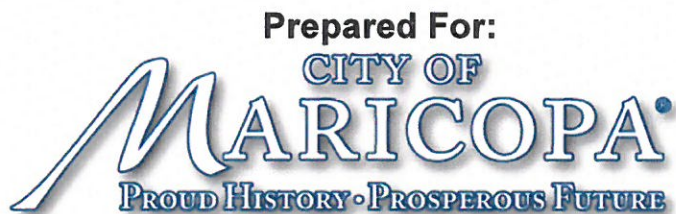


ALFALFA PELLET MILL CITIZEN PARTICIPATION REPORT ZON18-03

Owner:
Red River Cattle, LLP

Developer:
Sacate Pellet Mills, Inc.



November 2018

Olsson Project No. 018-0658

olsson

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I. INTRODUCTION

a. Purpose

The purpose of a Citizen Participation Plan is to inform residents, property owners, neighborhood associations, agencies, schools and businesses of a project in their vicinity in order to provide them an opportunity to voice questions or concerns regarding the proposed development.

b. Project Scope

The proposed project (APN: 502-42-003A) is located at 38743 W. Cowtown Rd., southeast of the intersection of Cowtown Road and North White and Parker Road. The applicant is requesting a rezoning of the property. The existing zoning is based on the Old Zoning Code, Industrial Zone (CI-2), and is used as a cattle feedlot. The Owner proposes to develop the parcel as a feed pellet milling operation. The owner is cognizant of the New Zoning Code which was adopted by the City Council in 2014. As such, the owner would like to rezone the property to New Zoning Code Zoning District designation of General Industrial (GI) without giving up any uses currently permitted on the property.

II. CONTACTS

a. Owner

Red River Cattle, LLP
5601 W. Elliot Rd.
Laveen, AZ 85339
Contact: Scott Harrison
Phone: (602) 694-2553
Email: sharrison@redrivrcattle.com

b. Developer

David Stueve
Sacate Pellet Mills, Inc.
5601 W. Elliot Rd.
Laveen, AZ 85339
Contact: David Stueve
Phone: (602) 237-3809
Email: dstueve@sacate.com

c. Consultants

Contractor: SMA LLC
113 Chelsea Rd.
Monticello, MN 55362
Contact: Emily Silvan
Phone: (763) 295-4367
Email: emilyssmadesignbuild.com

Site Engineer: Olsson
7250 N. 16th St., Suite 210
Phoenix, AZ 85020
Contact: Cardell Andrews
Phone: (602) 748-1000
Email: candrews@olsson.com

Architect Processing Services: VAA Engineering
2300 Berkshire Ln. N., Suite 200
Plymouth, MN 55441
Contact: Larry Malmin
Phone: (763) 577-9149
Email: lmalmin@vaaeng.com

Architect Office: Archicon Architecture & Interiors, L.C.
5055 E. Washington St., Suite 200
Phoenix, AZ 85034
Contact: Gary Johnson
Phone: (602) 222-4266
Email: garyj@archicon.com

III. ACTION PLAN

In accordance with the City of Maricopa Citizen Participation Plan requirements, Red River Cattle, LLP, henceforth referred to as The Applicant, shall take the following steps to notify stake holders of the proposed changes to the City's Zoning Code:

1. The Applicant will develop a contact list of stake holders who are located within 300 feet of the project.
2. The Applicant will schedule a Neighborhood Meeting where the stake holders will have an opportunity to ask questions or state concerns on the project.
3. The Applicant will send a notification letter via certified mail to stake holders 1 month prior to the Neighborhood Meeting.
4. The Applicant will publish a notice of public meeting in the *Maricopa Monitor* and *Casa Grande Dispatch* newspapers 15 days prior to the Neighborhood Meeting.
5. The Applicant will display one sign on the subject property 15 days prior to the Neighborhood Meeting.

IV. SCHEDULE

Pre-Application Meeting: PA18-09 occurred March 29, 2018
Zoning Text Amendment: TXT18-02 Approved October 2, 2018
Development Review First Submittal: DRP18-08 October 1, 2018
Lot Split: LOT18-01 Approved October 30, 2018

Rezoning Application Submittal: ZON18-03 Submitted October 9, 2018
Notice of Neighborhood Meeting:
 Certified Letters to Stake Holders: October 27, 2018
 Newspaper Notices: October 30, 2018
 Sign Posting: October 30, 2018
Neighborhood Meeting: November 11, 2018
Submittal of Final Citizen Participation Report: November 12, 2018
Planning and Zoning Commission Hearing: November 13, 2018
City Council Hearing: December 4, 2018

V. ATTACHMENTS

**Pinal Feeding Company
Red River Cattle LLC.
38351 W. Cowtown Rd
Maricopa AZ 85138**

RE: PA18-09 Alfalfa Pellet Mill. This site is located at 38743 W. Cowtown Rd Maricopa.

Dear Neighbor,

An application has been filed with the City of Maricopa by Red River Cattle LLC for construction of an alfalfa pellet milling facility at the above mentioned property. The public meeting dates in regards to this request are as follows:

Neighborhood Meeting:

**November 11th 3:00 PM
38743 W. Cowtown Rd (proposed facility property)
Maricopa AZ 85138**

Planning and Zoning Commission:

**November 12th 6:00 pm
City Hall
39700 W. Civic Center Plaza
Maricopa AZ 85138**

City Council:

**December 4th 7:00 pm
City Hall
39700 W. Civic Center Plaza
Maricopa AZ 85138**

According to the Pinal County Assessors records, you are a property owner within 300 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, a notice is being sent to you via certified mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Kazi Haque at the City of Maricopa Planning Department at (520) 568-9098. You can also email him at kazi.haque@maricopa-az.gov with the subject "PA18-09 Sacate Pellet Mill"

Please see additional pages for project narrative and other exhibits.

Please note that City Council holds a work session prior to the aforementioned Council meeting time. As the work session meeting varies, please contact the City Clerk at (520) 568-9098 or visit the City of Maricopa website at www.maricopa-az.gov for information on the specific time that the work session will be held. Kindly address additional questions or comments to the Planning Department at (520) 568-9098.

Sincerely

A handwritten signature in black ink, appearing to read "Scott Harrison". The signature is fluid and cursive, with a prominent vertical stroke at the beginning.

Scott Harrison
Red River Cattle LLC



Pinal County Assessor's Office
 PO Box 709
 211 N. Pinal St.
 Phoenix, AZ 85013
 602 866 6361
 assessor@pinalcountyaz.gov

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using the map in the preparation of legal documents.



Subject Property

300 foot Notification Area

PROPERTY OWNER	PARCEL #	PHYSICAL ADDRESS	TAX BILLING ADDRESS
Eagle Shadow, LLC	502-42-001K	Maricopa Hwy	8501 N. Scottsdale Rd, Suite 120 Scottsdale, AZ 85253
Eagle Shadow, LLC	502-42-002B	W. Cowtown Rd.	Same as above
Eagle Shadow, LLC	502-43-003B	39445 W. Steen Rd.	Same as above
Pinal Energy, LLC	502-43-001M	38585 W. Cowtown Rd.	38585 W. Cowtown Rd. Maricopa, AZ 85138
Electrical District No. 3	502-43-001N	38533 W. Cowtown Rd.	41630 W Louis Johnson Dr Maricopa, AZ 85138

MARICOPA
 44920 W HATHAWAY AVE
 MARICOPA
 AZ
 85139-9900
 0350690386
 (800)275-8777 10:51 AM

CERTIFIED MAIL RECEIPT
 Domestic Mail Only
 or delivery information, visit our website at www.usps.com
PARADISE VALLEY, AZ 85257
OFFICIAL USE
 Certified Mail Fee \$3.45
 Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.50
 Total Postage and Fees \$3.95
 Sent To *Eagle Shuler*
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®
 MARICOPA AZ 85139
 OCT 17 2018
 Postmark Here
 10/17/2018

Description	Sale Qty	Final Price
1st-Class	1	\$0.50
Letter (Domestic) (MARICOPA, AZ 85138) (Weight:0 Lb 0.60 Oz) (Estimated Delivery Date) (Friday 10/19/2018)	1	\$3.45
Certified Mail # (USPS Certified Mail #) (70180360000215101018)	1	\$0.50

1st-Class	1	\$0.50
Letter (Domestic) (MARICOPA, AZ 85138) (Weight:0 Lb 0.60 Oz) (Estimated Delivery Date) (Friday 10/19/2018)	1	\$3.45
Certified Mail # (USPS Certified Mail #) (70180360000215101001)	1	\$0.50

1st-Class	1	\$0.50
Letter (Domestic) (PARADISE VALLEY, AZ 85253) (Weight:0 Lb 0.60 Oz) (Estimated Delivery Date) (Friday 10/19/2018)	1	\$3.45
Certified Mail # (USPS Certified Mail #) (70180360000215100998)	1	\$0.50

Total \$11.85

Credit Card Remitd \$11.85
 (Card Name:AMEX)
 (Account #:XXXXXXXXXX2013)
 (Approval #:825369)
 (Transaction #:022)
 (AID:A000D00025010801)
 Chip)
 (AL:AMERICAN EXPRESS)
 (PIN:Not Required)

Text your tracking number to 28777 (2USPS) to get the latest status.

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MARICOPA, AZ 85139
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 Return Receipt (hardcopy) \$0.00
 Return Receipt (electronic) \$0.00
 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.50
 Total Postage and Fees \$3.95
 Sent To *Paul Frezza*
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®
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 OCT 17 2018
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 10/17/2018

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 Certified Mail Restricted Delivery \$0.00
 Adult Signature Required \$0.00
 Adult Signature Restricted Delivery \$0.00
 Postage \$0.50
 Total Postage and Fees \$3.95
 Sent To *EDAS*
 Street and Apt. No., or PO Box No.
 City, State, ZIP+4®
 MARICOPA AZ 85139
 OCT 17 2018
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 10/17/2018

7018

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 Street and Apt. No., or PO Box No.
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 MARICOPA AZ 85139
 OCT 17 2018
 Postmark Here
 10/17/2018

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ZONING

City of Maricopa - Planning Division

Proposal: REZONE FROM OLD ZONING CODE DESIGNATION OF CI-2 INDUSTRIAL ZONE TO CURRENT ZONING CODE DESIGNATION OF GI GENERAL INDUSTRIAL.

Current Zoning: Industrial Zone (CI-2)

Proposed Zoning: General Industrial (GI)

NEIGHBORHOOD MEETING

NOV 11TH @ 3:00 p.m.
38743 W. Cowtown Rd.
Maricopa, AZ 85138

PLANNING & ZONING MEETING

NOV 12TH @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

**FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT
CASE PLANNER:**

Kazi Haque
Zoning Administrator
Phone: 520-568-9098
kazi.haque@maricopa-az.gov

CITY COUNCIL MEETING

DEC 4TH @ 7:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

PUBLIC NOTICE**NEW
Neighborhood
Businesses**

Notice of PUBLIC MEETING
AND HEARING
Site Development #PA18-09

Neighborhood Meeting:
November 11, 2018 @ 3:00pm
38743 W. Cowtown RD
Maricopa, AZ 85138

Planning and Zoning Hearing:
November 12, 2018 @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Hearing:
December 4, 2018 @ 7:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT the above listed meeting and public hearings will be held at the above stated date, time and location. The purpose of the public meeting and public hearings is to receive public comments and suggestions on the following request prior to approval:

ZON18-03-Alfalfa Pellet Mill

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in written form to the Development Services Department, Attn: Kazi Haque at 39700 W. Civic Center Plaza, Maricopa, AZ 85138. Please include name, address, telephone number and signature. For questions, please contact Planning Division at 520-568-9098

Dated this 25th day of October 2018
Vanessa Bueras, City Clerk
No. of publications: 1; date of publication: Oct. 30, 2018.

STATE OF ARIZONA

COUNTY OF PINAL

} SS.

Affidavit of Publication

Notice of PUBLIC MEETING
AND HEARING
Site Development #PA18-09

Neighborhood Meeting:
November 11, 2018 @ 3:00pm
38743 W. Cowtown RD
Maricopa, AZ 85138

Planning and Zoning Hearing:
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name, address, telephone number and
signature. For questions, please contact
Planning Division at 520-568-9098

Dated this 25th day of October 2018
Vanessa Bueras, City Clerk
No. of publications: 1; date of publication:
Oct. 30, 2018.

KARA K. COOPER first being duly sworn
deposes and says: That he/she is a native born citizen of the United States
of America, over 21 years of age, that I am an agent and/or publisher of the
Casa Grande Dispatch, a daily newspaper published at Casa Grande, Pinal
County, Arizona, Tuesday through Sunday of each week; that a notice, a full,
true and complete printed copy of which is hereunto attached, was printed
in the regular edition of said newspaper, and not in a supplement thereto, for
ONE issues. The first publication thereof having been on the

30TH day of OCTOBER A.D., 2018

Second publication _____

Third publication _____

Fourth publication _____

Fifth publication _____

Sixth publication _____

CASA GRANDE DISPATCH

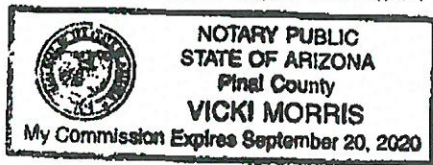
By [Signature]
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 31st

day of October A.D. 2018

[Signature]

Notary Public in and for the County
of Pinal, State of Arizona



**Sacate Pellet Mills, Inc.
38743 W. Cowtown Rd.
Maricopa AZ 85339**

**RE: Neighborhood Meeting
Sacate Pellet Mills Proposed Site
38743 W. Cowtown Rd.
Maricopa AZ 85138**

**November 11th 2018
3:00 PM**

Agenda

- 1. Show attendants where the facility will be built.**
- 2. Explain what the plant function will be.**
- 3. Discuss building timelines.**
- 4. Answer any questions.**

Attendees:

There were no attendees at the meeting. Scott Harrison from the ownership group was present from 3:00 until 3:30

Minutes:

The meeting was called to order at 3:00 pm and was adjourned at 3:30

Amy Schwenner

From: Scott Harrison <sharrison@redrivercattle.com>
Sent: Friday, November 2, 2018 10:07 AM
To: Kazi Haque
Cc: David Stueve; mikef@smadesignbuild.com; Amy Schwenner
Subject: FW: Community meeting

Below is the letter from Pinal Energy

Scott Harrison

Sharrison@RedRiverCattle.com

Office: 602-606-8035

Cell: 602-694-2553

From: Matt Rynearson [mailto:mrynearson@pinalenergyllc.com]
Sent: Thursday, November 1, 2018 12:33 PM
To: Scott Harrison <sharrison@redrivercattle.com>
Subject: Community meeting

Scott,

Pinal Energy **will not be** attending the Neighborhood Meeting on November 11th @ 3:00 PM.

Matt Rynearson
General Manager

Pinal Energy

38585 W. Cowtown Rd, Maricopa, AZ 85138

Phone: 520-494-2400 Ext 2001

mrynearson@pinalenergyllc.com

Amy Schwenner

Subject: FW: Rezone of Property Next to Ethanol Plant and within the Eagle Wing Planned Area Development

Citrix Attachments

Expires May 11, 2019

04_Pellet Mill_Traffic Impact Analysis.pdf	3.7 MB
18-11-12_Narrative_0180658.pdf	1.8 MB
ATT00001.htm	236 B
ATT00002.htm	236 B
ATT00003.htm	178 B
Bluestake.pdf	108 KB
Eagle Wing Land Use Plan.pdf	1.5 MB
Eagle Wing PAD Zoning stipulations.pdf	1.9 MB
Pages from adoptedzoningcode_111914_linked.pdf	190.9 KB

[Download Attachments](#)

Amy Schwenner uses Citrix Files to share documents securely.

Please see responses in red below:

From: "Linda Cheney" <lcheney@eldoradoholdings.net>

To: "Scott Harrison" <sharrison@redrivercattle.com>

Cc: "Deb Bricker" <dbricker@eldoradoholdings.net>, "Brad Hinton" <bhinton@eldoradoholdings.net>

Subject: Rezone of Property Next to Ethanol Plant and within the Eagle Wing Planned Area Development

Scott,

I spoke too soon in our phone conversation this morning. Review of the Olsson documents, after our phone conversation, generated several questions that we need to get answered and concerns that need to be attenuated. I also found several inaccuracies in the Olsson documents that will need to be corrected.

1. In the Olsson report – Red River Cattle LLP Development Review, the Eagle Shadow LLC property referenced in paragraph 2 is **not** zoned 'agricultural'. The Eagle Shadow LLC property, as well as the Red River Cattle property being rezoned is a part of the Eagle Wing Zoning and PAD, see attached Eagle Wing Land Use Plan. The Eagle Shadow LLC property is zoned Light Industrial (CI-1), Transitional (TR), General Business (CB-2) and Single-Family Residential (CR-3). In addition, in

the last paragraph of the Olsson Project Narrative the statement regarding the well is incorrect. The well is not owned by Red River Cattle LLC, rather it is owned by the Eagle Shadow LLC. Please see Recital E of the Well Share Agreement. Please have Olsson correct the inaccuracies in the narrative and resend out to anyone that received the incorrect report, including the City and all applicable City departments.

See attached updated narrative.

2. We need to make sure that to the noise and vibration generated from the pellet mill and future expansions will be within acceptable limits so as not to be detrimental to our planned commercial and residential parcels within the Eagle Wing PAD that surround your property. The 24 hour operation causes major concern regarding noise and vibration especially at night and with regard to the planned Residential and Transitional zoned parcels. Attached is the section from the City Zoning code on Noise and Vibrations. Noise and vibration studies will need to be prepared and attenuation / mitigation may be required, if the study results determine the project does not meet City regulations.

Per the narrative: "Noise levels may reach approximately 75-100 decibels, consistent with the neighboring property." Also, all noise will be produced by the mill operations equipment located within the center of the facility. This noise will be muted by both the warehouse building and future hay bales to the west as well as the existing site wall to the east as these structures will act as sound barriers.

3. Has the City indicated to you whether or not a PAD Amendment is required in addition to the rezone? See item 20 of the attached zoning stipulations.

No amendment required by the City at this time.

4. To what zoning classification from the City's New Zoning Code will you be rezoning this property? Will you be asking for any exceptions/variances to that zoning classification, i.e. building height, setbacks, etc.?

Per ZON18-03: New Zoning classification requested is General Industrial (GI); a conditional use permit for an exception to the current height limit will be required

5. The Preliminary Improvement Plans identify SRP as the electrical provider. That is incorrect. ED3 is the electrical provider. Olsson should also verify that the other Utility providers listed are correct.

Electrical Provider updated; see Bluestake response attached for verification of other providers

6. Will the pellets be shipped by train or semi-trucks?

Trucks

7. If shipping will be by truck, will the City require a traffic study?

See traffic study attached

8. The City needs to understand the shared well and the storage tank situation. ADWR allows water from the well to be used for Eagle Shadow's Irrigation Grandfathered Water Right (58-110744.0003) and Red River's Type 2 Non-Irrigation Grandfathered Groundwater Right (58-109249.0007). Water from the well can only be used for these grandfathered rights granted by ADWR. The storage tank and well are owned by our Eagle Shadow LLC and are to be used for farm irrigation and watering the cattle in the feedlot. The storage tank cannot be used for fire

flow protection. Furthermore, once we start using water from the well and storage tank for farm irrigation that our farm lessee will be implementing next year, there will be no guarantee that the storage tank will have adequate water for fire protection. In addition, if there is a fire, water from the storage tank cannot be depleted such that our farmer cannot irrigate the crops.

Awaiting Attorney response

These comments, concerns and questions will be provided to the City of Maricopa and will become a part of the neighborhood meeting records. Thus, we do not plan on attending the neighborhood meeting.

As long as the proposed project meets all of the applicable government regulations and our questions and concerns are addressed to our satisfaction, El Dorado Holdings will not oppose the rezone of this property.

Please let me know, if you have any questions or would like to set up a meeting or conference call to discuss the above. Thanks.

Linda Cheney

Vice President

El Dorado Holdings

NEW ADDRESS

8501 N. Scottsdale Rd, Suite 120

Scottsdale, AZ 85253

602-955-2424 office

602-663-0498 cell

Amy Schwenner, PLA, ASLA

Landscape Architecture

D 480.333.4369

C 480.276.7231

7250 N. 16th St., Ste. 210

Phoenix, AZ 85020

O 602.748.1000



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