR	REVISION
CONSTRUCTION	DATE	BY	FOR	REVISION

ARIZONA TEST SITE
7830 E GERMANN ROAD, MESA, AZ
85204
CONSTRUCTION
PHASING PLAN

C-121



PLANT LEGEND

TREE	QUANTITY	SIZE
PARKINSONIA DESERT MUSEUM	100	24" BOX 1.5" CAL
DESERT MUSEUM PALO VERDE SINGLE TRUNK		
SHRUBS AND ACCENTS		
TECOMARIA CAPENSIS	14	5 GAL
CASYLURICH LONGISSIMA	67	5 GAL
HEPERALOE PARVIFLORA	148	5 GAL
GROUNDCOVER		
LANTANA MONTEVIDENSIS	118	3 GAL
LANTANA NEW GOLD	113	3 GAL
PURPLE TRAILING LANTANA		
NEW GOLD LANTANA		
INERT		
2" DEEP 3/4" MIN SCREENED DECOMPOSED GRANITE ARMOR COLOR BY GRANITE EXPRESS	80,311	S.F.

PLANT REQUIREMENT SCHEDULE

TYPE	REQUIREMENT	STREET FRONTAGE	REQUIRED	PROVIDED	%	MIN SIZE
TREES	4100LF	1905 LF	76	100	100%	24" BOX
SHRUBS	24100LF	1905 LF	457	458	50%	5 GAL

FENCE SCHEDULE

TYPE	APPROXIMATE LINEAR FOOTAGE
VIEW FENCE	1,390 LF
CHARLENT FENCE	1,733 LF
DECORATIVE SCREEN WALL	424 LF

*NOTE: DUST CONTROL TO BE ACHIEVED BY ...

CVA urban design studio
 landscape architecture
 landscape architecture • landscape architecture
 1000 N. GILBERT RD. SUITE 100
 MESA, AZ 85204
 TEL: 480.971.1111
 FAX: 480.971.1112

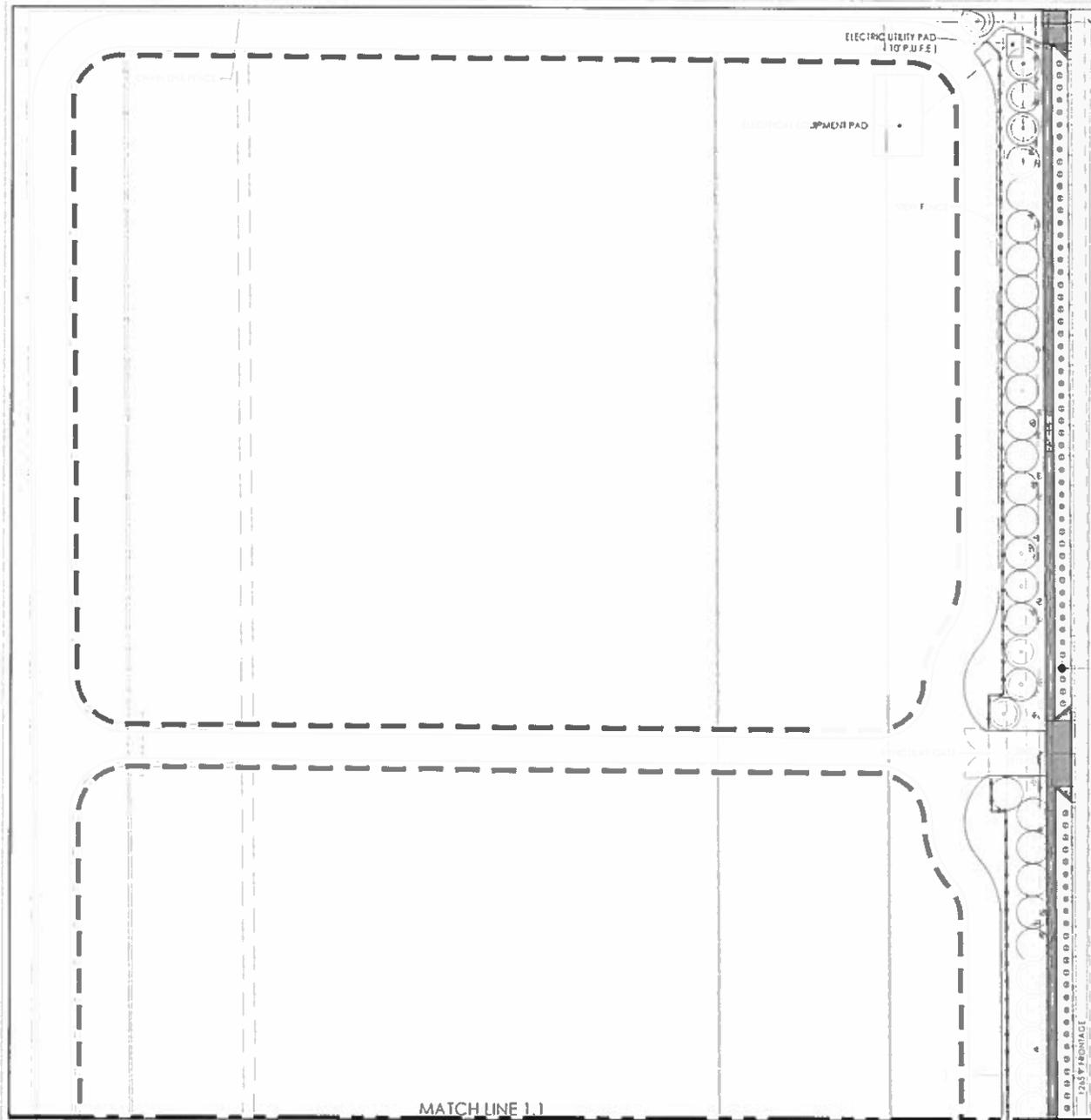


LANDSCAPE PLAN
 FIRST SOLAR
 RESEARCH FACILITY
 GERMANN RD. & BOTH ST.
 MESA, AZ

ARCHITECT
Small & Wilmer
 ARCHITECTS
 1000 N. GILBERT RD. SUITE 100
 MESA, AZ 85204
 TEL: 480.971.1111
 FAX: 480.971.1112

DATE: 07/20/2014
 SHEET NO.: 110
 PROJECT: RESEARCH FACILITY
 480.265.9100
 1000 N. GILBERT RD. SUITE 100
 MESA, AZ 85204

DATE: 07/20/2014
 SHEET NO.: 110
 PROJECT: RESEARCH FACILITY
 480.265.9100
 1000 N. GILBERT RD. SUITE 100
 MESA, AZ 85204



PLANT LEGEND

TREES			
PARKINSONIA DESERT MUSEUM	DESERT MUSEUM PALO VERDE SINGLE TRUNK	24" BOX 1.5" CAL	100
SHRUBS AND ACCENTS			
TECCOMARIA CAPENSIS	CAPE HONEY SUCKLE	5 GAL.	14
BABYLONIA LONGISIMA	DESERT SPININ	5 GAL.	67
HESPERALOE PARVIFLORA	RED YELLOW YUCCA	5 GAL.	148
GROUND COVER			
LANTANA MONTEVENSIS	PURPLE TRAILING LANTANA	3 GAL.	116
LANTANA NEVIGLII	NEW GOLD LANTANA	3 GAL.	113

INERT
 2" DEEP 3/4" MIN. SCREENED DECOMPOSED GRANITE ARMOR COLOR BY GRANITE EXPRESS 80,311 S.F.

PLANT REQUIREMENT SCHEDULE

TYPE	REQUIREMENT	STREET FRONTAGE	REQUIRED	PROVIDED	% - MIN	SIZE
TREES	4/100LF	1905 LF	76	106	100%	24" BOX
SHRUBS	24/100LF	1905 LF	457	458	50%	5 GAL.

FENCE SCHEDULE

TYPE	APPROXIMATE LINEAR FOOTAGE
VIEW FENCE	1,390 LF
CHAIN LINK FENCE	1,735 LF
DECORATIVE SCREEN WALL	424 LF

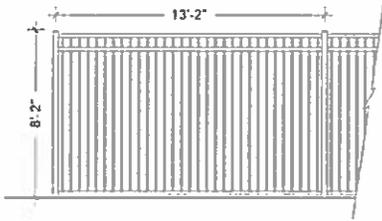
*NOTE: DUST CONTROL TO BE ACHIEVED BY...



LANDSCAPE PLAN
 FIRST SOLAR RESEARCH FACILITY
 GERMANN RD. & 80TH ST
 MESA, AZ



date: 07/20/11
 job no: 1416
 sheet: 12/01/11
 sheet

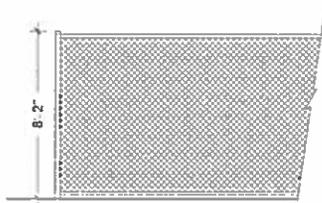


VIEW FENCE AND GATES

- VIEW FENCE, VEHICULAR GATE, AND PEDESTRIAN GATE TO MATCH
- DESIGN OF VEHICULAR GATE TO COMPLY WITH FIRE CODE REGULATIONS

1 VIEW FENCE ELEVATION

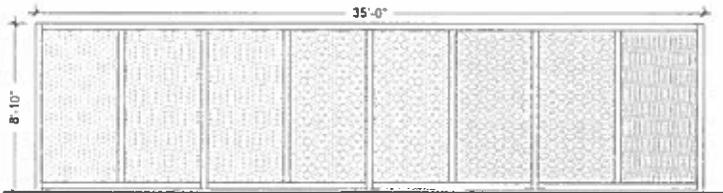
N.T.S.



CHAIN LINK FENCE

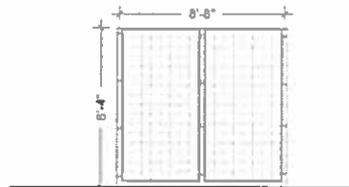
2 CHAIN LINK FENCE ELEVATION

N.T.S.



DECORATIVE PERFORATED ALUMINUM PANEL SEGMENT

- COMPRISED OF STANDARD 4'X8' PANELS
- GRADIATED SCALE OF PERFORATION PATTERN

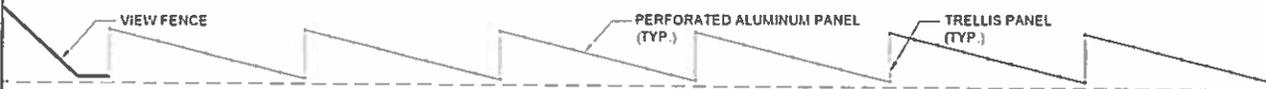


TRELLIS PANEL

- COMPRISED OF TUBULAR STEEL POSTS AND WIRE TO FORM OPEN MESH

3 DECORATIVE SCREEN WALL ELEVATION

N.T.S.



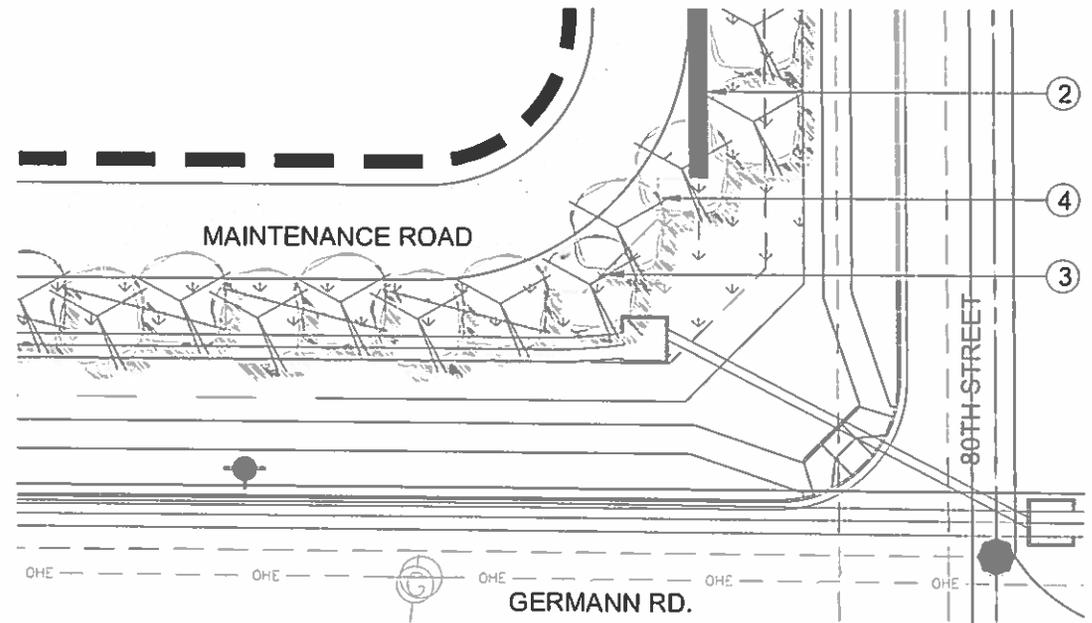
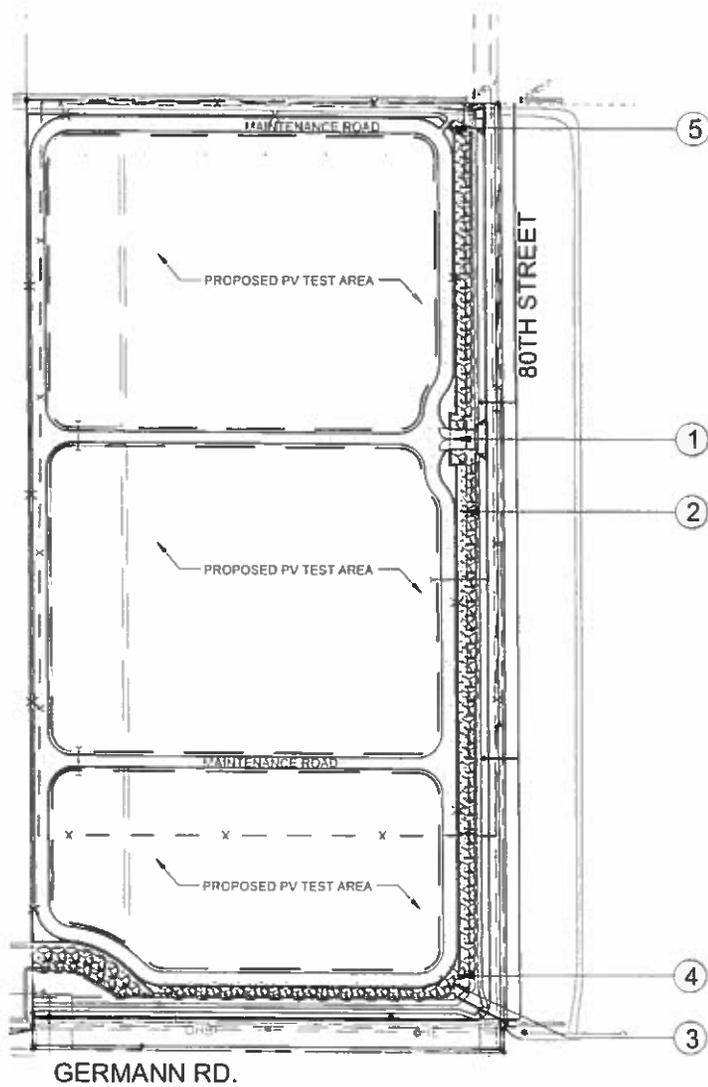
4 DECORATIVE SCREEN WALL LAYOUT

N.T.S.



KEYNOTES

- ① TUBULAR STEEL SWINGING VEHICULAR GATE
- ② 8' HIGH TUBULAR STEEL VIEW FENCE
- ③ 8' HIGH DECORATIVE PERFORATED ALUMINUM SCREEN WALL
- ④ 8' HIGH TRELLIS PANEL WITH FLOWERING VINE
- ⑤ TUBULAR STEEL PEDESTRIAN GATE



NOTE: SCREEN WALL LOCATION IS SUBJECT TO CHANGE WHEN EQUIPMENT ENGINEERING IS COMPLETE.

PRELIMINARY DESIGN, SUBJECT TO CHANGE WITH ENGINEERING AND CITY APPROVAL.

First Solar Research Facility

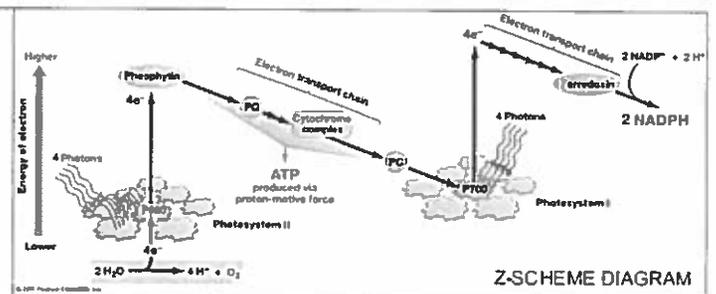
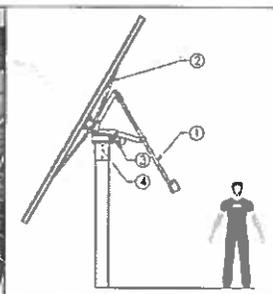
Mesa, Arizona



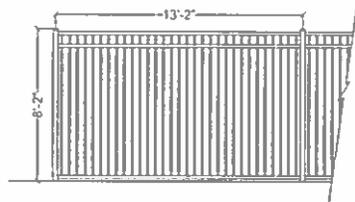
Snell & Wilmer
LLP
LAW OFFICES

LVA urban design studio
land planning • landscape architecture
228 SOUTH MICHIGAN • MESA, ARIZONA 85201 • PHONE 480 914 2992

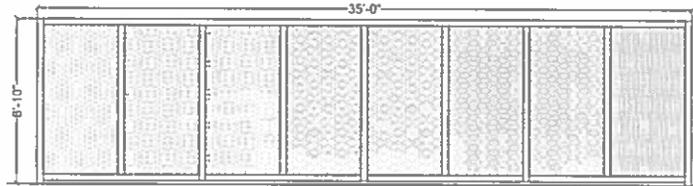
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L-1
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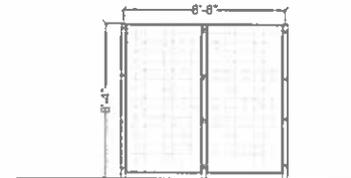
CONTEXT AND DESIGN THEMES



TUBULAR STEEL FENCE AND GATES
• VIEW FENCE, VEHICULAR GATE, AND PEDESTRIAN GATE TO MATCH
• DESIGN OF VEHICULAR GATE TO COMPLY WITH FIRE CODE REGULATIONS



DECORATIVE PERFORATED ALUMINUM PANEL SEGMENT
• COMPRISED OF STANDARD 4'x8' PANELS
• GRADIATED SCALE OF PERFORATION PATTERN

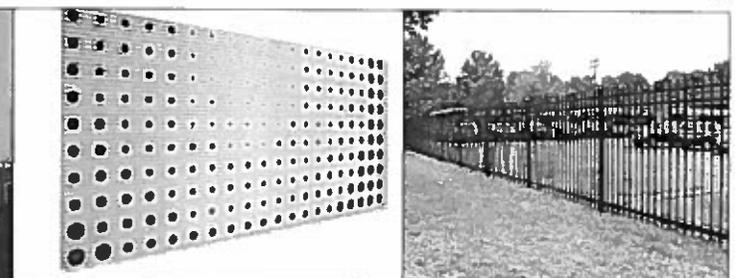


TRELLIS PANEL
• COMPRISED OF TUBULAR STEEL POSTS AND WIRE TO FORM OPEN MESH
• TO BE PLANTED WITH DROUGHT-TOLERANT EVERGREEN FLOWERING VINE

CONCEPTUAL DESIGN



PROPOSED MATERIALS



PRELIMINARY DESIGN. SUBJECT TO CHANGE WITH ENGINEERING AND CITY APPROVAL.

First Solar Research Facility

Mesa, Arizona



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L-2
06-27-2014



Preliminary Screen Concept

First Solar Research Facility

Mesa, Arizona



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July 7

2014



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BLUE OAK ENERGY®

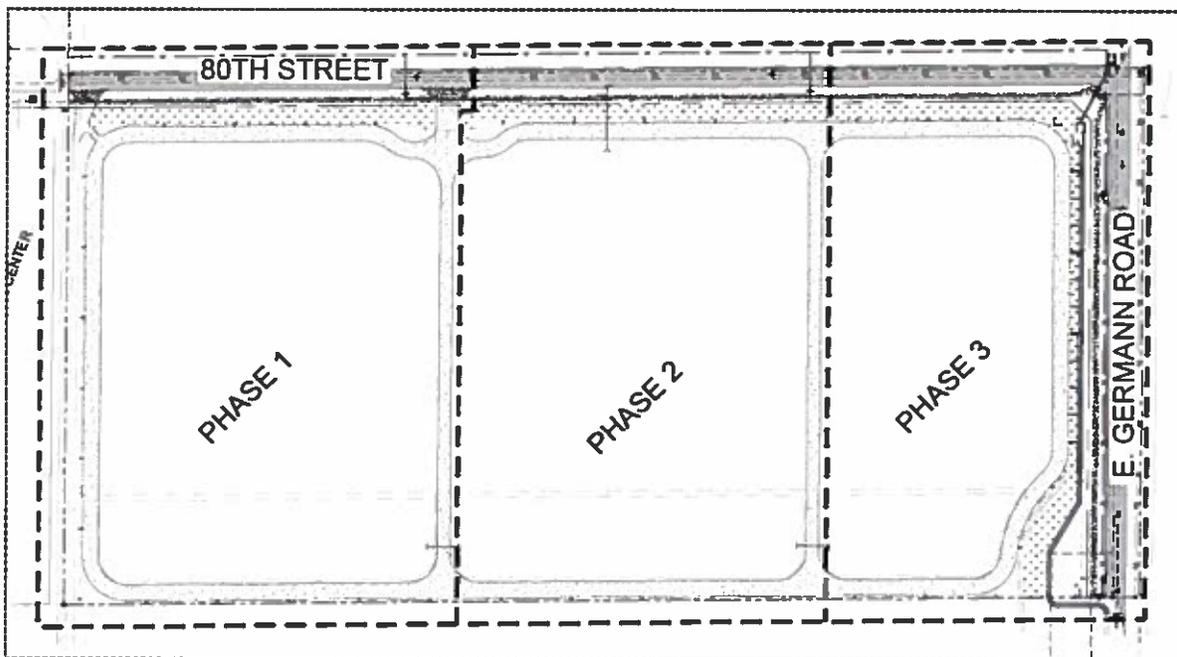
LVA urban design studio
land planning • landscape architecture

The First Solar – Arizona Test Site is an approximately 20 acre project to provide for adequate facilities to test the solar panels (and related equipment) manufactured by First Solar and its partners. The project is located at 80th Street and Germann Road, a property that is currently utilized for field crop production. The surrounding land uses under the jurisdiction of the City of Mesa are primary farming operations, the exception being a light industrial office park directly north of the site.

The property (and those in the immediate area) are currently zoned LI, Light Industrial, which permits employment type land uses, a district that includes the option to have solar related facilities with City approval. Given its compatibility with surrounding current and future land uses, the development of the site for solar panel testing is an appropriate use of the land and is permitted via approvals as per Chapter 70 of the Zoning Ordinance.



The project proposes the development of the entire 20 acre site over a three (3) phased development process, as shown on the Phasing Plan (Sheet C-121). Each phase will establish a Test Site of about 3.45 to 5.40 acres in size. Within each Test Site, First Solar will install various types of solar power generating equipment. Typical of today's equipment is provided on Sheet W-401, however it is anticipated that the exact configuration of the panels, modular framing assemblies and other features will change over time as technology advances. Specific layout of each testing area is to be done at the time of construction and is anticipated to be modified over the lifetime of the facility.



Testing of photovoltaic systems does not result in exporting of significant amounts of energy to the regional electrical grid; therefore the project is not a typical "Solar Farm" as defined in the Zoning Ordinance in Section 11-30-15 nor is it best defined as a "large energy production" facility. There will be some exporting of power, but not at a level that would be required to meet the definitions above. The site is anticipated to produce a maximum of about 2.4 megawatts of power upon full build out.

Therefore, the use of this site as proposed by First Solar is more analogous to other by-right LI land uses, such as a contractor's yard. Given the opportunity created by the proposed use to encourage the adoption of solar technology, First Solar desires to provide an appropriate level of screening for the facility while permitting the public views into the property to showcase the latest in solar technology.

To accomplish this, the project will be secured from the adjoining public right-of-way via a combination of an eight (8) foot high tubular steel view fence and a decorative screen wall, which will occur at the most visible edge of the site along portions of Germann Road.

The primary goal for the screen wall design is to provide an aesthetically-pleasing, secure perimeter element that recognizes the significant investment in technology that First Solar has pioneered. It also ties seamlessly into the tubular steel fencing along the balance of the perimeter, allows drainage to occur, and provides the public with limited views into the site.



The design concept is to use the iconic "grid" form that is symbolic of solar technology, and also featured on the First Solar headquarters building, to allude to the important and interesting research being conducted inside the facility. By using interpretive materials in forms that communicate natural solar processes, the screen wall can tell a story about harnessing the power of the sun.

The design will be made up of two contrasting elements - perforated aluminum panels which focus sunlight into interesting shadow patterns - and metal trellises which will support living flowering vines. Together, the materials metaphorically demonstrate the conversion of raw energy from the sun into other useful forms. The two elements are laid out in alternating directions, forming a repeating "Z" shape which calls to mind illustrative diagrams that explain the complex chemical transformations behind this process. The zipper shape allows the entire landscape setback to be used for the screen wall, so that the overall impact of the wall feels three-dimensional and purposeful. Trees will be planted on both sides of the wall in order to create a secondary rhythm that reiterates the dynamic screen wall shapes.

The concept is further illustrated in the attached Exhibit on Sheets L-1 through L-3. The adjoining right-of-ways will be landscaped as shown on Exhibit L-1, with generous use of trees at the perimeter to soften the views into the site. The design and layout is illustrated in the attached Exhibit on Sheets L-1 through L-3.

As noted prior, this is a phased project. Each phase will provide for required off-site improvements via a) payment of an in-lieu fee for the area of the phase, or b) via construction of the required off-site improvements for the area of the phase, or c) via construction of all of the 80th Street improvements at the time of development of Phase I. Due to the size and complexity of the required off-site improvements for Germann Road, any such improvement, if required, will be part of the final phase of development of the project.

With the construction of an individual phase, the requisite fencing and landscaping will be installed as per the final landscape plan. It should be noted, due to their unique security needs, First Solar may construct all of the perimeter fencing and internal fire lanes in the initial phase, with the final off-site and landscaping improvements being installed concurrently at the time of development of each individual test site. At build-out, all adjacent public rights-of-way will be improved as required by the City of Mesa (or appropriate in-lieu fees will have been paid).

Site access will be accomplished off of 80th Street via one (1) primary vehicular access gate and one (1) pedestrian gate, located as shown on Exhibit L-1. Internal site circulation will be accomplished by a 16 foot wide internal drive, surfaced with aggregate base installed per City standards. Each test site will be encircled by the internal roadway, permitting full access to each area by public safety and service personnel.

In summary, this project will result in an approximately \$20 million dollar investment in the City of Mesa and the addition of 12 to 18 jobs. The approval of this request will result in the development of a testing facility for advanced solar voltaic related system and solar panels which will support First Solar's research and design operations worldwide, which is consistent with the City's employment and corporate attraction goals as provided for in the City of Mesa General Plan 2025.



Citizen Participation Plan Report for First Solar – Arizona Test Site

Date of Report: August 4, 2014

Overview: This report provides result of the implementation of the Citizen Participation Plan (“CPP”) for the First Solar – Arizona Test Site (the “Project”). The Project is located at 7930 East Germann Road (AKA APN 304-61-009D), northwest of the intersection of 80th Street (alignment) and Germann Road. This is an application for approval of a Special Use Permit (and associated Site Plan Review) for a twenty (20) acre property for a solar panel testing facility for First Solar, a leading manufacturer of high-quality solar power generation systems and equipment. This report provides an update on the input received in response to CPP implementation.

Contact: Noel J. Griemsmann, AICP – Snell & Wilmer L.L.P.
One Arizona Center, 19th Floor
Phoenix, AZ 85004
602-382-6824 or ngriemsmann@swlaw.com

Neighborhood Meeting: As noted in the CPP, given the limited number of affected property owners, a neighborhood meeting is not appropriate (one-on-one meetings via in-person discussions or via telephone were utilized, as needed).

Correspondence and Telephone Calls: On July 30, 2014 letters introducing the project to those property owners within 1,000 feet of the Project as well as those persons identified by the City of Mesa’s Neighborhood Outreach Division. Please see Exhibit A for the mailing list utilized and Exhibit B for a copy of the letter sent.

Results: There are twenty-six (26) property owners and interested parties on the contact list as of the date of this CPP report. As of this writing, the applicant has not received any inquires or other contact in response to the mailing. If any responses are received by the applicant, the case planner will be updated via email regarding (i) the nature of the inquiry and (ii) response to same.

Exhibit B: Introduction Letter

Snell & Wilmer

LLP
LAW OFFICES

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400 E. Van Buren, Suite 1900
Phoenix, AZ 85004-2402
602.382.6000
602.382.6020 (fax)
www.swllp.com

Noel J. Griemsmann
(602) 382-6824
ngriemsmann@swlaw.com

July 30, 2014

RECEIVED
CITY OF MESA
PLANNING DIVISION
7930 EAST GERMAN ROAD
MESA, AZ 85205
781-1000
CITY OF MESA
PLANNING DIVISION

Dear Neighbor:

We have applied for Site Plan Review and Design Review approvals for the property located at 7930 East Germann Road. This request is for the development of a 20 acre solar panel testing field.

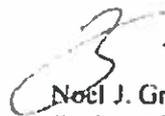
This letter is being sent to all property owners within 1,000 feet of the property at the request of the City of Mesa Planning Division. Enclosed for your review is a copy of the site plan for the proposed development.

You should subsequently receive future letters regarding the specific public hearing dates for this project, which are targeted for this upcoming September.

In the interim, if you have any questions regarding this proposal, please call me at 602.382.6824 or via email to ngriemsmann@swlaw.com. You may also contact Kim Steadman who is the City of Mesa Planner assigned to this case. He can be reached at (480) 644-2762 or at kim.steadman@MesaAZ.gov. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

Snell & Wilmer



Noel J. Griemsmann, AICP
Senior Urban Planner