



Yuma County, Arizona
DEPARTMENT OF DEVELOPMENT SERVICES
2351 W 26th Street, Yuma, Arizona 85364
Phone (928) 817-5000
Fax: (928) 817-5020

May 6, 2024

SENT VIA EMAIL

Navaid Alam
EValution Energy
17880 Las Repolas, Suite 160
Santa Fe, California 92067

Subject: Special Use Permit Case Number 22-08

Dear Mr. Alam:

This letter is in response to your letter dated May 1, 2024 requesting an extension of time for completion cobalt sulfate production facility authorized by Special Use Permit Case Number 22-08 (SUP22-08). Pursuant to the Yuma County Zoning Ordinance, Section 402.05(B)(2)(b), an extension of time of two years is hereby granted. The deadline to obtain permits is May 1, 2026.

If building permits have not been issued by May 6, 2026, SUP22-08 will become void. If building permits are obtained and have not expired, an extension of time of six months may be approved pursuant to the Yuma County Zoning Ordinance, Sections 402.05(B)(2)(a)(1) and (2).

If you have any questions or comments, please do not hesitate to contact me at 928-817-5173.

Sincerely,

McCastro

Maggie Castro, AICP
Planning Director

cc SUP22-08

Javier Barraza

From: navaid@evelutionenergy.com
Sent: Wednesday, May 1, 2024 3:17 PM
To: Javier Barraza
Cc: gil@evelutionenergy.com
Subject: RE: Request of an Extension of Time on SUP 22-08 Conditions
Attachments: Approval_Letter_To_Applicant SUP 23-17 - 5 Feb 2024 re Solar Power Plant.pdf; Traffic Study - 231022 YUCO Cobalt Processing Facility TIA 041223.pdf; Letter to Yuma County DDS re Extension of Time on SUP 22-08 Requirements - 1 May 24.pdf

CAUTION: This email originated from outside Yuma County.

Do not click on links or open attachments unless you recognize the sender and know the contents are safe.

Hi Javier:

As per the attached SUP 22-08 Approval Letter, and pursuant to Yuma Zoning Ordinance Section 402.05 (B)(2)(b), we are requesting an additional two year extension (see attached EValution Energy Letter) to comply with the provisions in Section 2(b) of our Special Use Permit Number 22-08 Approval Letter (see attached) regarding the recommendations of the completed traffic study related to the construction of an access road by May 20, 2024 (Traffic Study attached).

We are now in the process of completing our process design and engineering work. We are also working with well drillers to drill test wells on the proposed site. We expect such work to be completed within two years and for the recommendations of the Traffic Study to be complied with within such extension period.

Let me know if you have comments or questions. Thanks.

From: Javier Barraza <Javier.Barraza@yumacountyaz.gov>
Sent: Friday, April 12, 2024 7:12 AM
To: Navaid Alam <navaid@evelutionenergy.com>
Subject: RE: Disclosure Statement

Hello Navaid,

I got them all.
There are no issues, thanks.

Javier Barraza
Senior Planner, Planning & Zoning Division
Department of Development Services
2351 W 26th Street
Yuma, AZ 85364
Telephone: (928) 817-5150
Main Telephone: (928) 817-5000
Javier.Barraza@yumacountyaz.gov





1st May 2024

VIA E-MAIL

Yuma County Department of Development Services
2351 West 26th Street
Yuma, AZ 85364

Attention: Javier Barraza, Senior Planner

Dear Javier:

Re: Two Year Extension of Time re SUP 22-08 Requirement of Traffic Study Conclusions Implementation

As per Yuma Zoning Ordinance Section 402.05 (B)(2)(b), we would like to request an additional two year extension to comply with the provisions in our Special Use Permit Number 22-08 Approval Letter (see attachment) regarding the recommendations of the traffic study related to the construction of an access road by May 20, 2024 (also see Traffic Study attached).

We have already completed the Traffic Study last year and are now in the process of completing our process design and engineering work. We are also working with well drillers to drill test wells on the proposed site. We expect such work to be completed within two years and for the recommendations of the Traffic Study to be completed within such extension period.

If you require any further information or documentation, please do not hesitate to contact me at the following email: navaid@evolutionenergy.com or Tel: +1-917-251-1126. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Navaid", followed by a long, horizontal, slightly wavy line.

Navaid Alam
President & CEO

Case Progress and Closeout Checklist

Case Number: SUP 22-08 Planner Name: JAVIER BARRAZA
Agent: NAVAID ALAM
Applicant: EVELUTION ENERGY CORP.
Section: 20 Township 08 S Range 15 W
APN: (Current) 188-20-002 (Old APN) 202-14-002
Zoning District: INTENSIVE IND Request: COBALT SULFATE FACILITY
Zoning Map#: I 1111 SH. 11
P&Z Hearing Date: JAN-24-23 Recommendation: APPROVAL
BOS Hearing Date: MAR-6-23 Action: APPROVAL Agenda Item # ZF1
Lock Needed? NO Date Locked: _____
☒ Deadline for Performance Conditions: MAY-20, 2024 P.C. #2.
☐ Update Central Square: _____ Certificate of Zoning (or SUP) done ☐ _____
Schedule for Development/ Deadlines? 03-06-2038.
1) By: 03-06-2038
2) By: 03-06-2038
_____) By: PERFORMANCE CONDITION
1) By: 03-06-2023 ✓
2) By: 05-04-2024 - NO IMPROVEMENTS
Comments: REQUIRED (OUTSIDE)
SEE PAGE # 26 OF
-TIA.-
Schedule for Development met: _____
☐ Create task in Outlook for 1st date in Schedule for Development _____
☐ Easements to Drafting: _____
☐ Copies of Range, Avigational, etc. disclosure statements to MCAS: _____



Yuma County, Arizona
DEPARTMENT OF DEVELOPMENT SERVICES
2351 West 26th Street, Yuma, Arizona 85364
Phone: (928) 817-5000
Fax: (928) 817-5020

SPECIAL USE CERTIFICATE

Rezoning Case Number: SUP22-08 **Date:** April 6, 2023

Board of Supervisors meeting date: 03-06-2023 **Item No.:** ZF1

Zoning History: Intensive Industrial (II)

Approved Use: To allow a Cobalt Sulfate Processing Facility.

Official Zoning Map Number: I11-10

Assessor's Parcel Number(s) and/or Legal Description of Affected Parcel(s):

188-20-002

Date Special Use Permit Became Effective: 04-06-2023

Comments:

 04-06-23
Javier Barraza, Senior Planner


Maggie Castro, AICP, Planning Director

Master Zoning Map has been updated.


Daniel Cruz, GIS Manager*

* GIS Division: Please return this original form when Master Zoning Map has been updated.



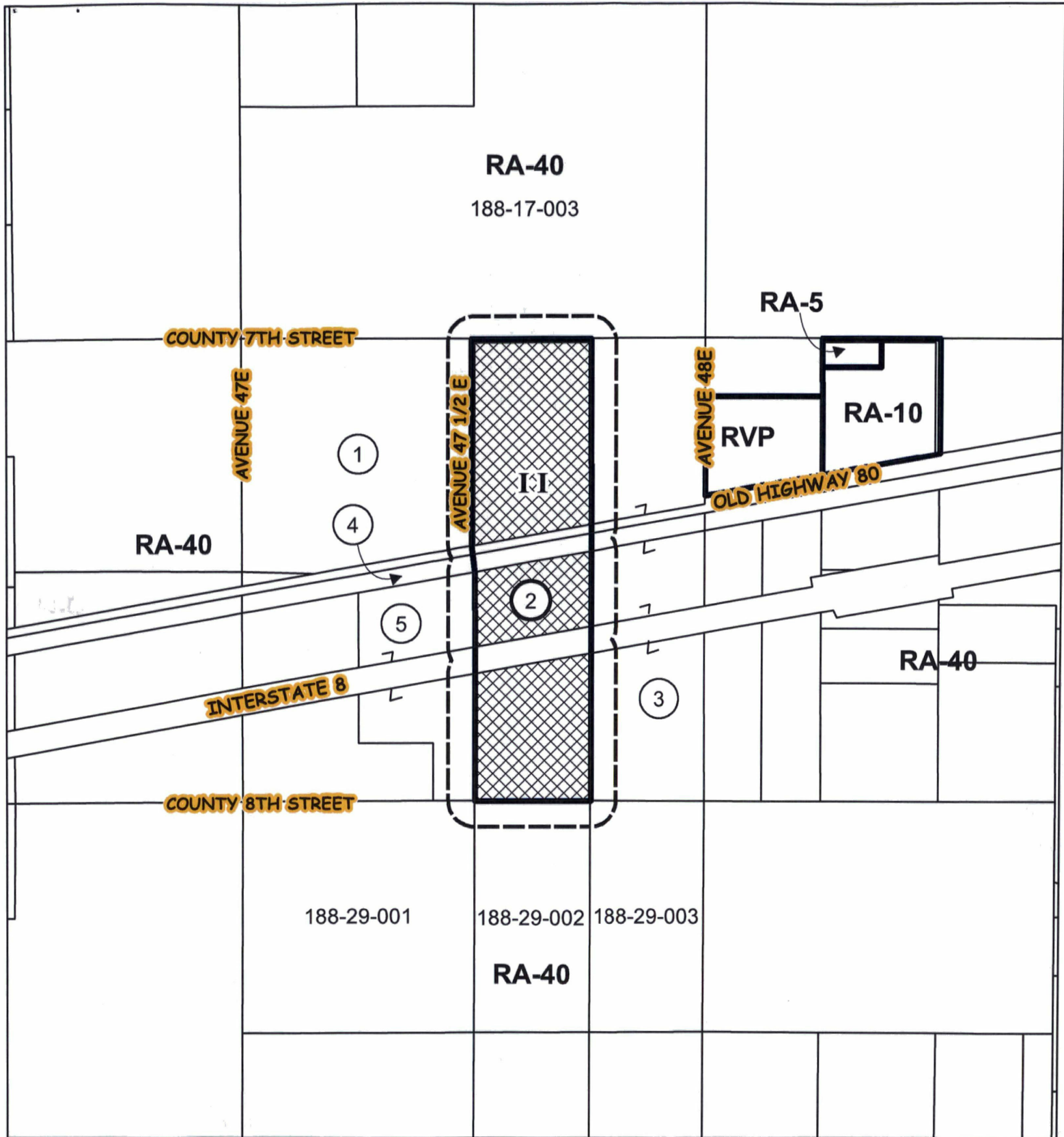
As stipulated by the Board of Supervisors, the following are conditions of approval for Special Use Permit 22-08:

Performance Conditions.

1. Within 60 days of approval by the Board of Supervisors, the owner or agent shall:
 - a. Provide an A.R.S. §12-1134 waiver.
 - b. Record an Infrastructure disclosure statement.
 - c. Record an Instrument Route-218 disclosure statement.
2. Prior to development or prior to May 20, 2024, whichever occurs first, the owner or agent shall:
 - a. In accordance with the Yuma County Public Works Standards Vol. 1, Section 7.3, Guidelines for Traffic Studies, a traffic study shall be done.
 - b. All Improvements required by the traffic study shall be constructed.

Operational Conditions.

1. The approval of the Special Use Permit is based on the site plan submitted by the applicant. Any change from this site plan requires prior approval by the Planning Director.
2. The Special Use Permit shall be valid for a period not to exceed 15 years from the date of approval by the Board of Supervisors.



**DEPARTMENT OF
DEVELOPMENT
SERVICES**

PLANNING & ZONING DIVISION
2351 W. 26TH STREET
YUMA, AZ 85364

FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO:
LOCATION:
APNs:

SUP22-08
WITHIN THE VICINITY OF
OLD HIGHWAY 80 & AVE. 48E
188-20-002

Case Planner: Javier Barraza.
Drawn by : Javier B On 11-02-2022
Reviewed: Javier B 11-02-2022

SCALE
1" = 1500'

Legend

- Subject Property
- 300' NOTIFICATION AREA
- Municipality

AVENUE 46 E

RA-40

19

20

II

RA-40

SUP08-0003
SUP06-0030

SUP22-08
RZ06-53
CONDITIONAL
RZ08-03
CONDITIONAL

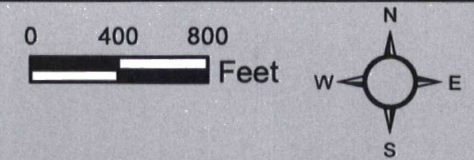


OFFICIAL ZONING MAP

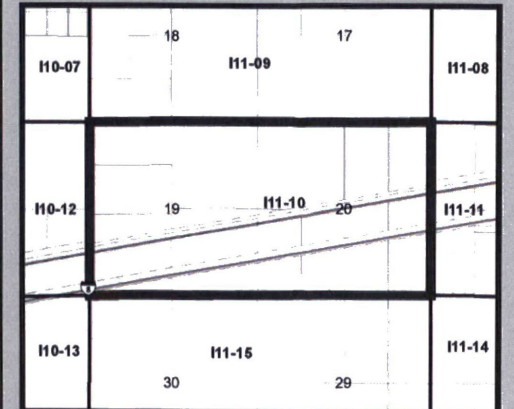
Map Sheet
111-10

LEGEND

- Zoning
- Parcels



TOWNSHIP 08S RANGE 15W



INFORMATION TECHNOLOGY SERVICES
GIS DIVISION MAP UPDATE: APRIL 2023
2351 WEST 26TH STREET - YUMA, AZ 85364 - 928.817.5000
PATH: N:\ZONING\MAPPING\OFFICIAL_ZONING_ATLAS_FINAL
FOR INFORMATION ONLY, NO LIABILITY ASSUMED.

1.

Yuma County Board of Supervisors

NOTICE of OFFICIAL BOARD ACTION (NOBA)

**REZONINGS, SPECIAL USE CASES, MAJOR & MINOR AMENDMENTS,
SUBDIVISION REGULATION MODIFICATIONS, and COMMISSION INITIATIVES***

***Non- Zoning Ordinances/Amendments**

Meeting Date: 03-06-23	To:	P&Z DIRECTOR MAGGIE CASTRO	Date sent:
Item No: ZF1	Agency:	DEVELOPMENT SERVICES	03-10-23

Agenda Wording: Development Services/Planning and Zoning Division: Public Hearings: Special Use Case Permit No. 22-08: Evelution Energy LLC requests a Special Use Permit per Section 615.03(C) of the Yuma County Zoning Ordinance to allow a facility for the production of cobalt sulfate on a parcel 137.98 net acres in size zoned Intensive Industrial (II), Assessor's Parcel No. 188-20-002, located in the vicinity of Old Highway 80 and Avenue 47½ E, Tacna, Arizona.

2.

RECORD OF ACTION(S)

☒ **Public hearing conducted:** In matters requiring public hearing, this certifies the below constitutes official action after a legally advertised public hearing and duly called meeting of the Yuma County Board of Supervisors (or Board of Directors per agenda wording) and will be recorded without amendment or modification in the official records of said political body. •Public comments: 1 In favor 0 Opposed 4 Neutral ☐ No comments

☐ Approved on Consent. ☐ Approved as recommended by Staff.

☒ Approved recommendation of Planning Commission.

☐ Denied

☐ No Action

☐ Approved as amended*: ☐ Other: _____

*Amendment: _____

CONDITIONS OF APPROVAL: Performance Condition #1-2
and Operational Conditions #1-2.

Vote Results:

DS Motion JL Second ☒ Passed

☒ Voice Vote: 5 Ayes 0 Dissent

☐ Roll Call: _____ Ayes _____ Nays

☐ Supermajority Vote Required

☐ Item continued:

Date & Time: _____

☐ Agency submits AIR-Form for future meeting.

☐ Public Hearing set:

Date & Time: _____

☐ Agency submits AIR-Form for future meeting.

3.

CLERK OF THE BOARD CERTIFICATION

Signature:

Desarae Doten, Deputy Clerk for:
Ian McGaughey, County Administrator/Clerk of the Board

Date: 03-06-23

4.

FOLLOW-UP (FU) ACTIONS REQUIRED:

☒ Agency notifies agent/applicant regarding Board action.

☐ Agency* ☐ Clerk of Board causes publication of _____

☐ Agency ☐ Clerk of Board causes recordation of (list): _____

☐ Other instructions/actions: _____

☐ For minor and major amendments only: The *Certification of Minutes* will be forwarded under separate cover after the minutes for this meeting have been approved on _____.

ENCLOSURES	☐ Resolution: ☐ Original(s) ☐ Copy(ies) ☐ Resolution will be recorded ☐ Resolution will not be recorded ☐ Other (list): _____
COPIED TO	☐ County Attorney ☒ Craig Sellers ☒ Javier Barraza ☐ Others (list): _____

Questions/information regarding this agenda item contact:

Name/Title: Barbara Villaneda - Admin Supp. Coord. Phone #: 373-1103

Revised: 08-02-2022/cpi

No. 1: *Development Services/Planning and Zoning Division*: Public Hearings: Special Use Case Permit No. 22-08: Evelution Energy LLC requests a Special Use Permit per Section 615.03(C) of the Yuma County Zoning Ordinance to allow a facility for the production of cobalt sulfate on a parcel 137.98 net acres in size zoned Intensive Industrial (II), Assessor's Parcel No. 188-20-002, located in the vicinity of Old Highway 80 and Avenue 47½ E, Tacna, Arizona.

Mr. Barraza provided the staff presentation.

Supervisor Reyes asked about the duration of the permit, and Mr. Barraza confirmed it would be valid for 15 years.

Discussion ensued concerning the activities that would occur at this facility, and the needed water supply. Mr. Barraza explained they would recycle 70% of the water used. Supervisor Simmons noted he was aware that the applicants have met with Wellton- Mohawk Irrigation District several times.

YUMA COUNTY BOARD OF SUPERVISORS

Also sitting as all SPECIAL TAXING DISTRICTS where noted

REGULAR SESSION: March 6, 2023

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Navaid Alam, Evelution Energy LLC, explained the facility would process electric car battery materials. He clarified they will not have hazardous waste, but if there were any, it would be processed and transported off-site

Larry Killman, Consultant for Evelution Energy, ex-town manager of Wellton and ex-employee of Wellton Mohawk Irrigation District, spoke about recycling the water used and the intention to drill deep wells for investigation.

Chairman Porchas opened the public hearing.

Paula Gage posed a concern about cobalt sulfate and noted there are cobalt lines in Africa that are horrible.

Daniel Neff, Consultant, Chairman of M3 Engineering of Tucson, AZ, explained that employees would need to wear the proper Personal Protective Equipment (PPE) and receive appropriate training.

Steven (last name unknown), asked what type of documentation will be available to confirm that the air output is no different from the current air quality.

Mike Duran asked where the cobalt would be extracted from, and Mr. Alam stated it would be transported from overseas and arrive in containers in Ensenada, Mexico.

Douglas Wright questioned how this would benefit Yuma, besides the creation of new jobs. He provided examples such as the infrastructure of roads, taxes, water usage and air quality.

Julie Engel, Greater Yuma Economic Development Corporation (GYEDC) reported the greatest economic benefit would be to east Yuma County. There will be 50 jobs created and the ripple effect will be 300 jobs with a \$300 million economic impact. Ms. Castro noted that Page No. 6 of the staff report contained the economic report provided by GYEDC.

Gloria (last name unknown) asked what classification of jobs will be available and if they will require a degree or engineering experience. Mr. Alam confirmed there would be a mix of jobs and they plan to have the Arizona Commerce Authority work with Arizona Western College (AWC) to provide training.

Chairman Porchas closed the public hearing.

MOTION (SIMMONS/LINES): Approve Special Use Permit Case No. 22-08 as recommended by the Planning Commission.

VOICE VOTE: The motion carried 5-0.

YUMA COUNTY BOARD OF SUPERVISORS

Also sitting as all SPECIAL TAXING DISTRICTS where noted

REGULAR SESSION: March 6, 2023

Page 8 of 14

The following conditions were approved:

Performance Conditions: 1. Within 60 days of approval by the Board of Supervisors, the owner or agent shall: **a.** Provide an A.R.S. §12-1134 waiver. **b.** Record an Infrastructure disclosure statement. **c.** Record an Instrument Route-218 disclosure statement. 2. Prior to development or prior to May 20, 2024, whichever occurs first, the owner or agent shall: **a.** In accordance with the Yuma County Public Works Standards Vol. 1, Section 7.3, Guidelines for Traffic Studies, a traffic study shall be done. **b.** All Improvements required by the traffic study shall be constructed.

Operational Conditions: 1. The approval of the Special Use Permit is based on the site plan submitted by the applicant. Any change from this site plan requires prior approval by the Planning Director. 2. The Special Use Permit shall be valid for a period not to exceed 15 years from the date of approval by the Board of Supervisors.

- SUP 22-08 -

Cobalt Processing Facility Project

Traffic Impact Analysis

Prepared for

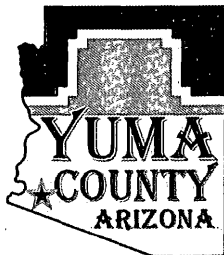
Yuma County
2351 W 26th Street
Yuma, AZ 85364
T: (928) 817-5111
Contact: Arturo Alvarez
Arturo.Alvarez@yumacountyaz.gov

Prepared by



Submitted to

Yuma County



1st Submittal

April 12, 2023



14050 N 83rd Ave, Suite 290, Peoria, AZ 85381
Contact: Scott Kelley, PE, PTOE | 602-499-1339 | scottk@greenlightte.com

PERFORMANCE
CONDITION #2

- a) COMPLIED. # 04-12-23
- b) NO IMPROVEMENTS
REQUIRED OUTSIDE
THE SITE. 04-12-23

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1.1 Executive Summary

The proposed site is for a cobalt sulfate processing facility along the north side of Old US 80, about E 48th Ave S. The site is located approximately eight miles east of Tacna, in a remote and undeveloped rural area. Figure 1 and Figure 2 depict the Project vicinity and site plan, respectively. Project access to the surrounding roadway network will be provided via two full-access site driveways on Old US 80. More information about the Project and computer-generated renderings of the site can be found at <https://evelutionenergy.com/>.

During Construction (2024), the Project is forecast to generate approximately 72 AM peak hour trips, 72 PM peak hour trips and 220 daily trips on a typical weekday, based on an estimated 100 construction workers and 10 construction trucks in and out of the facility each day.

After construction is completed and the site is Operational (2025), the Project is forecast to generate approximately 43 AM peak hour trips, 43 PM peak hour trips and 164 daily trips on a typical weekday, based on an expected 660 trucks per month in and out of the facility, along with 60 employees working across three shifts during a 24-hour day.

This TIA was performed to satisfy the County's planning level requirements.

Existing conditions (2023), Construction Year (2024), and Operational (Opening Year 2025) traffic conditions scenarios were analyzed.

The following conclusions are made based on the findings of the Project TIA:

1. During construction (2024), the Project is forecast to generate approximately 72 AM peak hour trips, 72 PM peak hour trips and 220 daily trips on a typical weekday, based on an estimated 100 construction workers and 10 construction trucks in and out of the facility each day.
2. After construction is completed and the site is operational (2025), the Project is forecast to generate approximately 43 AM peak hour trips, 43 PM peak hour trips and 164 daily trips on a typical weekday, based on an expected 660 trucks per month in and out of the facility, along with 60 employees working across three shifts during a 24-hour day.
3. The study intersections are expected to operate at an acceptable LOS during year 2023 non-site and total traffic conditions. All approaches would operate at LOS A, except the northbound approach of the Old US 80 at Avenue 40E intersection, which would operate at no worse than LOS B during peak hours.
4. Construction of a dedicated left turn lane on eastbound Old US 80 at Site Driveway 1 is recommended.
5. Providing overhead lighting at the two site driveway intersections with Old US 80 is recommended.

2.0 Introduction

This Traffic Impact Analysis (TIA) analyzed the traffic impacts associated with a proposed cobalt sulfate processing facility development (Project) located on Old US 80, east of Tacna, in Yuma County, Arizona (County).

2.1 Proposed Development

The proposed site is for a cobalt sulfate processing facility along the north side of Old US 80, about E 48th Ave S. The site is located approximately eight miles east of Tacna, in a remote and undeveloped rural area. Figure 1 and Figure 2 depict the Project vicinity and site plan, respectively. Project access to the surrounding roadway network will be provided via two full-access site driveways on Old US 80. More information about the Project and computer-generated renderings of the site can be found at <https://evelutionenergy.com/>.

During Construction (2024), the Project is forecast to generate approximately 72 AM peak hour trips, 72 PM peak hour trips and 220 daily trips on a typical weekday, based on an estimated 100 construction workers and 10 construction trucks in and out of the facility each day.

After construction is completed and the site is Operational (2025), the Project is forecast to generate approximately 43 AM peak hour trips, 43 PM peak hour trips and 164 daily trips on a typical weekday, based on an expected 660 trucks per month in and out of the facility, along with 60 employees working across three shifts during a 24-hour day.

This TIA was performed to satisfy the County's planning level requirements.

Existing conditions (2023), Construction Year (2024), and Operational (Opening Year 2025) traffic conditions scenarios were analyzed.

2.2 Study Objectives

The objectives of this study were:

1. To estimate the expected volumes on the roadway network adjacent to the site;
2. To analyze the current and opening year traffic operations;
3. To address site-specific concerns; and,
4. To develop recommendations for mitigation measures.

2.3 Study Area

The study intersections were:

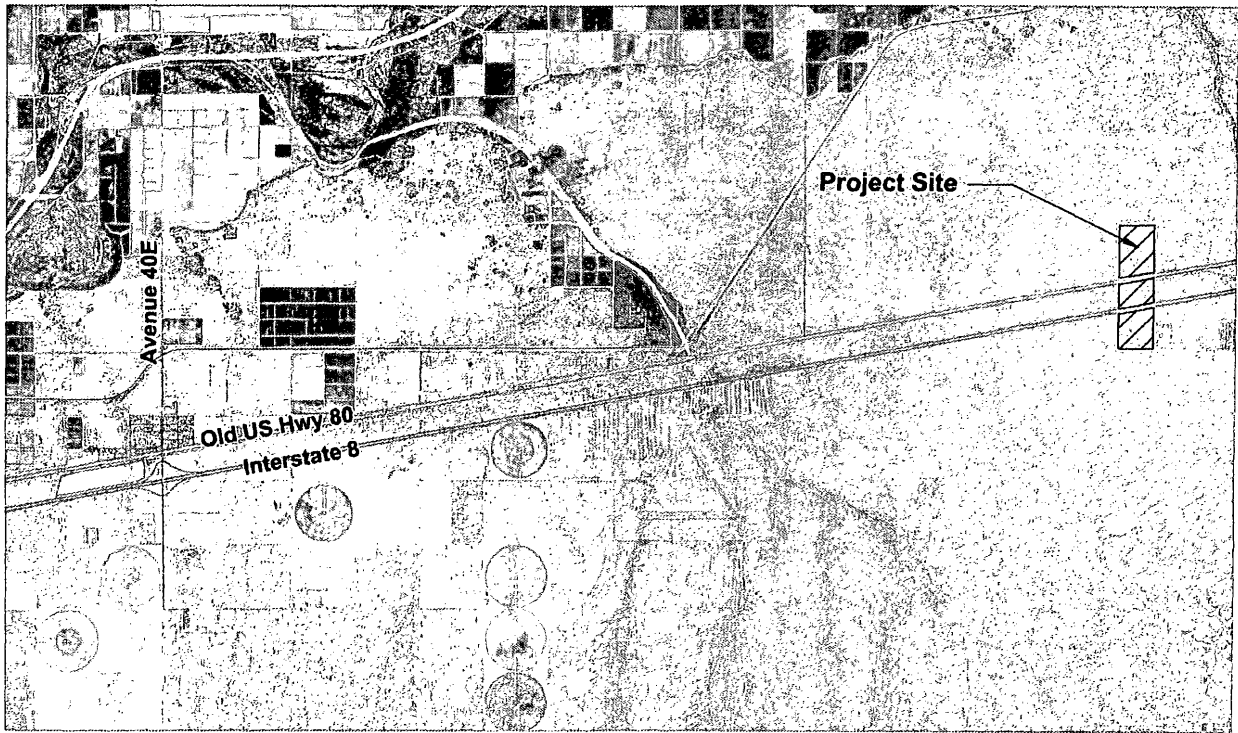
1. Old US 80/Avenue 40 E
2. Avenue 40 E/Interstate 8 Westbound Off-On Ramp Terminal
3. Avenue 40 E/Interstate 8 Eastbound Off-On Ramp Terminal
4. Old US 80/Driveway 1
5. Old US 80/Driveway 2

These intersections were analyzed for the following study scenarios:

- Existing conditions (Year 2023);
- Year 2024 Construction conditions; and
- Year 2025 Operational conditions.

Figure 3 shows the study area roadway network and study intersections.

Figure 1: Vicinity Map



3.0 Existing Conditions

3.1 Roadways

Old US 80 is a paved, east-west undivided roadway with one lane in each direction. It is maintained by Yuma County. The existing cross section includes pavement and paved shoulders on both sides of the roadway. The posted speed limit on Old US 80 is 65 miles per hour (mph). Within the census-designated place of Tacna, the posted speed limit is 45 mph. This roadway was supplanted by the construction of Interstate 8, which parallels Old US 80 to the south. Thus, the 2019 Annual Average Daily Traffic (AADT) is only 652 vehicles per day (vpd) per the ADOT Traffic Data Management System (TDMS) website. Old US 80 is classified as a Rural Major Collector based on the Arizona Department of Transportation (ADOT) Statewide Federal Functional System Online Map and the Yuma County 2020 Comprehensive Plan Roadway Network Map.

Avenue 40 E is a paved, north-south undivided roadway with one lane in each direction. It is maintained by Yuma County, except ADOT maintains the roadway within the limits of the diamond traffic interchange (TI) of Interstate 8 and Avenue 40 E. The existing cross section includes pavement and paved shoulders on both sides of the roadway. The posted speed limit on Avenue 40 E is 25 mph north of Old US 80, but no speed limit signs are present between Old US 80 and the Interstate 8 Eastbound Off-On Ramp Terminal intersection (a distance of approximately 0.35 mile). The posted speed limit south of the Interstate 8 TI is 50 mph. The speed limit was assumed to be 50 mph from Old US 80 through the I-8 TI influence area. The 2019 AADT between Old US 80 and the Interstate 8 TI is 562 vpd per the ADOT TDMS website. An at-grade Union Pacific Railroad crossing, controlled with railroad signals and crossing gates, is located approximately 150 feet south of the Old US 80 intersection. Within the influence area of the railroad crossing, the roadway is paved with concrete valley gutters at the edge of pavement, and a raised concrete traffic separator is located on the roadway centerline. Avenue 40 E is classified as a Rural Major Collector based on the Arizona Department of Transportation (ADOT) Statewide Federal Functional System Online Map and the Yuma County 2020 Comprehensive Plan Roadway Network Map.

Avenue 40 E was recently resurfaced within the influence area of the Interstate 8 TI as part of an ADOT Interstate 8 resurfacing project. Continuous steel plate beam guardrail is present along both sides of Avenue 40 E beyond the paved shoulders for the entire distance between the TI ramp terminals, with concrete barrier walls on the overpass bridge crossing Interstate 8.

3.2 Intersections

Old US 80/Avenue 40 E is a four-leg intersection with stop control on the northbound and southbound approaches. The northbound and southbound approaches consist of one shared left turn/through/right turn lane per each approach; the eastbound and westbound approaches consist of one dedicated left turn and one shared through/right turn lane per approach. No street lighting is present at the intersection.

Avenue 40 E/Interstate 8 Westbound Off-On Ramp Terminal is a four-leg intersection with stop control on the westbound approach for the one-way westbound off-on ramp terminal. Each approach is a single lane with no dedicated turn lanes. Existing radii are designed to accommodate combination trucks. A single overhead street light is located at the intersection.

Avenue 40 E/Interstate 8 Eastbound Off-On Ramp Terminal is a four-leg intersection with stop control on the eastbound approach for the one-way eastbound off-on ramp terminal. Each approach is a single lane with no dedicated turn lanes. Existing radii are designed to accommodate combination trucks. A single overhead street light is located at the intersection. A Pilot Travel Center was recently constructed adjacent to the southwest corner of this intersection.

3.3 Roadway Safety

Crash data was obtained for the study area from the ADOT crash database for the years 2020-2022. A total of 10 crashes have occurred at intersections near the study area. Intersection crashes were queried using a 150-foot buffer for the unsignalized intersections.

Crash severity, collision manner, and first harmful event are summarized in Table 2 through Table 4. 100% of the crashes were property damage only incidents. One crash was the result of running a STOP sign, and two crashes were the result of failing to yield the right of way. These are common crashes at STOP controlled intersections.

Table 2: Crashes by Injury Severity

Injury Severity	2020	2021	2022	Grand Total
Old US 80/Avenue 40 E				
No Injury	4	0	4	8
Old US 80/Avenue 48½ E				
No Injury	0	1	0	1
Avenue 40 E/I-8 EB Off-On-Ramp				
No Injury	0	0	1	1
Roadway Segments				
No Injury	0	0	0	0
Grand Total	4	1	5	10

Table 3: Crashes by Collision Manner

Collision Manner	2020	2021	2022	Grand Total
Old US 80/Avenue 40 E				
Single Vehicle	2	0	4	6
Other	2	0	0	2
Old US 80/Avenue 48½ E				
Single Vehicle	0	1	0	1
Avenue 40 E/I-8 EB Off-On Ramp				
Single Vehicle	0	0	1	1
Grand Total	4	1	5	10

Table 4: Crashes by First Harmful Event

First Harmful Incident	2020	2021	2022	Grand Total
Old US 80/Avenue 40 E				
Motor Vehicle in Transport	2	0	4	6
Traffic Sign Support	2	0	0	2
Old US 80/Avenue 48½ E				
Other Fixed Object	0	1	0	1
Avenue B/County 19th Street				
Overturn Rollover	0	0	1	1
Grand Total	4	1	5	10

3.4 Existing Traffic Volumes

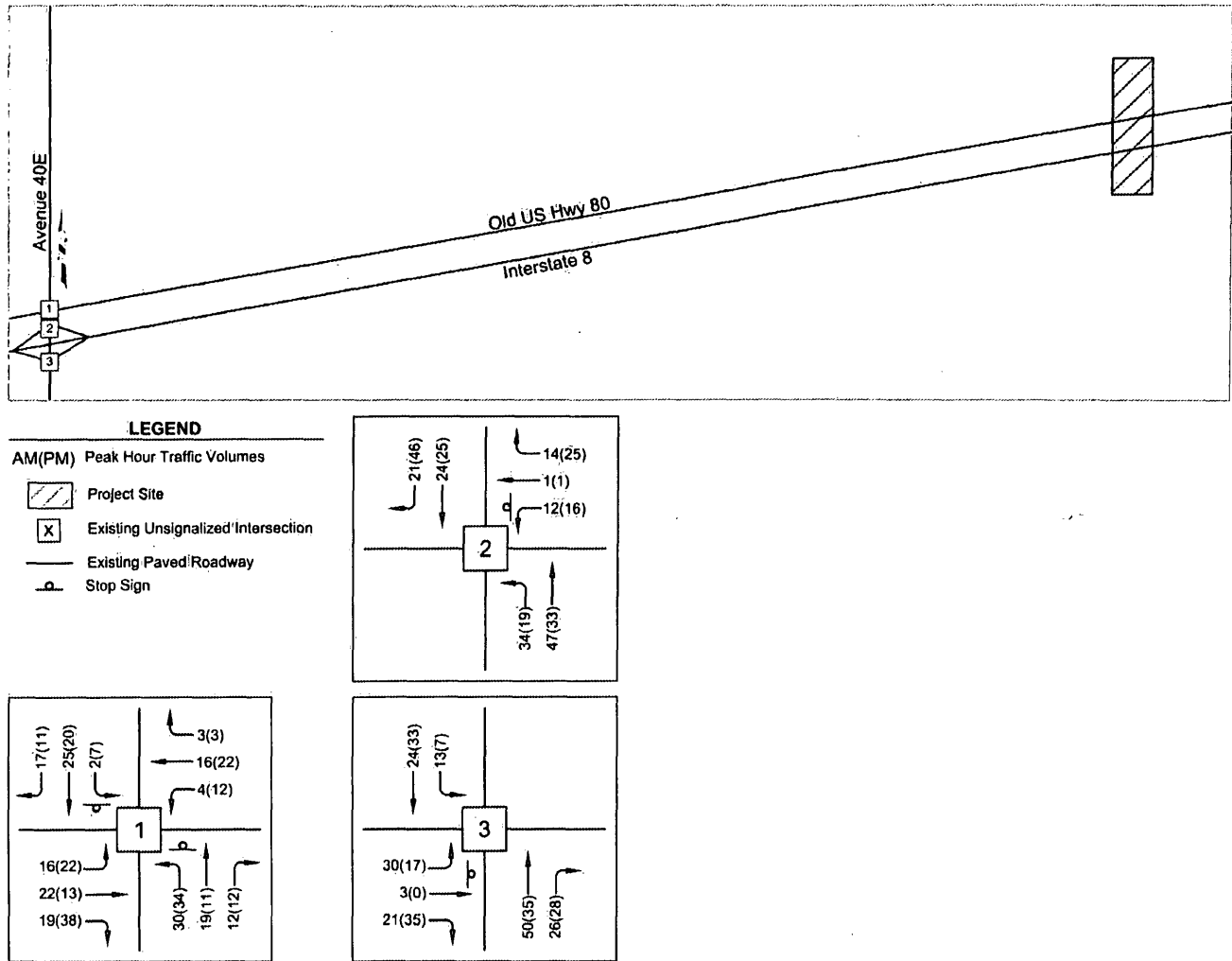
AM and PM peak hour turning movement volumes were collected between 7:00 to 9:00 AM and 4:00 to 6:00 PM on Tuesday, February 16, 2023, at the following intersections:

1. Old US 80/Avenue 40 E
2. Avenue 40 E/Interstate 8 Westbound Off-On Ramp Terminal
3. Avenue 40 E/Interstate 8 Eastbound Off-On Ramp Terminal

These intersections are located within 0.35 mile of one another. For the three intersection overall, the AM peak hour occurs from 7:30 to 8:30 AM, and the PM peak hour occurs from 4:00 to 5:00 PM.

The existing traffic volumes used in this study are summarized in Figure 4. The traffic count data sheets are provided in Appendix A.

Figure 4: Existing Traffic Volumes



3.5 Existing Level of Service Analysis

Table 5 summarizes LOS results for the 2023 existing AM and PM peak hour conditions. The overall intersection LOS shown in the table represents the “worst” LOS movement for the two-way stop-controlled intersection. A delay of zero represents that the lane is uncontrolled and has the right-of-way (free flow). The delays shown are average delay per vehicle in seconds.

Table 5: Existing Peak Hour Intersection LOS

Int. No.	Movement	2023 Existing			
		AM Peak		PM Peak	
		LOS	Delay (sec)	LOS	Delay (sec)
Unsignalized Intersections					
Two-Way Stop Controlled					
1	Old US 80/Avenue 40 E				
	NB Approach	A	9.9	B	10.1
	SB Approach	A	9.4	A	9.8
	EBL	A	7.3	A	7.3
	EBT/R	A	0	A	0
	WBL	A	7.5	A	7.6
	WBT/R	A	0	A	0
	Intersection	A	9.9	B	10.1
One-Way Stop Controlled					
2	Avenue 40 E/I-8 WB Off-On Ramp Terminal				
	NB Approach	A	7.6	A	7.6
	SB Approach	A	0	A	0
	WB Approach	A	9.3	A	9.2
	Intersection	A	9.3	A	9.2
3	Avenue 40 E/I-8 EB Off-On Ramp Terminal				
	NB Approach	A	0	A	0
	SB Approach	A	7.6	A	7.6
	EB Approach	A	9.4	A	9.2
	Intersection	A	9.4	A	9.2

As shown in Table 5, all existing study intersections are performing at an acceptable LOS for AM and PM peak hour existing conditions.

4.0 Proposed Project

The information in the following paragraph was provided by the Yuma County Department of Development Services.

"The proposed Project is a cobalt sulfate processing facility along the north side of Old US 80, about E 48th Ave S, Milepost 50 of Interstate 8. The undeveloped property (Parcel 188-20-002) spans across the Union Pacific Railroad tracks and Interstate 8. The Union Pacific Railroad and Interstate 8 run parallel to the south of Old US 80. The parcel is a total of 64.7 acres north of the railroad tracks, 26.1 acres between the railroad tracks and Interstate Highway 8, and 48.7 acres south of Interstate Highway 8. The 34.7 acres north portion is for the processing facility. The 48.7 acre south portion will remain undeveloped, but may be developed in the future for an associated use. The 26.1 acres middle portion will remain undeveloped. The feed material to the plant will be trucked to the site in one-ton supersacks in container trucks from the Port of Ensenada or the Port of Long Beach (accessing the site from/to Interstate 8 west of the Tacna TI). The expectation is to have 660 trucks per month in and out of the facility carrying feedstock, output of finished product, other materials such as re-agents used in the production process and non-hazardous waste materials. Sixty employees are expected to work full-time in three 8-hour shifts, 24 hours per day, 7 days per week. The size of the building is expected to be around 130,000 square feet."

Construction is planned to start early 2024. Opening year is planned for 2025.

During construction (2024), the Project is forecast to generate approximately 72 AM peak hour trips, 72 PM peak hour trips and 220 daily trips on a typical weekday based on information provided from the developer. The developer anticipates there would be 100 employees and 10 construction trucks accessing the site per day.

After construction is completed and the site is operational (2025), the Project is forecast to generate approximately 43 AM peak hour trips, 43 PM peak hour trips and 164 daily trips on a typical weekday based on the information in the above paragraph (660 container trucks per month in and out of the facility, along with 60 employees working across three shifts during a 24-hour day).

More information about the Project and computer-generated renderings of the site can be found at <https://evelutionenergy.com/>.

4.1 Site Access

Site access will be achieved through two full-access site driveways on the north side of Old US 80. The driveways would be located approximately 900 feet apart. A third full-access driveway is proposed to be constructed to the west of these two driveways for a solar farm, but was not included in the analysis as the solar farm driveway would not be utilized for the Project.

There are no sight distance issues at the locations of the proposed driveways. Old US 80 is tangent (straight) in alignment, and the profile is flat through the area where the Project is located. There are no obstructions such as trees present.

5.0 Site Traffic Forecasting

5.1 Trip Generation

The Project is expected to generate more peak hour traffic during the construction phase compared to the operational phase after construction is completed. In either case, less than 100 peak hour trips will be generated by the Project.

During construction (2024), the Project is expected to employ 100 construction workers. The construction hours of the facility are generally expected to be from 8 AM - 5 PM. It was assumed that of the 100 construction workers, 70 of them would arrive during the AM peak hour, and 70 of them would leave during the PM peak hour, as some of them may arrive or leave outside the peak hours (such as working overtime). Ten construction trucks, such as ready-mix concrete mixer trucks, various equipment delivery trucks, etc., are expected to access the site per day. These were assumed to be spread out evenly during the workday. These estimates were provided by the developer (Evelution Energy).

The Project is forecast to generate approximately 72 AM peak hour trips, 72 PM peak hour trips and 220 daily trips on a typical weekday during the 2024 Construction traffic conditions. Calculated trip values are shown in Table 6. The trip generation calculation sheet is shown in Appendix B.

Table 6: Trip Generation- 2024 Construction

Land Use	AM Peak Hour			PM Peak Hour			Daily Volume
	In	Out	Total	In	Out	Total	
100 Construction Workers	70	0	70	0	70	70	200
10 Construction Trucks ¹	1	1	2	1	1	2	20
Total Trips	71	1	72	1	71	72	220

1. Construction trucks spread out evenly during the workday.

After construction is completed and the site is Operational (2025), the Project is forecast to generate approximately 43 AM peak hour trips, 43 PM peak hour trips and 164 daily trips on a typical weekday based on the information described in Section 3.0, which includes 660 container trucks per month in and out of the facility, along with 60 employees working across three shifts during a 24-hour day. While the employees would arrive and leave the site according to their three shifts, the container trucks would be spread evenly throughout the 24-hour day. Calculated trip values are shown in Table 7. The trip generation calculation sheet is shown in Appendix B.

Table 7: Trip Generation- 2025 Operational

Land Use	AM Peak Hour			PM Peak Hour			Daily Volume
	In	Out	Total	In	Out	Total	
60 Employees	20	20	40	20	20	40	120
22 Container Trucks ¹	2	1	3	1	2	3	44
Total Trips	22	21	43	21	22	43	164

1. Container trucks spread out evenly over the 24-hour day.

5.2 Trip Distribution

The site-generated trips were distributed across the study area roadway network using the percentages shown in Table 8. Note that 100 percent of the container trucks accessing the site during the operational phase would utilize Interstate 8 west of Avenue 40 E (three total trips per the AM and PM peak hour respectively as shown in Table 7), as the Port of Ensenada and the Port of Long Beach are both located along the Pacific Ocean. Meanwhile, construction workers, construction trucks, and construction workers would be accessing the site from various directions in the surrounding area. Permanent employees would be accessing the site from various directions in the surrounding area.

Table 8: Project Trip Distribution

Roadway	Segment	From Site	To Site
Old US 80	West of Avenue 40 E	20%	20%
Old US 80	East of Project Site	20%	20%
Avenue 40 E	North of Old US 80	10%	10%
Interstate 8	West of Avenue 40 E	50%	50%

5.3 Trip Assignment

Site-generated trips were assigned to Project entrance and exit points and the surrounding roadway network based on available and reasonable routes, and per the Project Trip Distribution shown in Table 8. Site-generated 2024 Construction trips are shown in Figure 5, and site-generated 2025 Operational trips are shown in Figure 6.

The two site driveways would be located approximately 900 feet apart from each other along Old US 80. Driveway 1 is the west driveway, and Driveway 2 is the east driveway.

For eastbound traffic approaching the site, it was assumed that 80 percent of the eastbound traffic turning left into the site would use the first driveway they encounter (Driveway 1), with the remainder using Driveway 2.

For the westbound traffic approaching the site, it was assumed that 80 percent of the westbound traffic turning right into the site would use the first driveway they encounter (Driveway 2), with the remainder using Driveway 1.

Figure 5: Site-Generated 2024 Construction Trip Assignment

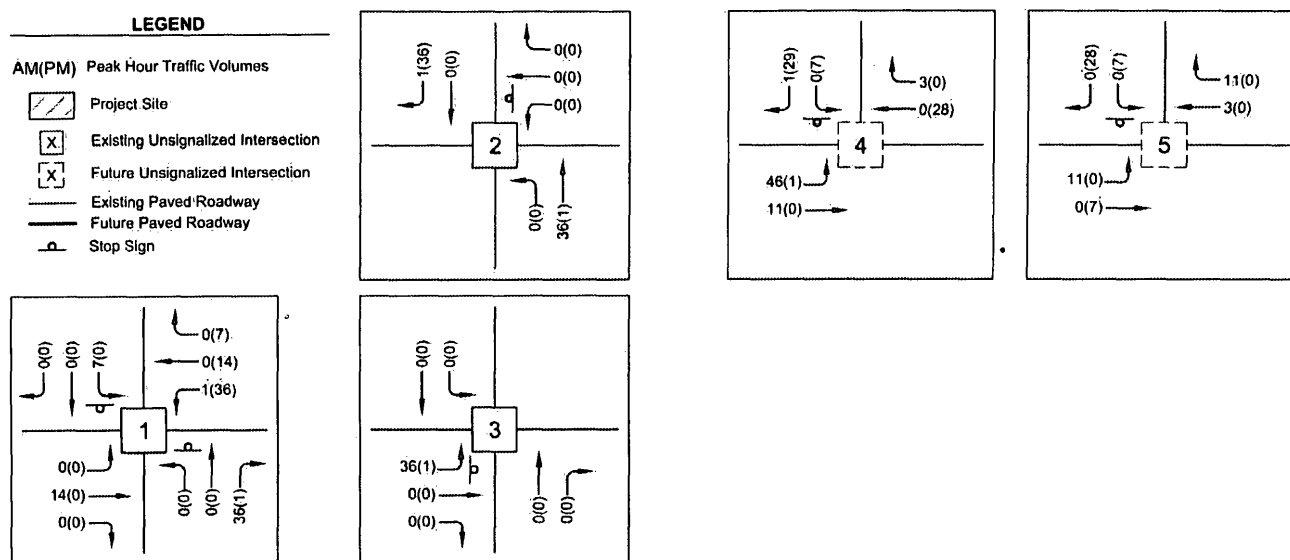
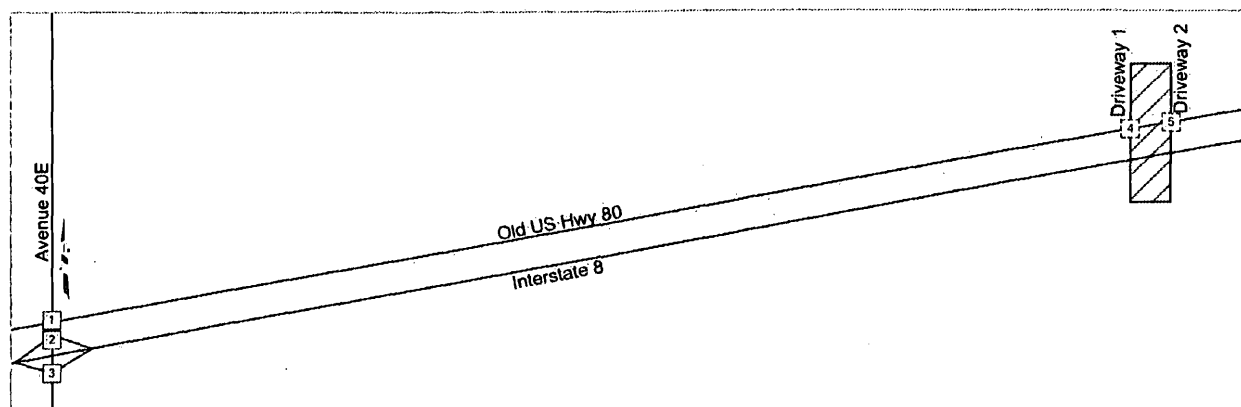
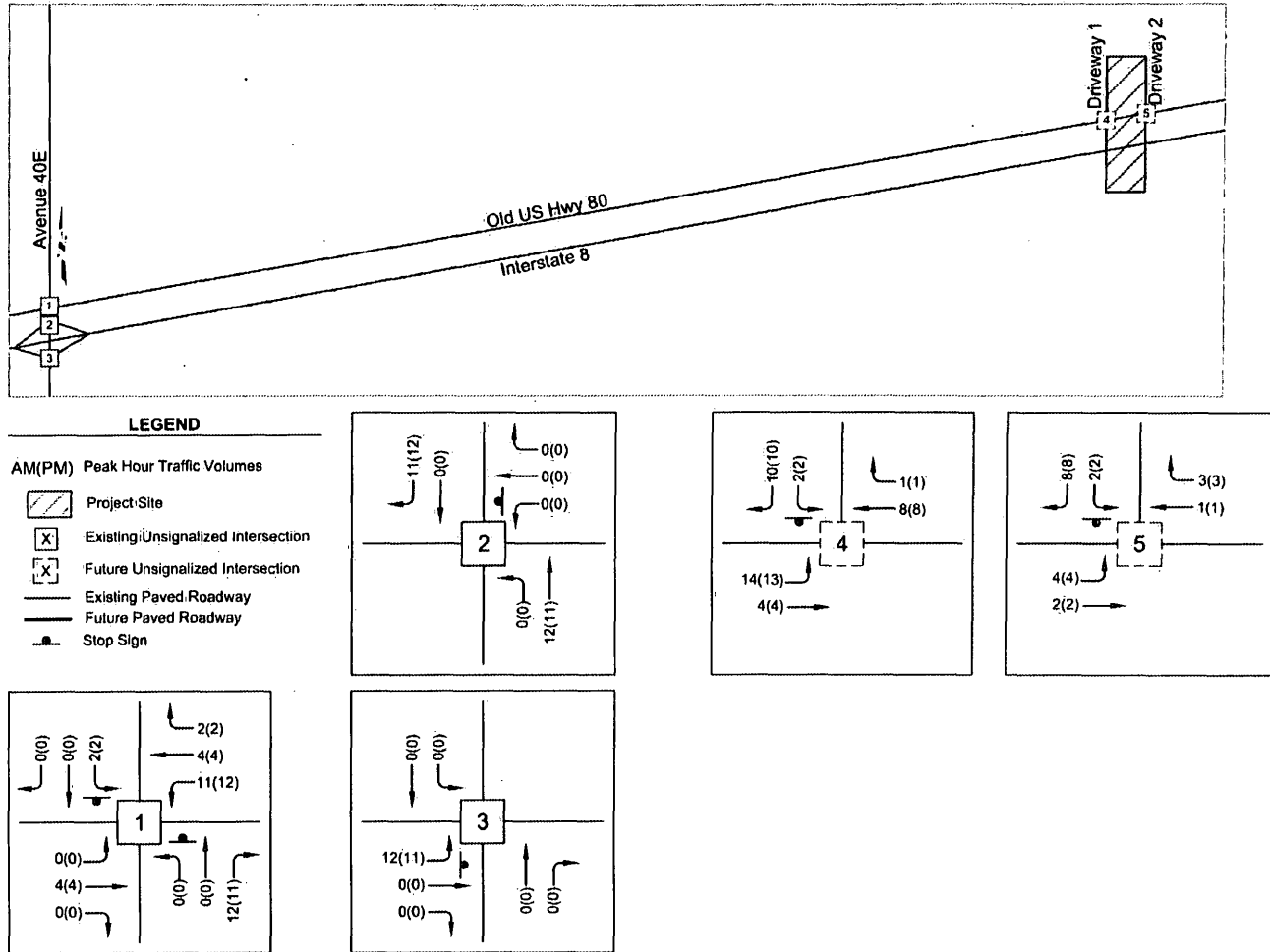


Figure 6: Site-Generated 2025 Operational Trip Assignment



6.0 Traffic Improvement Analysis

6.1 Traffic Forecasting

Non-site traffic forecasting accounts for ambient growth of vehicle trips that occur on the roadway network adjacent to the Project site. This includes trips along Old US 80 and Avenue 40 E.

The existing traffic volumes were increased with a compounding growth rate of 2.0% per year for the 2024 construction year, and 2025 operational year. The Project is located in a slow-growing, lightly-populated, and remote area. Figure 7 shows the Year 2024 Non-Site Traffic Volumes, and Figure 8 shows the Year 2025 Non-Site Traffic volumes. Since the existing traffic volumes at the study intersections are low, the increases in volumes with the 2.0% growth rate per year are negligible.

Inquiries were made to the County to determine if there were any background projects to be considered. No background project information was provided.

Figure 7: Year 2024 Non-Site Traffic Volumes

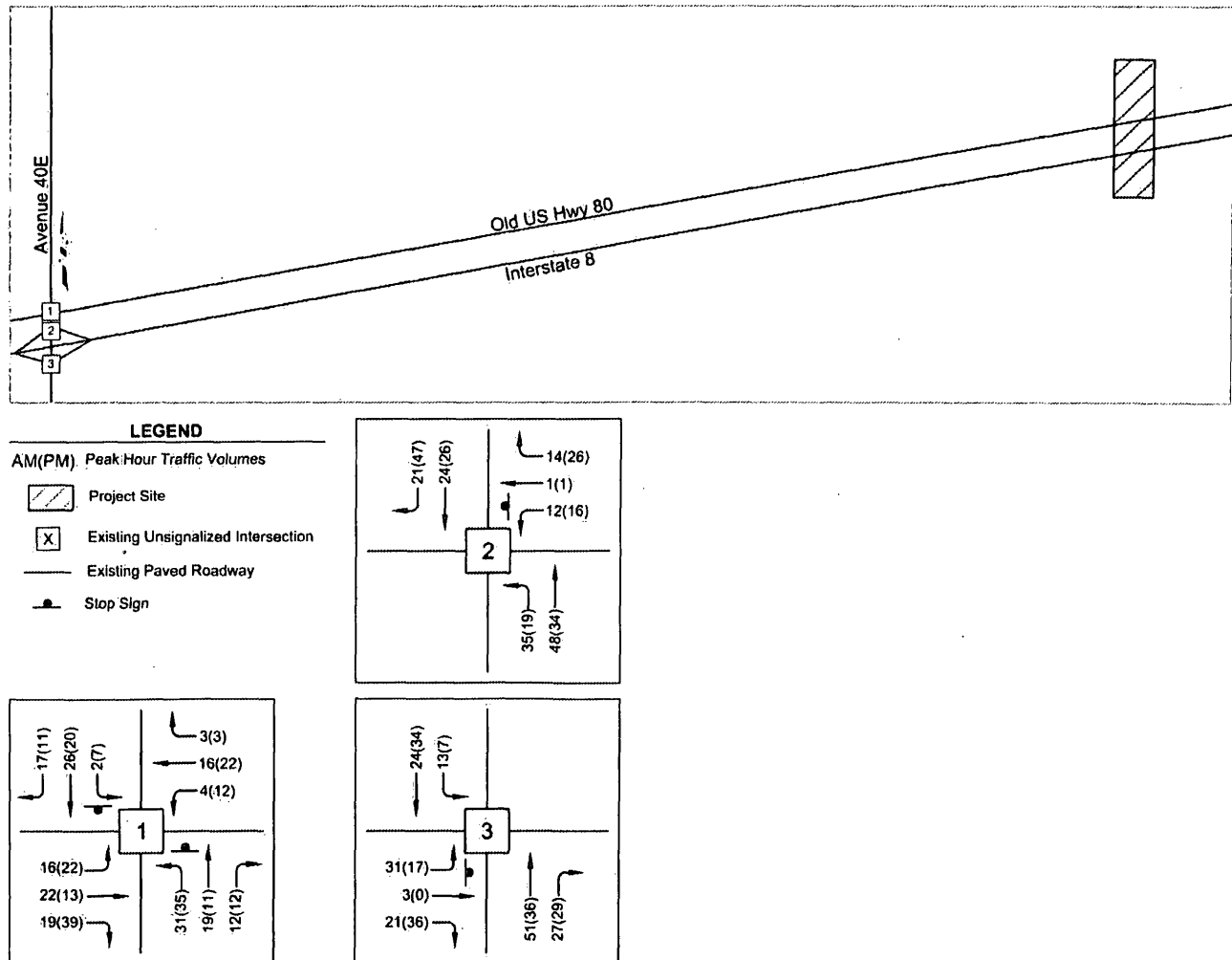
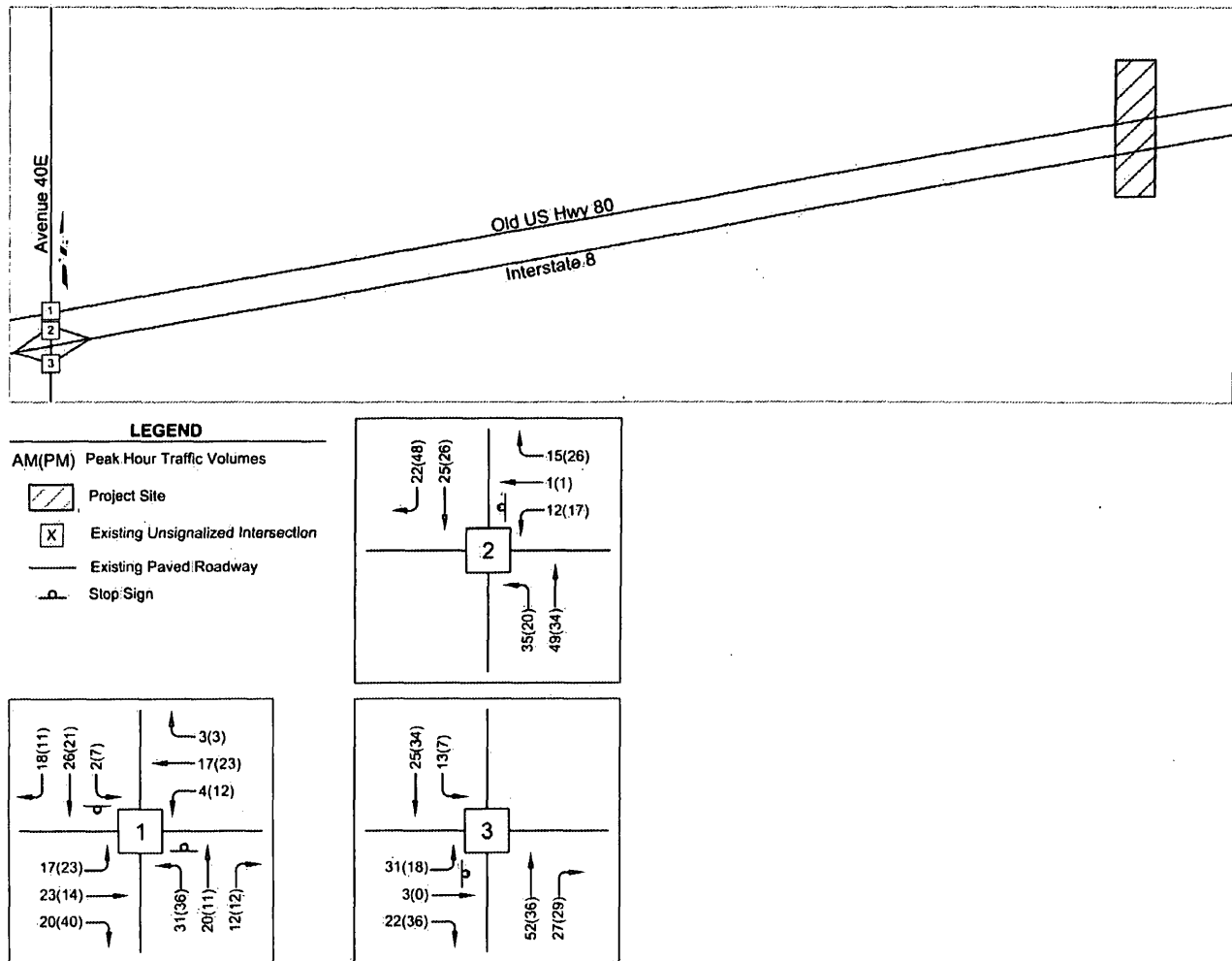


Figure 8: Year 2025 Non-Site Traffic Volumes



6.2 Level of Service Analysis

Year 2024 Non-Site Traffic Volumes (Figure 7) was added to the Site-Generated Construction Trip Assignment (Figure 5) to produce the Year 2024 Construction Total Traffic Volumes (Figure 9). Likewise, the 2025 Non-Site Traffic Volumes (Figure 8) was added to the Site-Generated Operational Trip Assignment (Figure 6) to produce the Year 2025 Operational Total Traffic Volumes (Figure 10).

Figure 9: Year 2024 Construction Total Traffic Volumes

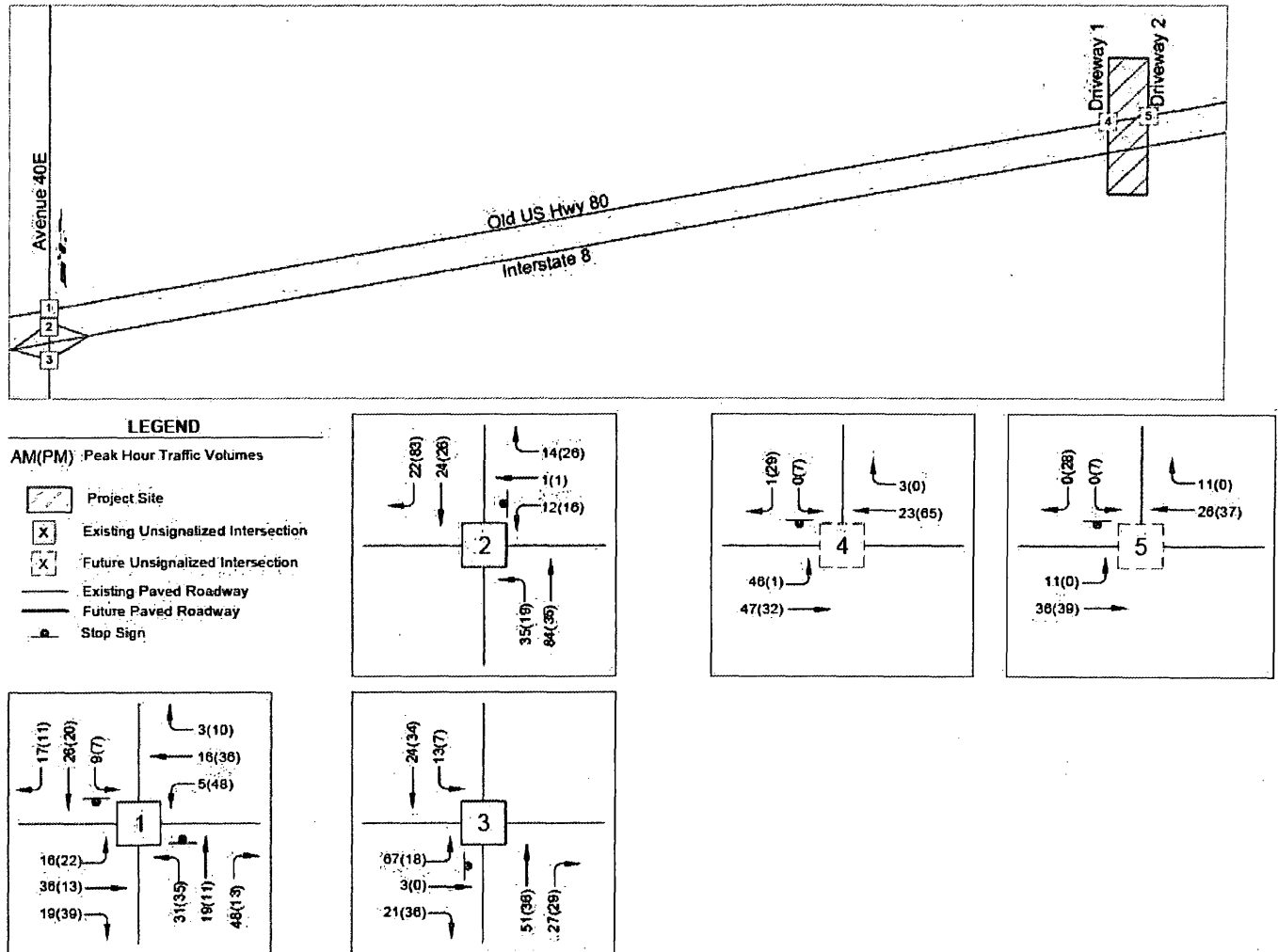


Figure 10: Year 2025 Operational Total Traffic Volumes

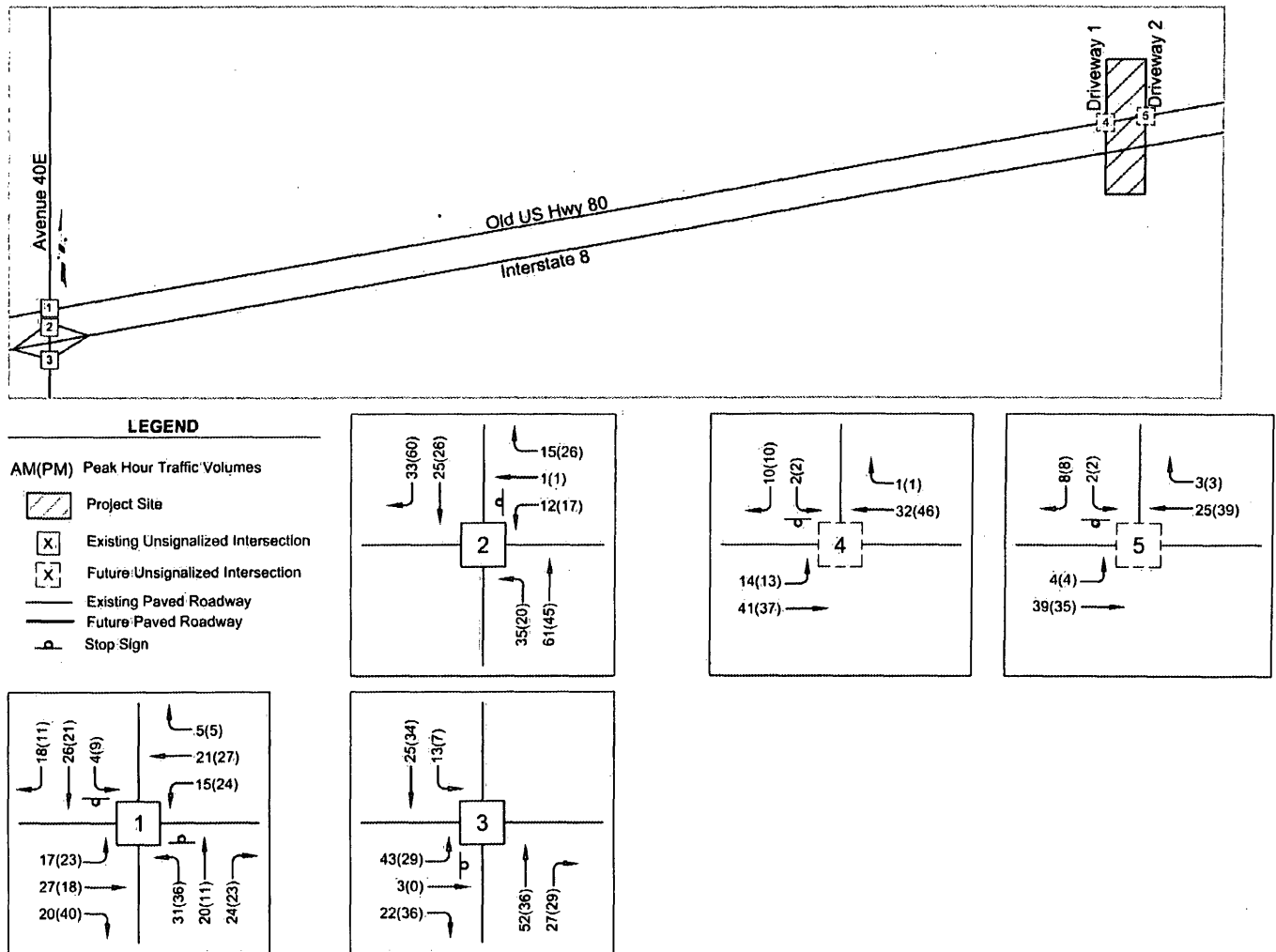


Table 9 summarizes LOS results for the 2024 AM and PM peak hour Non-Site and total Construction conditions. Table 10 summarizes LOS results for the 2025 AM and PM peak hour Non-Site and total Operational conditions. The overall intersection LOS shown in the table represents the “worst” LOS movement for the two-way stop-controlled intersection. The delays shown are average delay per vehicle in seconds. A delay of zero represents that the lane is uncontrolled and has the right-of-way (free flow).

Table 9: Year 2024 Construction Peak Hour LOS

Int. No.	Movement	2024 Non-Site				2024 Total Site			
		AM Peak		PM Peak		AM Peak		PM Peak	
		LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)
Two-Way Stop Controlled									
1	Old US 80/Avenue 40 E								
	NB Approach	A	9.9	B	10.1	A	9.9	B	11.0
	SB Approach	A	9.5	A	9.8	A	9.7	B	10.5
	EBL	A	7.3	A	7.3	A	7.3	A	7.4
	EBT/R	A	0	A	0	A	0	A	0
	WBL	A	7.5	A	7.6	A	7.6	A	7.6
	WBT/R	A	0	A	0	A	0	A	0
	Intersection	A	9.9	B	10.1	A	9.9	B	11.0
One-Way Stop Controlled									
2	Avenue 40 E/I-8 WB Off-On Ramp Terminal								
	NB Approach	A	7.6	A	7.6	A	7.6	A	7.7
	SB Approach	A	0	A	0	A	0	A	0
	WB Approach	A	9.3	A	9.2	A	9.6	A	9.2
	Intersection	A	9.3	A	9.2	A	9.6	A	9.2
3	Avenue 40 E/I-8 EB Off-On Ramp Terminal								
	NB Approach	A	0	A	0	A	0	A	0
	SB Approach	A	7.6	A	7.6	A	7.6	A	7.6
	EB Approach	A	9.4	A	9.2	A	9.8	A	9.2
	Intersection	A	9.4	A	9.2	A	9.8	A	9.2
4	Old US 80/Driveway 1								
	SB Approach					A	8.5	A	9.0
	EBL					A	7.4	A	7.4
	EBT					A	0	A	0
	WB Approach					A	0	A	0
	Intersection					A	8.5	A	7.4
5	Old US 80/Driveway 2								
	SB Approach					A	-	A	8.8
	EB Approach					A	7.4	A	-
	WB Approach					A	0	A	0
	Intersection					A	7.4	A	8.8

- Indicates no volume was projected for this approach.

As shown in Table 9, the study intersections are expected to perform at an acceptable LOS for Year 2024 AM and PM peak hour Non-Site and Construction traffic conditions.

Table 10: Year 2025 Operational Peak Hour LOS

Int. No.	Movement	2025 Non-Site				2025 Total Site			
		AM Peak		PM Peak		AM Peak		PM Peak	
		LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)	LOS	Delay (sec)
Two-Way Stop Controlled									
1	Old US 80/Avenue 40 E								
	NB Approach	B	10.0	B	10.2	B	10.1	B	10.3
	SB Approach	A	9.5	A	9.8	A	9.7	B	10.1
	EBL	A	7.3	A	7.3	A	7.3	A	7.3
	EBT/R	A	0	A	0	A	0	A	0
	WBL	A	7.5	A	7.6	A	7.6	A	7.6
	WBT/R	A	0	A	0	A	0	A	0
	Intersection	B	10.0	B	10.2	B	10.1	B	10.3
One-Way Stop Controlled									
2	Avenue 40 E/I-8 WB Off-On Ramp Terminal								
	NB Approach	A	7.6	A	7.6	A	7.6	A	7.7
	SB Approach	A	0	A	0	A	0	A	0
	WB Approach	A	9.3	A	9.2	A	9.4	A	9.3
	Intersection	A	9.3	A	9.2	A	9.4	A	9.3
3	Avenue 40 E/I-8 EB Off-On Ramp Terminal								
	NB Approach	A	0	A	0	A	0	A	0
	SB Approach	A	7.6	A	7.6	A	7.6	A	7.6
	EB Approach	A	9.4	A	9.2	A	9.6	A	9.3
	Intersection	A	9.4	A	9.2	A	9.6	A	9.3
4	Old US 80/Driveway 1								
	SB Approach					A	8.7	A	8.8
	EBL					A	7.4	A	7.4
	EBT					A	0	A	0
	WB Approach					A	0	A	0
	Intersection					A	8.7	A	8.8
5	Old US 80/Driveway 2								
	SB Approach					A	8.7	A	8.7
	EB Approach					A	7.4	A	7.4
	WB Approach					A	0	A	0
	Intersection					A	8.7	A	8.7

As shown in Table 10, the study intersections are expected to perform at an acceptable LOS for Year 2025 AM and PM peak hour non-site and total Operational traffic conditions.

7.0 Turn Lane Warrant Analysis

The turn lane analysis was performed using ADOT Traffic Guidelines and Processes (TPG) 245 Turn Lane Warrants for the study intersections and the Project driveways using the Existing 2023 volumes, 2024 Construction total, and 2025 Operational total traffic volumes.

The results of the analysis for 2023 Existing Conditions, 2024 Construction total conditions, and 2025 Operational total conditions are shown in Tables 11-13 below.

Table 11: Year 2023 Existing Turn Lane Warrant Analysis

Int No.	Intersection	Move-ment	Speed (mph)	AM Peak Hour				PM Peak Hour			
				Advancing Volume	Warranting Volume	Turn Volume	Turn Warrant Met?	Advancing Volume	Warranting Volume	Turn Volume	Turn Warrant Met?
1	Old US 80/Avenue 40 E (already has EBL and WBL)	NBL	50	61	15	30	Yes	57	15	34	Yes
		NBR	50	61	-	12	No	57	-	12	No
		SBL	25	44	30	2	No	38	30	7	No
		SBR	25	44	-	17	No	38	-	11	No
		EBR	45	57	-	19	No	73	-	38	No
		WBR	45	23	-	3	No	37	-	3	No
2	Avenue 40 E/I-8 WB Ramp Terminal	NBL	50	81	15	34	Yes	52	15	19	Yes
		SBR	50	45	-	21	No	71	-	46	No
		WBL	30	27	30	12	No	42	30	16	No
		WBR	30	27	-	14	No	42	-	25	No
3	Avenue 40 E/I-8 EB Ramp Terminal	NBR	50	76	-	26	No	63	-	28	No
		SBL	50	37	15	13	No	40	15	7	No
		EBL	30	54	30	30	Yes	52	30	17	No
		EBR	30	54	-	21	No	52	-	35	No

While existing volumes warrant dedicated left turn lanes at the northbound approach of the Old US 80/Avenue 80 E intersection, northbound approach of the Avenue 80 E/I-8 WB Off-On Ramp Terminal intersection, and the eastbound approach of the Avenue 80 E/I-8 EB Off-On Ramp Terminal intersection, construction of such turn lanes are not recommended due to the LOS of the affected approaches being no worse than LOS A, except the northbound approach at the Old US 80/Avenue 40 E intersection has a LOS B during the PM peak hour. Along with experiencing minimal average delays per vehicle, these intersections also have a lack of crash history where construction of dedicated turn lanes would be a countermeasure to reduce crashes that could be reduced through the construction of such lanes.

Table 12: Year 2024 Construction Turn Lane Warrant Analysis

Int No.	Intersection	Move-ment	Speed (mph)	Advancing Volume	AM Peak Hour			Advancing Volume	PM Peak Hour		
					Warranting Volume	Turn Volume	Turn Warrant Met?		Warranting Volume	Turn Volume	Turn Warrant Met?
1	Old US 80/Avenue 40 E (already has EBL and WBL)	NBL	50	98	15	31	Yes	59	15	35	Yes
		NBR	50	98	-	48	No	59	-	13	No
		SBL	25	52	30	9	No	38	30	7	No
		SBR	25	52	-	17	No	38	-	11	No
		EBR	45	71	-	19	No	74	-	39	No
		WBR	45	24	-	3	No	94	-	10	No
2	Avenue 40 E/I-8 WB Ramp Terminal	NBL	50	119	15	35	Yes	54	15	19	Yes
		SBR	50	46	-	22	No	109	-	83	No
		WBL	30	27	30	12	No	43	30	16	No
		WBR	30	27	-	14	No	43	-	26	No
3	Avenue 40 E/I-8 EB Ramp Terminal	NBR	50	78	-	27	No	65	-	29	No
		SBL	50	37	15	13	No	41	15	7	No
		EBL	30	91	30	67	Yes	54	30	18	No
		EBR	30	91	-	21	No	54	-	36	No
4	Old US 80/Driveway 1	SBL	20	1	-	0	No	36	-	7	No
		SBR	20	1	-	1	No	36	-	29	No
		WBR	65	26	-	3	No	65	-	0	No
		EBL	65	93	15	46	Yes	33	15	1	No
5	Old US 80/Driveway 2	SBL	20	0	-	0	No	35	-	7	No
		SBR	20	0	-	0	No	35	-	28	No
		WBR	65	37	-	11	No	37	-	0	No
		EBL	65	47	15	11	No	39	15	0	No

While Year 2024 Construction volumes warrant dedicated left turn lanes at the northbound approach of the Old US 80/Avenue 80 E intersection, northbound approach of the Avenue 80 E/I-8 WB Off-On Ramp Terminal intersection, and the eastbound approach of the Avenue 80 E/I-8 EB Off-On Ramp Terminal intersection, construction of such turn lanes are not recommended due to the LOS of the affected approaches being no worse than LOS A, except the northbound approach at the Old US 80/Avenue 40 E intersection has a LOS B during the PM peak hour. These intersections also have a lack of crash history where construction of dedicated turn lanes would be a countermeasure to reduce crashes that could be reduced through the construction of such lanes.

The site-generated trips are not causing new turn lanes to be warranted beyond what were already warranted in the existing 2023 conditions, except at the proposed Site Driveway 1, where a dedicated left-turn lane on Old US 80 is warranted and recommended to be constructed as part of the Project.

Table 13: Year 2025 Operational Turn Lane Warrant Analysis

Int No.	Intersection	Move-ment	Speed (mph)	Advancing Volume	AM Peak Hour		Turn Warrant Met?	Advancing Volume	PM Peak Hour		Turn Warrant Met?
					Warranting Volume	Turn Volume			Warranting Volume	Turn Volume	
1	Old US 80/Avenue 40 E (already has EBL and WBL)	NBL	50	75	15	31	Yes	70	15	36	Yes
		NBR	50	75	-	24	No	70	-	23	No
		SBL	25	48	30	4	No	41	30	9	No
		SBR	25	48	-	18	No	41	-	11	No
		EBR	45	41	-	5	No	56	-	5	No
		WBR	45	64	-	40	No	81	-	40	No
2	Avenue 40 E/I-8 WB Ramp Terminal	NBL	50	96	15	35	Yes	65	15	20	Yes
		SBR	50	58	-	33	No	86	-	60	No
		WBL	30	28	30	12	No	44	30	17	No
		WBR	30	28	-	15	No	44	-	26	No
3	Avenue 40 E/I-8 EB Ramp Terminal	NBR	50	79	-	27	No	65	-	29	No
		SBL	50	38	15	13	No	41	15	7	No
		EBL	30	68	30	43	Yes	65	30	29	No
		EBR	30	68	-	22	No	65	-	36	No
4	Old US 80/Driveway 1	SBL	20	12	-	2	No	12	-	2	No
		SBR	20	12	-	10	No	12	-	10	No
		EBL	65	55	15	14	No	50	15	13	No
		WBR	65	55	-	1	No	50	-	1	No
5	Old US 80/Driveway 2	SBL	20	10	-	2	No	10	-	2	No
		SBR	20	10	-	8	No	10	-	8	No
		EBL	65	43	15	4	No	39	15	4	No
		WBR	65	28	-	3	No	42	1-	3	No

While Year 2025 Operational volumes warrant dedicated left turn lanes at the northbound approach of the Old US 80/Avenue 80 E intersection, northbound approach of the Avenue 80 E/I-8 WB Off-On Ramp Terminal intersection, and the eastbound approach of the Avenue 80 E/I-8 EB Off-On Ramp Terminal intersection, construction of such turn lanes are not recommended due to the LOS of the affected approaches being no worse than LOS A, except the northbound approach at the Old US 80/Avenue 40 E intersection has a LOS B during the AM and PM peak hour. These intersections also have a lack of crash history where construction of dedicated turn lanes would be a countermeasure to reduce crashes that could be reduced through the construction of such lanes.

The site-generated trips are not causing new turn lanes to be warranted beyond what were already warranted in the existing 2023 conditions, except at the proposed Site Driveway 1, where a dedicated left-turn lane on Old US 80 is warranted during the 2024 Construction conditions and recommended to be constructed as part of the Project. During the 2025 Operational conditions, the projected left turn volume for this lane is one less than warranted, but could easily surpass that volume depending on day-by-day conditions and whether motorists accessing the site decide to turn left at Driveway 1 instead of turning left at Driveway 2.

Due to the high-speed (posted 65mph speed limit) rural location on Old US 80 for the Project, 24-hour utilization of the facility, and truck traffic turning into the site, construction of a dedicated eastbound left turn lane on Old US 80 at Driveway 1 is recommended.

Due to the 24-hour utilization of the facility, with trucks entering and exiting the site during night hours at this remote location, it is recommended that the driveway intersections with Old US 80 be illuminated with overhead street lights.

8.0 Queuing Analysis

A queueing analysis was performed to check the adequacy of storage lengths for the dedicated turn lanes at the study intersections and Project driveways.

HCM methodologies and 95th-percentile conditions were used in the queueing analysis. The 95th percentile queue is the queue length that only has a 5-percent probability of being exceeded during the peak hour. HCM 95th-percentile queue length calculations are provided in Synchro 11. Output summary reports can be found in Appendix C.

Every approach on the study intersections and Project driveways has a queue length of less than one vehicle in all scenarios, as shown throughout the Synchro 11 output summary reports. Thus, no changes are necessary at the existing eastbound and westbound dedicated left turn lanes on Old US 80 at the Avenue 40 E intersection.

For the recommended eastbound left turn lane on Old US 80 at Site Driveway 1, the queue length is 0.1 vehicles during the 2024 Construction AM peak hour, and 0.0 vehicles during the 2025 Operational AM peak hour. Thus, the storage length should be 100 feet to accommodate the length of one combination truck.

As the roadway is posted with a 65 mph speed limit, per ADOT TGP 430, the taper length for the left turn lane should be 780 feet. The gap length should be 140 feet, and the storage distance is braking distance (415 feet) + queue length (100 feet).

9.0 Conclusions

The following conclusions are made based on the findings of the Project TIA:

- During construction (2024), the Project is forecast to generate approximately 72 AM peak hour trips, 72 PM peak hour trips and 220 daily trips on a typical weekday, based on an estimated 100 construction workers and 10 construction trucks in and out of the facility each day.
- After construction is completed and the site is operational (2025), the Project is forecast to generate approximately 43 AM peak hour trips, 43 PM peak hour trips and 164 daily trips on a typical weekday, based on an expected 660 trucks per month in and out of the facility, along with 60 employees working across three shifts during a 24-hour day.
- The study intersections are expected to operate at an acceptable LOS during year 2023 non-site and total traffic conditions. All approaches would operate at LOS A, except the northbound approach of the Old US 80 at Avenue 40E intersection, which would operate at no worse than LOS B during peak hours.
- Construction of a dedicated left turn lane on eastbound Old US 80 at Site Driveway 1 is recommended.
- Providing overhead lighting at the two site driveway intersections with Old US 80 is recommended.

10.0 Recommendations

The below recommendations are suggested based on the study findings.

- Construct project improvements in accordance with Yuma County design criteria, as applicable.

Richard Colwell County Recorder, YUMA County AZ

Please send original to:
Department of Development Services
C/O Javier Barraza, Senior Planner, SUP22-08
2351 W. 26th Street
Yuma, AZ 85364



DISCLOSURE STATEMENT
(Restricted Airspace and/or Military Training Routes)

YUMA COUNTY RANGE DISCLOSURE – The undersigned acknowledges that as a result of the subject property being located under Restricted Airspace and/or Military Training Routes, occupants may be subjected to discomfort, inconvenience and vibrations from military aircraft operations associated with the nearby Marine Corps Air Station/Yuma International Airport and/or Yuma Proving Ground (YPG) Libby Army Airfield. Occupants should be prepared to accept aircraft flyovers at altitudes as low as 200 feet Above Ground Level (AGL) as normal and necessary to the functioning of the Air Station/Airport and Proving Ground.

The terms and conditions indicated above apply to the property described as follows:

Legal Description: Section: 20 Township: 08S Range: 15W W2 E2 Exclude R R & Hwy. R/W & Exclude R/W per 2008-21190 West of the Gila & Salt River Base & Meridian, Yuma County, Arizona

STATE of ARIZONA)
) ss.
County of YUMA)

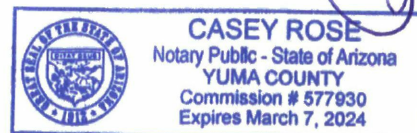
Subscribed and sworn to before me this 20 day of March, 2023 by

Navaid Alam and X

My Commission Expires:

3/7/2024

Notary Public



Applicant and/or Agent shall: Sign, Notarize and Record this statement.

Yuma County Recorder will send original to:

Department of Development Services

C/O Javier Barraza, Senior Planner, SUP22-08

2351 W. 26th Street

Yuma, AZ 85364

2023-06564 PZ DISCLOSURE STATEMENT
03/20/2023 02:16:23 PM Pages: 1 Fees: \$30.00
Requested By: YUMA CO DEPT OF DEV SERVICES

Richard Colwell County Recorder, YUMA County AZ



DISCLOSURE STATEMENT

YUMA COUNTY INFRASTRUCTURE DISCLOSURE – The undersigned acknowledges that Yuma County will be held harmless and not obligated to make improvements to the roadway infrastructure supporting these properties.

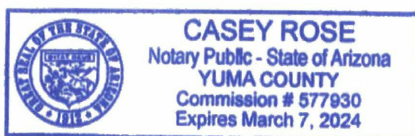
The terms and conditions indicated above apply to the property described as follows:

Legal Description: Section: 20 Township: 08S Range: 15W W2 E2 Exclude R R & Hwy. R/W & Exclude R/W per 2008-21190 West of the Gila & Salt River Base & Meridian, Yuma County, Arizona

Notarial Acknowledgement

STATE OF ARIZONA)
) ss.
County of Yuma)

The foregoing instrument was acknowledged before me this 20 day of March,
2023 by Navaid Alam and X



Notary Public



Yuma County, Arizona
DEPARTMENT OF DEVELOPMENT
SERVICES
2351 W 26th Street, Yuma, Arizona 85364
Phone (928) 817-5000
Fax: (928) 817-5020

Craig Sellers, P.E.
DDS Director
(928) 817-5000

March 13, 2023

Evelution Energy Corporation
C/o Navaid Alam.
17880 Las Repollas, Suite 160
Santa Fe, CA 92067

Subject: Special Use Permit No. 22-08

Dear applicant,

On March 6, 2023 the Yuma County Board of Supervisors **approved** your request for a Special Use Permit per Section 615.03 (C) of the Yuma County Zoning Ordinance for a facility for the production of cobalt sulfate on a parcel 137.98 net acres in size zoned Intensive Industrial, Assessor's Parcel Number 188-20-002, located in the vicinity of Old Highway 80 and Avenue 47½ E, Tacna, Arizona.

Subject to the following Performance Conditions and Operational Conditions:

Performance Conditions.

1. Within 60 days of approval by the Board of Supervisors, the owner or agent shall:
 - a. Provide an A.R.S. §12-1134 waiver.
 - b. Record an Infrastructure disclosure statement.
 - c. Record an Instrument Route-218 disclosure statement.
2. Prior to development or prior to May 20, 2024, whichever occurs first, the owner or agent shall:
 - a. In accordance with the Yuma County Public Works Standards Vol. 1, Section 7.3, Guidelines for Traffic Studies, a traffic study shall be done.
 - b. All Improvements required by the traffic study shall be constructed.

Operational Conditions.

1. The approval of the Special Use Permit is based on the site plan submitted by the applicant. Any change from this site plan requires prior approval by the Planning Director.
2. The Special Use Permit shall be valid for a period not to exceed 15 years from the date of approval by the Board of Supervisors.

Pursuant to Section 402.05 (B)(1) – Validity of Permit: Approval of a special use permit application, as well as any County permit or approval granted pursuant to the approval, shall automatically become void if: The

approval authorizes development that requires a building permit and the building permit has not been issued within two (2) years after the application's approval date. Extensions can be requested to the Planning Director.

Sincerely,

A handwritten signature in black ink, appearing to read 'JAVIER BARRAZA', written over a circular stamp or seal.

Javier Barraza, Senior Planner

Attachments: NOBA, one disclosure statements (to be recorded)



8 COMM
MOT - VAWHAY
CNO - BAV
VOTE - 8-0

STAFF REPORT TO THE COMMISSION

January 24, 2023

Special Use Permit Case No. 22-08

REQUEST: A Special Use Permit per Section 615.03(C) of the Yuma County Zoning Ordinance to allow a facility for the production of cobalt sulfate on a parcel 137.98 net acres in size zoned Intensive Industrial (II), Assessor's Parcel Number 188-20-002, located in the vicinity of Old Highway 80 and Avenue 47½ E, Tacna, Arizona.

APPLICANT: Evelution Energy LLC.

Application is within Supervisor District 3: Supervisor Darren Simmons; Planning Commissioners are Scott Mulhern and Danny Bryant. Staff report prepared by Javier Barraza, Senior Planner.

DIRECTIONS: From Yuma, take Interstate 8 (I-8) to Exit 42 and turn north (left) onto Avenue 40 E. Travel one quarter mile and turn east (right) on Highway 80 and travel 7½ miles. The property is located on the east side of the alignment of Avenue 47½ E between the alignments of County 7th Street and County 8th Street.

INTENT:

To build a cobalt sulfate production facility. The feed material (cobalt hydroxide) will be trucked to the site in one-ton super sacks from the port of Ensenada and unloaded inside the facility (so no dust will be escape the facility). Power is expected to be provided primarily by the project's own 28.4 Megawatt (peak) solar power generating arrays, and if necessary, by the Wellton-Mohawk Irrigation and Drainage District (WMIDD).

The cobalt sulfate production process requires significant amount of energy to heat the process solutions. Cobalt processing is typically accomplished with atmospheric leaching. The process requires a significant amount of water to convert the feed to the salable product. Approximately 2,000 Mt/month will be processed initially, requiring approximately 140,000 cubic meters (m3) of water per month (74 million gallons per month) or approximately 840 gallons per minute (gpm). Much of the process water will be treated, reclaimed, and returned to the process. It is estimated that about 70 percent of the water will be reclaimed but a water balance has not been established to estimate the percentage of water reclaimed. Three water-storage tanks are included to store 24 hours each of water supply to the plant. One tank is for well water/fire protection, one for process water, and one for recycling water. Water is available from groundwater wells. Groundwater is the prospective source for makeup water to support the

process and provide the necessary reserve of water for fire suppression. The property lies within the Wellton-Mohawk sub-basin of the Lower Gila aquifer."

The expectation is to have the best in class dust mitigation equipment on site and to not have any of the input material of Cobalt Hydroxide and output material of cobalt sulfate be exposed to the open air outside. Tailings from the process plant will be non-hazardous and will be transported by truck to the Copper Mountain landfill in Wellton which is 16 miles from the project site.

SITE CONDITIONS:

The subject property is level, undeveloped desert bisected from the west to the east by Highway 80, Union Pacific Railroad, and Interstate 8 rights-of-way. The subject parcel was rezoned to Intensive Industrial (II) with Rezoning Case No. 06-53 and Rezoning Case No. 08-03 for the purpose of establishing an ethanol production facility.

The subject property has legal and physical access from Highway 80.

Surrounding zoning and land uses: All parcels surrounding the subject parcel are zoned Rural Area-40 acre minimum and are undeveloped in desert terrain. Parcel 188-21-001 approximately one quarter mile to the east is zoned Recreational Vehicle Park (RZ88-22) and is undeveloped desert. Parcel 188-21-002 approximately one half mile to the east is zoned Rural Area-5 acre minimum and Rural Area-10 acre minimum (RZ95-98) and is undeveloped desert.

The subject property is located in the Dome Valley/Wellton Planning Area of the 2020 Comprehensive Plan and is designated as Industrial (I). The Industrial land use designation supports industrial uses with related offices. Approval of this request does not require a zone change therefore, a plan amendment is not required.

The subject property is located in the Mohawk Valley Elementary District No. 17 and in the Antelope Union High School District No. 50

The subject property is located under Instrument Route-218 (IR-218) and within three miles of the Barry M. Goldwater Range.

The subject parcel is not within any irrigation and drainage district.

CRITICAL ISSUES:

According to Wikipedia:

Cobalt (II) sulfate is any of the inorganic compounds with the formula $\text{CoSO}_4 (\text{H}_2\text{O})_x$. Usually cobalt sulfate refers to the hexa- or heptahydrates $\text{CoSO}_4 \cdot 6\text{H}_2\text{O}$ or $\text{CoSO}_4 \cdot 7\text{H}_2\text{O}$, respectively. The heptahydrate is a red solid that is soluble in water and methanol. Since cobalt (II) has an odd number of electrons, its salts are paramagnetic. Cobalt sulfates are important intermediates in the extraction of cobalt from its ores. Thus, crushed, partially refined ores are treated with sulfuric acid to give red-colored solutions containing cobalt sulfate. Hydrated cobalt (II) sulfate is used in the preparation of pigments, as well as in the manufacture of other cobalt salts. Cobalt pigment is used in porcelains and glass. Cobalt (II) sulfate is used in storage batteries and electroplating.

baths, sympathetic inks, and as an additive to soils and animal feeds. For these purposes, the cobalt sulfate is produced by treating cobalt oxide with sulfuric acid. Being commonly available commercially, the heptahydrate is a routine source of cobalt in coordination chemistry. Cobalt is an essential mineral for mammals, but more than a few micrograms per day is harmful. Although poisonings have rarely resulted from cobalt compounds, their chronic ingestion has caused serious health problems at doses far less than the lethal dose. In 1965, the addition of a cobalt compound to stabilize beer foam in Canada led to a peculiar form of toxin-induced cardiomyopathy, which came to be known as beer drinker's cardiomyopathy. Furthermore, cobalt (II) sulfate is suspected of causing cancer (i.e., possibly carcinogenic, IARC Group 2B) as per the International Agency for Research on Cancer (IARC) Monographs¹.

Based on a publication of the International Agency for Research on Cancer (IARC), "cobalt sulfate was carcinogenic to experimental animals and is possible carcinogenic to humans."²

According to a 2019 article by Beroe, Inc.:

There is a global race to lock-up the supply chain for cobalt, which is expected to be in even greater demand as and when there is an increase in electric-car production. Around 55 percent of the raw material cobalt is mined from the Democratic Republic of the Congo (DRC) and is used to manufacture cobalt sulfate. The demand for cobalt sulfate is driven mainly by the increasing demand for electric vehicles (EV) and energy storage systems (ESS) with its major application in lithium-ion batteries. The cobalt sulfate market is driven mainly by the increasing demand for electric vehicles (EV) and energy storage systems (ESS) with its major application in lithium-ion batteries. The demand in 2017 was around 35.2 Thousand MT and is expected to grow at a rate of 6-7 percent until 2025. Presently, ~75-80 percent of cobalt sulfate is refined in China and the majority of the remaining cobalt sulfate is processed in Finland. Moreover, the raw material required for this processing is obtained from a mine in the Congo, which is owned by a Chinese firm, China Molybdenum. Talking about downstream applications, the rechargeable battery segment accounted for more than 50 percent of the share in the global cobalt sulfate market in 2017 because of its use in several growing applications like passenger EVs, consumer electronics, and ESS. Asia is the leading consumer of cobalt sulfate, accounting for approximately more than half of the share of the global market until 2025. This is mainly because China is scrambling to roll out electric vehicles to reduce pollution thereby increasing domestic demand for cobalt sulfate. Europe was estimated to be the second highest consumer of cobalt sulfate in 2017, majorly supported by Finland and Belgium supplying cobalt sulfate in the region. Latin America, closely trailed by North America, is projected to provide growth opportunities in the forecast period owing to increasing consumption of cobalt sulfate as animal feed.³

¹ Wikipedia. *Cobalt Sulfate*. Wikimedia Foundation, Inc. Last Modified September 28, 2022, 12:22. [https://en.wikipedia.org/wiki/Cobalt\(II\)_sulfate](https://en.wikipedia.org/wiki/Cobalt(II)_sulfate).

² International Agency for Research on Cancer (IARC). *IARC Monographs on the Evaluation of Carcinogenic Risks to Humans*. Volume 86. 2006. WHO Press. 132-133.

³ Abhishek Sreedhar. Beroe Inc. *Shifting Geographies for the Cobalt Sulfate Market*. 2019. <https://www.beroeinc.com/article/shifting-geographies-for-the-cobalt-sulfate-market/>.

The subject property was rezoned from RA-40 to Intensive Industrial with Rezoning Case Numbers 06-53 and 08-03 on January 17, 2007 and June 16, 2008, respectively. On May 20, 2019, the Board of Supervisors approved an extension of time of five years to comply with the Schedule for Development (SFD) for Rezoning Case No. 06-53 and Rezoning Case No. 08-03. The SFD is listed below:

- a. Prior to development or within five (5) years of approval by the BOS, in accordance with the Yuma county Public Works Standards Vol I, Section 7.3 Guidelines for Traffic Studies, a traffic study shall be done.
- b. Prior to development or within five (5) years of approval by the BOS, all improvements required by the traffic study shall be constructed.
- c. All required permits for the proposed ethanol plan must be obtain within five (5) years of approval by the BOS and finalized as per appropriate code requirement.

Currently, the applicant has started the process to comply with the Traffic Study. The Engineering Department is seeking bids for the traffic study and plans on building improvements as required by the traffic study.

The purpose of the Intensive Industrial zoning district is to provide areas with suitable for the location and operation of the most intense manufacturing and industrial activities and allow those uses, which are more objectionable or incompatible with uses allowed in other districts. Permitted uses are canneries, commercial feed lots, fertilizer plants, refineries, meat packing plants, and tallow works, Utility substation including public and private utility installations for gas, water, and waste water. Electric, television, radio, and cellular telephone transmitter tower stations, wireless communication facilities, biofuel production facilities and biomass power-generation facilities. A Cobalt Sulfate Production Facility is not listed as a permitted use and will require a Special Use Permit application for a Cobalt Sulfate Production Facility per Section 615.03 (C), allows any other use not otherwise listed in the Yuma County Zoning Ordinance, but complies with the intent of this district.

The subject parcel is under the Dark Sky Overlay District (DSOD). The purpose of the DSOD is to protect and enhance the lawful nighttime use of property and to specify lighting practices and systems that will minimize the adverse man-made light pollution effects of sky-glow, glare and light trespass.

The subject property is not within the ten-minute response time by the Yuma County Sheriff's Department. The nearest Substation is the Sheriff's Substation District 5, which is located at 10260 Dome Street, Wellton, AZ.

The subject property is not within the six-minute response time by the Rural Metro Fire Department. The closest station is the Tacna Volunteer Fire Department, located at 40140 East Missouri Avenue, Tacna, AZ.

Required Conclusions from Yuma County Zoning Ordinance: (Section 402.01)

- **The proposed development will not materially affect or endanger the public health, safety or welfare.**

The proposed use of the property for a cobalt sulfate production facility with solar farm will not materially affect or endanger the public health, safety or welfare. There is only

one residence located two miles northeast from the subject parcel. The proposed development will increase traffic conditions in the vicinity with the expected activity created by deliveries and shipments going in and out. A traffic study will be required which will predict what type of road improvements this facility will require to ensure a safe vehicular ingress and egress. Furthermore, all materials to be processed in the facility will be performed indoors. The unloading of the raw material will be also performed indoors and the loading of the tailings or residues will be done at the interior of the facility and then transported to another location outside the subject parcel.

- **The proposed development complies with all regulations and standards applicable within the zoning district specifically applicable to the particular type of special use or class of special uses.**

The proposed cobalt sulfate production facility is among those uses listed as an eligible use with the approval of a Special Use Permit in the Intensive Industrial district. The applicant shall comply with all applicable regulations and standards of the Intensive Industrial zoning district, but not limited to, setbacks, height, parking, buffering and screening, dark sky overlay district requirements, as well as recommended conditions. The proposed use will be conditioned to comply with all Arizona Department of Environmental Quality, Arizona Department of Transportation, Union Pacific, as well as the U.S. Department of Occupational Safety and Health Administration requirements and guidelines.

- **The proposed development will not substantially change or materially affect the adjoining property or the surrounding area.**

The purpose of the Intensive Industrial zoning district is to provide areas with suitable for the location and operation of the most intense manufacturing and industrial activities and allow those uses, which are more objectionable or incompatible with uses allowed in other districts. The proposed development will not substantially change or materially affect the adjoining properties or the surrounding area, since these properties do not have the proper land use and zoning district.

- **The proposed development will be in harmony with the area in which it is located.**

The site plan submitted by the applicant proposes a buffer of approximately 200 feet along all sides of the property line to mitigate possible negative impacts to all adjacent properties. The proposal will have to adhere to the buffer yard and screening requirements of Section 302.00 of the YCZO to reduce the adverse effects of traffic, noise, dust, or odor. The transitional buffer yard is based on the zoning district of each adjacent parcel. All parcels in the surrounding area are zoned RA-40 and are in desert terrain.

SUMMARY NOTES:

SUPPORT STAFF SUMMARY:

- The Engineering Department provided the following comment: A traffic study will be required per Yuma County Public Works Standards Section 7.3. Developer shall construct all required improvements. The County manages the study and will solicit bids.

- The Flood Control District provide the following comments: A grading permit will be required for the proposed improvement.
- The Environmental Programs Division provided no comments.
- The Building Safety Division made the following comment: All structures and on-site operations shall meet the minimum requirements of the Yuma County Comprehensive Building Safety Code and the 2003 International Fire Code.

LETTERS OF SUPPORT, OPPOSITION, AGENCY, MILITARY, SPECIAL INTEREST, etc.:

- The Arizona Game and Fish Department provided the following comments: AGFD asked for an extension of time to submit comments.
- The Arizona Department of Environmental Quality provided the following comment:
 - There is a possibility for this facility to need an air quality permit or registration. We are unable to make such determination at this time without more detailed project information, including equipment capacity, proposed operating schedule and projected emissions.
 - Permits are required for any discharge to the land of a substance, which has the potential to impact the aquifer. This includes installation of onsite septic tanks.
 - Based on what is described there will be applicable Solid or Hazardous Waste permits or registrations.
- Greater Yuma Economic Development Corporation (GYEDC) provided the following Economic impact report: The Economic Impact produced by the proposed cobalt sulfate processing facility will generate the following economic activity:
 - \$160,000,000.00 value construction impact.
 - One time bust of \$55,312,640.00 during construction of the facility.
 - 1,229 new jobs during construction
 - Creation of 60 jobs at the facility (per year).
 - \$3,600,000.00 employment payroll (per year).
 - \$30,419,196.00 household spending supported (per year).
 - An average of \$ 2,524,311.00 of local and State tax revenues (per year)

DEVELOPMENT EVALUATION CHECKLIST: The Development Evaluation Checklist identifies the following Impact Categories: Conformance to Existing Plans; Land Use Compatibility; Natural Resources; Public Infrastructure; Natural Environmental Conditions; Manmade Environmental Conditions; and Health, Safety & Welfare. A point system is used to score whether a proposal should be approved or denied. Of a possible high score of 300, the total score for this proposal is 265. A score from 250 to 274, a score falling in this category represents a proposal that likely contains some redeeming qualities but is lacking in one or more areas. Proposals within this score range typically should be more carefully considered.

CITIZEN COMMENTS: No letters of opposition or support have been received from surrounding property owners.

Ordinances, codes and regulations that pertain to the application:

- Yuma County Zoning Ordinance: All requirements of the Yuma County Zoning Ordinance shall be met; including but not limited to development standards, parking, signage, buffer and screening, exterior lighting and Dark Sky Overlay District requirements.

- Yuma County Comprehensive Building Code: All requirements of the Yuma County Comprehensive Building Code shall be met in future construction, alterations, or remodeling of buildings.
- 2003 International Fire Code
- Environmental Health Laws (ARS Titles 36 and 49)
- Yuma County Flood Control District
- Public Works Standard Volume I, Section 7.2.8 driveway/Curb Cuts.
- Local, State and Federal requirements: All requirements of local, state and federal agencies shall be met.

CHRONOLOGY:

10-26-2022 Application received
01-05-2023 Legal ad appears in the Yuma Daily Sun for the Planning Commission's public hearing
01-06-2023 Property posted for the Planning Commission's public hearing
01-06-2023 Public notice mailed to properties within 300 feet of the request, the City of Yuma and all relevant agencies/stakeholders
01-06-2023 Letter mailed informing applicant of item being placed on Planning Commission's public hearing agenda
01-13-2023 Staff report emailed to applicant and/or agent
01-24-2023 Planning Commission's public hearing

RECOMMENDATION:

Staff recommends approval of the request subject to the following Performance and Operational Conditions:

Performance Conditions.

1. Within 60 days of approval by the Board of Supervisors, the owner or agent shall:
 - a. Provide an A.R.S. §12-1134 waiver.
 - b. Record an Infrastructure disclosure statement.
 - c. Record an Instrument Route-218 disclosure statement.
2. Prior to development or prior to May 20, 2024, whichever occurs first, the owner or agent shall:
 - a. In accordance with the Yuma County Public Works Standards Vol. 1, Section 7.3, Guidelines for Traffic Studies, a traffic study shall be done.
 - b. All Improvements required by the traffic study shall be constructed.

Operational Conditions.

1. The approval of the Special Use Permit is based on the site plan submitted by the applicant. Any change from this site plan requires prior approval by the Planning Director.

2. The Special Use Permit shall be valid for a period not to exceed 15 years from the date of approval by the Board of Supervisors.

REQUESTED BOARD ACTION; (continued)

Legal Description: Section: 20 Township: 08S Range: 15W W2 E2 Exc. R R & Hwy. R/W & Exc. R/W Per 2008-21190 of the Gila & Salt River Base & Meridian, Yuma County, Arizona

SUMMARY; (continued)

CHRONOLOGY:

10-26-2022 Application received
01-05-2023 Legal ad appears in the Yuma Daily Sun for the Planning Commission's public hearing
01-06-2023 Property posted for the Planning Commission's public hearing
01-06-2023 Public notice mailed to properties within 300 feet of the request, the City of Yuma and all relevant agencies/stakeholders
01-06-2023 Letter mailed informing applicant of item being placed on Planning Commission's public hearing agenda
01-13-2023 Staff report emailed to applicant and/or agent
01-24-2023 Planning Commission recommends approval
02-15-2023 Legal ad appears in the Yuma Daily Sun for the Board of Supervisors' public hearing
02-17-2023 Property posted for the Board of Supervisors' public hearing
02-24-2023 Letter mailed informing applicant of item being placed on the Board of Supervisors' agenda
03-06-2023 Board of Supervisors' hearing

RECOMMENDATION:

Performance Conditions.

1. Within 60 days of approval by the Board of Supervisors, the owner or agent shall:
 - a. Provide an A.R.S. §12-1134 waiver.
 - b. Record an Infrastructure disclosure statement.
 - c. Record an Instrument Route-218 disclosure statement.
2. Prior to development or prior to May 20, 2024, whichever occurs first, the owner or agent shall:
 - a. In accordance with the Yuma County Public Works Standards Vol. 1, Section 7.3, Guidelines for Traffic Studies, a traffic study shall be done.
 - b. All Improvements required by the traffic study shall be constructed.

Operational Conditions.

1. The approval of the Special Use Permit is based on the site plan submitted by the applicant. Any change from this site plan requires prior approval by the Planning Director.
2. The Special Use Permit shall be valid for a period not to exceed 15 years from the date of approval by the Board of Supervisors.

The Yuma County Planning and Zoning Commission met in a regular session on January 24, 2023. The meeting was held in Aldrich Auditorium at 2351 West 26th Street, Yuma, Arizona.

CALL TO ORDER: At 5:00 p.m. Chairman Bryant convened the Planning and Zoning Commission meeting. Commissioners present were: A-J Mosquesda, Ron Rice, Jim Allen, Scott Mulhern, Danny Bryant, Matias Rosales, Bobbie McDermott and Ron Van Why. Commissioners Tim Bowers and Gary Black were absent. Others present were: Planning Director Maggie Castro, AICP; Senior Planner Javier Barraza; Senior Planner Juan Leal Rubio; Senior Planner Anson Lihosit, AICP; Deputy County Attorney Minda Davy and PZ Commission Administrative Specialist Amber Kelly.

PLEDGE OF ALLEGIANCE: Commissioner Bryant led the Pledge of Allegiance.

Items No. 3 and 4 were moved to the end of the meeting after commissioners requested clarification if the election of the Chairman and Vice Chairman had to be conducted in the month of January. Commissioner Van Why inquired about amending the bylaws to allow more than 2 (two) consecutive years served as Chairman and Vice Chairman.

ITEM No. 5: Approval of Planning and Zoning Commission regular meeting minutes of December 20, 2022.

MOTION (RICE/VAN WHY): Approve as presented.

VOICE VOTE: Mosqueda- AYE; Rice- AYE; Allen- AYE; Mulhern- AYE; Bryant- AYE; Rosales- AYE; McDermott- AYE; Van Why- AYE. The motion carried 8-0.

ITEM No. 6: Special Use Permit Case No. 22-08: Evelution Energy LLC requests a Special Use Permit per Section 615.03(C) of the Yuma County Zoning Ordinance to allow a facility for the production of cobalt sulfate on a parcel 137.98 net acres in size zoned Intensive Industrial, Assessor's Parcel Number 188-20-002, located in the vicinity of Old Highway 80 and Avenue 47½ E, Tacna, Arizona.

Senior Planner Javier Barraza presented the staff report for Special Use Permit Case No. 22-08 recommending approval subject to the following Performance and Operational Conditions:

Performance Conditions.

1. Within 60 days of approval by the Board of Supervisors, the owner or agent Shall:
 - a. Provide an A.R.S. § 12-1134 waiver.
 - b. Record an Infrastructure Disclosure Statement.
 - c. Record an Instrument Route-218 disclosure statement.
2. Prior to development or prior to May 20, 2024, whichever occurs first, the owner or agent shall:
 - a. In accordance with the Yuma County Public Works Standards Vol. 1, Section 7.3, Guidelines for Traffic Studies, a traffic study shall be done.
 - b. All Improvements required by the traffic study shall be constructed.

Operational Conditions.

1. The approval of the Special Use Permit is based on the site plan submitted by the applicant. Any change from this site plan requires prior approval by the Planning Director.
2. The Special Use Permit shall be valid for a period not to exceed 15 years from the date of approval by the Board of Supervisors.

Commissioner McDermott inquired if a request for comments was sent to the railroad.

Senior Planner Javier Barraza stated yes and they did not reply.

Navaid Alam, 2454 West 5th Street, Yuma, Arizona, Applicant gave a presentation to the commission with details about the project.

Larry Killman, 29851 East Mountain View, Wellton, Arizona, stated there was significant aquifers beneath the valley that have never been touched. He explained the process of how the water would be utilized and recycled.

Daniel Neff, 6231 North Campbell Avenue, Tucson, Arizona, stated his company prepared the feasibility and the scoping study. He stated this would be the first sulfate company in the United States.

Commissioner Rice inquired about the transportation of the sulfate.

Mr. Alam explained it would be transported in super sacks and loaded on a truck in containers.

Commissioner McDermott inquired if the wastewater would have any particular minerals or things that could cause issues.

Mr. Neff explained the water process confirming it would not be hazardous.

Commissioner McDermott stated it would be a great use for the area.

Chairman Bryant opened the public hearing.

There being no one to come forward, Chairman Bryant closed the public hearing.

MOTION (VAN WHY/MOSQUEDA): Approve Special Use Permit Case No. 22-08 as presented.

VOICE VOTE: Mosqueda- AYE; Rice- AYE; Allen- AYE; Mulhern- AYE; Bryant- AYE; Rosales- AYE; McDermott- AYE; Van Why- AYE. The motion carried 8-0.

AFFP
LEGAL AD 1/24/2023 P&Z

Affidavit of Publication

STATE OF AZ }
COUNTY OF YUMA }

SS

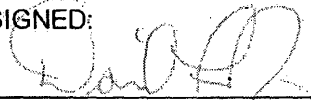
Lisa Reilly or David Fornof, being duly sworn, says:

That (s)he is Publisher or Director of Operations of the Yuma Sun, a daily newspaper of general circulation, printed and published in Yuma, Yuma County, AZ; that the publication, a copy of which is attached hereto, was in the published said newspaper on the following dates:

01/05/2023

That said newspaper was regularly issued and circulated on those dates.

SIGNED:



Publisher or Director of Operations

Subscribed to and sworn to me this 5th day of January 2023.

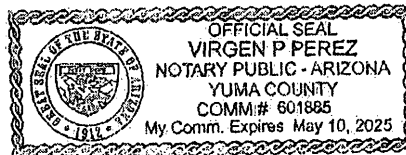


VIRGEN P PEREZ, Notary, Yuma County, AZ

My commission expires: May 10, 2025

61842 142294

YUMA CO PLANNING & ZONING
2351 W. 26TH STREET
ATTN: ACCOUNTING DEPT.
YUMA AZ 85364



Ad text : NOTICE OF PUBLIC HEARING

The Yuma County Planning and Zoning Commission will hold a public hearing on January 24, 2023 at 5:00 p.m. in the Aldrich Auditorium in the Department of Development Services Building, 2351 West 26th Street (west entrance), Yuma, Arizona to consider the following items:

Rezoning Case No. 22-21: Raul Garcia-Molina, agent for the Aaron G Bennett Family Trust 6-28-2021, requests the rezoning of a 0.34 gross acre parcel from Rural Area - 20 acre minimum to Planned Development, Assessor's Parcel Number 459-58-001, located at 10355 West Vista Del Rio Street, Yuma, Arizona.

Minor Amendment Case No. 22-05: Kevin Dahl, agent for Granite Yuma LLC and Desert Properties Development LLC, requests to change the land use designation of a 7.94 acre portion of a parcel 570 gross acres in size from Mixed Use Residential to Regional Commercial and a 3.60 acre portion from Local Commercial to Mixed Use Residential, part of Assessor's Parcel Number 198-11-002, located in the vicinity of County 12th Street and Avenue 14 E alignment, Yuma, Arizona.

Rezoning Case No. 22-22: Kevin Dahl, agent for Granite Yuma LLC and Desert Properties Development LLC, requests the rezoning of a 7.94 acre portion of a parcel 570 gross acres in size from Rural Area-10 acre minimum to General Commercial and a 283 acre portion to Recreational Vehicle Subdivision, Assessor's Parcel Number 198-11-002, located in the vicinity of County 12th Street and Avenue 14 E alignment, Yuma, Arizona.

Minor Amendment Case No. 22-06: Kevin Dahl, agent for Granite Yuma LLC, requests to change the land use designation of a 5± acre portion of a parcel 25 gross acres in size from Low Density Residential to Urban Density Residential and the remaining 20± acre portion to Medium Density Residential, Assessor's Parcel Number 728-08-022, located on the southwest corner of the alignments of Avenue 14 E and 40th Street, Yuma, Arizona.

Rezoning Case No. 22-24: Kevin Dahl, agent for Granite Yuma LLC, requests the rezoning of a 5± acre portion of a parcel 25 gross acres in size from Rural Area 10-acre minimum to High Density Residential and a 20± acre portion to Medium Density Residential, Assessor's Parcel Number 728-08-022, located on the southwest corner of the alignments of Avenue 14 E and 40th Street, Yuma, Arizona.

Minor Amendment Case No. 22-07: Kevin Dahl, agent for Granite Yuma LLC, requests to change the land use designation of a 7.93 acre portion of a parcel 152.92 gross acres in size from Mixed Use Residential to Regional Commercial, part of Assessor's Parcel Number 198-10-001, located at the southwest corner of South Frontage Road and Avenue 14 E alignment, Yuma, Arizona.

Rezoning Case No. 22-25: Kevin Dahl, agent for Granite Yuma LLC, requests the rezoning of a 128.36 acre portion of a parcel 152.91 gross acres in size from Rural Area-10 acre minimum to Recreational Vehicle Subdivision, a 14.15 acre portion to High Density Residential, and a 7.93 acre portion to General Commercial, Assessor's Parcel Number 198-10-001, located at the southwest corner of South Frontage Road and Avenue 14 E alignment, Yuma, Arizona.

Special Use Permit Case No. 22-08: Evelution Energy LLC, requests a Special Use Permit per Section 615.03(C) of the Yuma County Zoning Ordinance to allow a facility for the production of cobalt sulfate on a parcel 137.98 net acres in size zoned Intensive Industrial, Assessor's Parcel Number 188-20-002, located in the vicinity of Old Highway 80 and Avenue 47½ E, Tacna, Arizona.

Special Use Permit Case No. 22-12: Rivan Nona of Nona's Investments Properties LLC, requests a Special Use Permit per Section 612.03(H) of the Yuma County Zoning Ordinance to allow propane dispensing on a parcel 25,110 square feet in size zoned General Commercial, Assessor's Parcel Number 700-53-098, located at 11525 South Fortuna Road, Yuma, Arizona.

For further information about this hearing, please contact the Yuma County Planning & Zoning Division, 2351 West 26th Street, Yuma, Arizona (928) 817-5000, or TDD (Arizona Relay Service), call in 1-800-367-8939, and call back-1-800-842-4681. Handicapped individuals with special accessibility needs should contact the County at the number above at least 2 working days prior to the hearing with special need requirements.
Yuma Sun: January 5, 2023 - 142294

JB

Property Owner(s) within 300 Feet (or more):

Property Owner(s): EVELUTION ENERGY CORP
Mailing addresses 17880 LAS REPOLAS, SUITE 160
SANTA FE, CA 92067

Owner Phone(s): 917-251-1126

Email address: NAVAID@EVELUTIONENERGY.COM

Agent:
Mailing Address:

Phone:

Email address:

Special Use Permit Case #: SUP22-08

A.P.N.'s: 188-20-002

Hearing Date: January 24, 2023

Date Mailed: _____

Properties within 300 feet: See attached mailing list:



Yuma County, Arizona
DEPARTMENT OF DEVELOPMENT SERVICES
2351 West 26th Street, Yuma, Arizona 85364
Phone: (928) 817-5000
Fax: (928) 817-5020

January 6, 2023

Dome Valley/Wellton CAG Member

RE: Notice of Hearing before the Yuma County Planning and Zoning Commission for Special Use Permit No. 22-08

Dear CAG Member:

The following case involving the Dome Valley/Wellton Planning Area is scheduled to be heard by the Yuma County Planning and Zoning Commission on:

DATE:	January 24, 2023
TIME:	5:00 p.m. MST
LOCATION:	Yuma County Development Services 2351 W. 26 th Street, Yuma, Arizona

Purpose of hearing: To allow the establishment of Cobalt Sulfate Extracting Facility.

Copies of the Case Map is attached to the back of this notice.

You may request further information concerning this item by contacting Javier Barraza, Senior Planner at (928) 817-5150 or by email at Javier.Barraza@yumacountyaz.gov. We will be able to respond to your request within 24 hours.

We appreciate your interest in the community. If we may be of any other assistance, please contact this office.

Sincerely,

Javier Barraza
Senior Planner

PZ

JB

1/24/2023

PIDNUM	O_NAME	O_ADDR	O_CITY	O_STATE	O_ZIP
18829001	ARMER-KOBERNIK PARTNERS AZ LLC	8701 S TUMBLING H RANCH PLACE	VAIL	AZ	85641
18829002	LAMB FAMILY TRUST 3-15-07	39600 ELNA WAY	CATHEDRAL CITY	CA	92234
18829003	MONACO JOSEPH D TRUST 12-19-05	20600 W AIRPARK DR	WICKENBERG	AZ	85390
18817003	USA	7341 E 30TH ST STE A	YUMA	AZ	85365
18820003	DAHLHOMESTEAD NV LLC	2655 S MARYLAND PKWY STE 201	LAS VEGAS	NV	89109
18820001	RIESLAND WILLIAM D & VICKI L JT	PO BOX 92	TACNA	AZ	85352
18820005	USA	7341 E 30TH ST STE A	YUMA	AZ	85365
18820004	UNION PACIFIC RAILROAD CO	1400 DOUGLAS ST STOP 1640	OMAHA	NE	68179



Yuma County, Arizona
DEPARTMENT OF DEVELOPMENT SERVICES
2351 W. 26th Street - Yuma, Arizona 85364
Phone: (928) 817-5000
FAX: (928) 817-5020

January 6, 2023

Special Use Permit No. 22-08: Evelution Energy LLC., requests a Special Use Permit per Section 615.03 (C) of the Yuma County Zoning Ordinance to allow an Cobalt Sulfate Production Facility on a parcel 137.98 net acres in size zoned Intensive Industrial, Assessor's Parcel Number 188-20-002, located within the vicinity of Old Highway 80 and Avenue 47½ E, Tacna, Arizona.

Dear Yuma County Property Owner: The above request will be considered by the Yuma County Planning & Zoning Commission at the following public hearing:

DATE:	January 24, 2023
TIME:	5:00 p.m. MST
LOCATION:	Yuma County Development Services 2351 West 26th Street, Yuma, Arizona

TO ESTABLISH A COBALT SULFATE PRODUCTION FACILITY.

The above public hearing is open to the public and anyone wishing to may speak on this matter. Approvals or protests of the proposed **Special Use Permit** must be filed in writing and mailed to **Senior Planner Javier Barraza** at **2351 West 26th Street, Yuma, Arizona 85364** or sent by email to **Javier.Barraza@yumacountyaz.gov**.

A second public hearing will be held before the Board of Supervisors at a later date. You may contact me after the Planning & Zoning Commission hearing for additional information. If twenty (20) percent of property owners by area and number within three hundred feet of the zoning area file protests, an affirmative vote of three-fourths of all members of the Board of Supervisors will be required to approve the request.

This request for a special use does not trigger an amendment to the Comprehensive Plan.

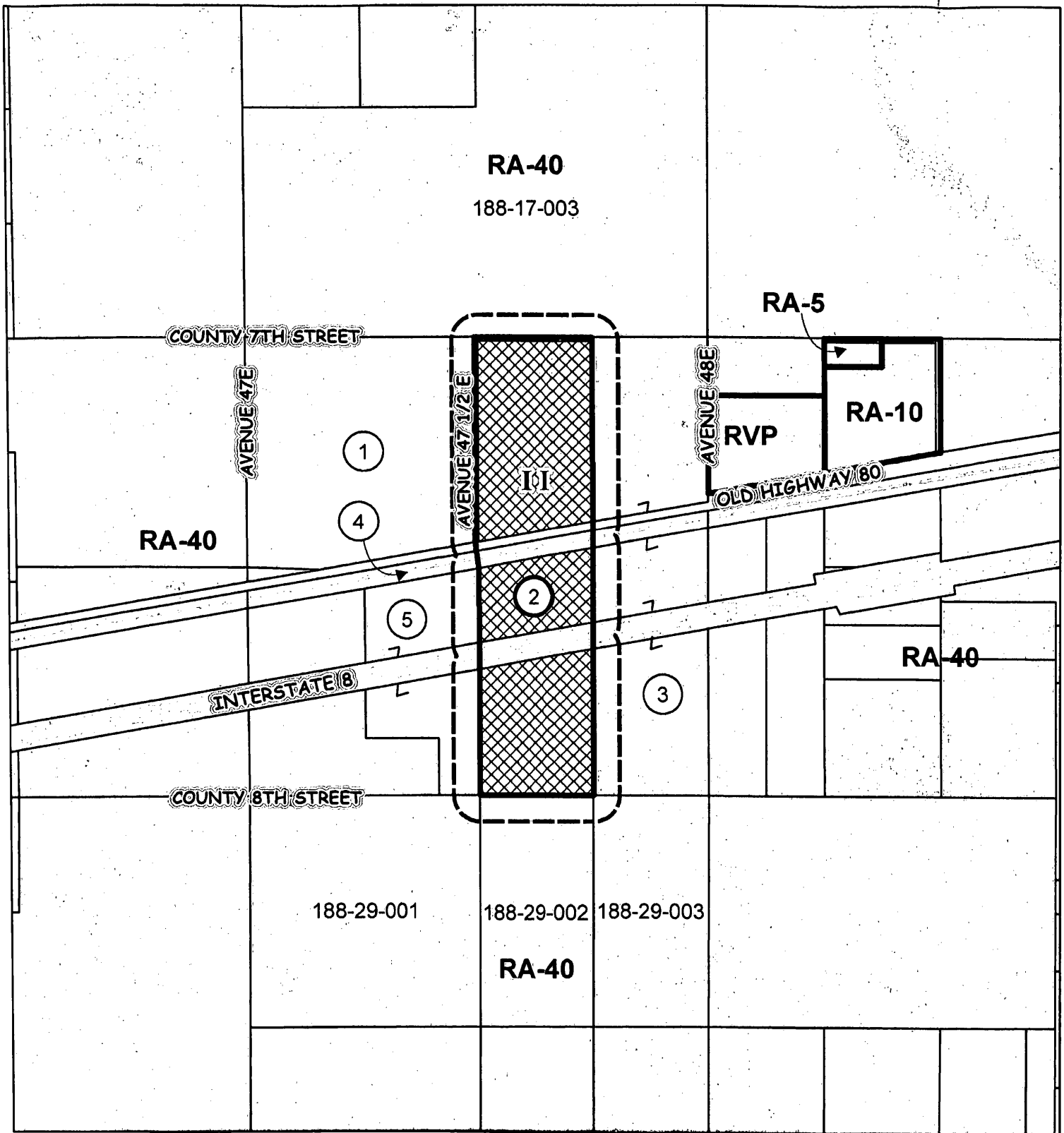
NOTICE TO ALL GOVERNMENT PROPERTY OWNERS: Reply to this notice must be signed by a duly authorized representative of your agency

The Yuma County Planning & Zoning Division is located at 2351 West 26th Street, Yuma, Arizona. For additional information, you may come in person or call (928) 817-5000, or TDD (Arizona Relay Service), call in 1-800-367-8939, call back 1-800-842-4681. Handicapped individuals with special accessibility needs should contact the County at the number above at least 2 working days before the hearing with special need requirements.

Sincerely,

A handwritten signature in black ink, appearing to read "J Barraza".

Javier Barraza, Senior Planner



**DEPARTMENT OF
DEVELOPMENT
SERVICES**

PLANNING & ZONING DIVISION
2351 W. 26TH STREET
YUMA, AZ 85364

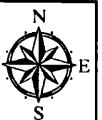
FOR INFORMATION ONLY - NO LIABILITY ASSUMED

CASE NO:
LOCATION:
APNs:

SUP22-08
WITHIN THE VICINITY OF
OLD HIGHWAY 80 & AVE. 48E
188-20-002

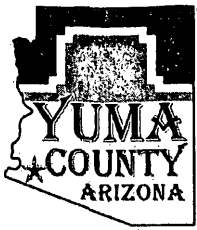
Case Planner: Javier Barraza.
Drawn by : Javier B On 11-02-2022
Reviewed: Javier B 11-02-2022

SCALE
1" = 1500'



Legend

- Subject Property
- 300' NOTIFICATION AREA
- Municipality



Yuma County, Arizona
DEPARTMENT OF DEVELOPMENT SERVICES
2351 West 26th Street, Yuma, Arizona 85364
Phone: (928) 817-5000
Fax: (928) 817-5020

January 11, 2023

Evelution Energy Corp
17880 Las Repolas, Suite 160
Santa Fe, CA 92067

RE: Special Use Permit Case No. 22-08

Dear Applicant,

The Yuma County Planning and Zoning Commission will hear the above-mentioned cases on **Tuesday, January 24, 2023 at 5:00 p.m. MST**. The location of the public hearing is 2351 W 26th Street (West Entrance), Yuma, Arizona in the Aldrich Auditorium.

Failure of the applicant or his representative to appear at this meeting may result in the request being continued. A continuance will require the applicant to pay additional fees before the request can be scheduled for future a public hearing date.

If the representative has not submitted written authorization from the property owner, then authorization must be submitted to the staff before the meeting.

A copy of the planner's staff report is attached for your review. If you have any questions, please feel free to contact me at **(928) 817-5150** or by email at **Javier.Barraza@yumacountyaz.gov**.

Sincerely,

A handwritten signature in black ink, appearing to read "Javier Barraza", written over a circular stamp or seal.

Javier Barraza, Senior Planner
Planning and Zoning Division

cc: Case File

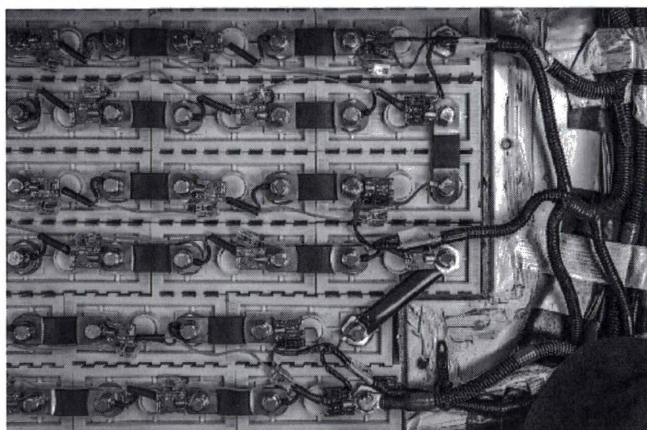


The National Institute for Occupational Safety and Health (NIOSH)

Promoting productive workplaces
through safety and health research



Cobalt



Overview

CAS No. 7440-48-4

Cobalt (Co) is a hard, gray metal that occurs naturally. It is found in rocks, soil, water, plants, and animals, including people. It can harm the eyes, skin, heart, and lungs. Exposure to cobalt may cause cancer. Workers may be harmed from exposure to cobalt and cobalt-containing products. The level of harm depends upon the dose, duration, and work being done.

Cobalt is used in many industries. It's used in cutting and grinding tools, pigments and paints, colored glass, surgical implants, batteries, and some electroplating. Its radioactive isotope is used in imaging and food irradiation. Some examples of workers at risk of being exposed to cobalt include the following:

- Workers who work in industries processing cobalt-alloys
- Miners who work in the metal mining industries
- Workers involved in the production or use of cutting or grinding tools
- Employees who work at nuclear or irradiation facilities

NIOSH recommends that employers use Hierarchy of Controls to prevent injuries. If you work in an industry that uses cobalt, please read chemical labels and the accompanying Safety Data Sheets for hazard information. Visit NIOSH's page on Managing Chemical Safety in the Workplace to learn more about controlling chemical workplace exposures.

The following resources provide information about occupational exposure to cobalt. Useful search terms for cobalt include "cobalt metal dust," "cobalt metal powder," "cobalt metal fume," and "elemental cobalt."

NIOSH Chemical Resources

NIOSH Pocket Guide to
Chemical Hazards

Manual of Analytical
Methods

Health Hazard Evaluations

COMMENTS -
SUP 22-08

Javier Barraza

From: obier.dodie@azdeq.gov on behalf of OAC - AZDEQ <oac@azdeq.gov>
Sent: Thursday, December 1, 2022 7:46 AM
To: Javier Barraza
Subject: Fwd: Request for comments for Cobalt sulfate Processing Facility in Yuma County. - SUP22-0008-
Attachments: COMMENTS REQUEST SUP22-08.pdf; Site Plans - 000-AS-103 P1 26 OCT 22.pdf; Site Plans - 000-ASK-100 - 26 OCT 22.pdf; Site Plans - 000-ASK-101 26 OCT 22.pdf; SUP22-08 NARRATIVE.pdf; SUP22-08 ZONING MAP.pdf

CAUTION: This email originated from outside Yuma County.

Do not click on links or open attachments unless you recognize the sender and know the contents are safe.

I have reached out to our Air, Water and Waste Divisions for some input on this permit.

- Air - There is the possibility for this facility to need an air quality permit or registration. We are unable to make such a determination at this time without more detailed project information, including equipment capacity, proposed operating schedule and projected potential emissions.
- Water - Permits are required for any discharge to the land of a substance which has the potential to impact the aquifer. This includes installation of onsite septic tanks.
- Waste - Based on what is described there will be no applicable Solid or Hazardous Waste permits or registrations.

If we can be of further assistance, please feel free to contact us at oac@azdeq.gov

Thank you.

Dodie M. O'Bier

Executive Assistant to:

Edwin W. Slade, III, Administrative Counsel

Amanda E. Stone, Intergovernmental and Community Affairs Director

Ph: 602-771-4287
Cell: 602-580-6494



azdeq.gov

INTERNAL COMMENTS:

DEPARTMENT OF DEVELOPMENT SERVICES

PAT HEADINGTON

BUILDING TECHNICAL

All structures and on-site operations shall meet the minimum requirements of the Yuma County Comprehensive Building Safety Code and the 2003 International Fire Code

11/14/2022 9:12:47 AM

GEORGE AMAYA

ENVIRONMENTAL PROGRAMS

SATISFACTORY.

11/08/2022

ENGINEERING DEPARTMENT

ARTURO ALVAREZ

ENG TECHNICAL

Traffic Impact Study will be require per YCPWS Section 7.3. The Developer shall construct all required improvements. Be advice the County manages the study and will solicit bids.

11/10/2022 8:43:39 AM

DAVID RUVALCABA

GRADING TECHNICAL

A grading permit will be required for the proposed improvement.

11/10/2022 10:50:18 AM

Yuma County 2020 Comprehensive Plan Development Evaluation Checklist

Case No.: SUP22-08	OWNER	<u>Evelution Energy LLC</u>
Parcel #: 188-20-002	AGENT	<u>Navaid Alam</u>
Current Zoning: II	Proposed Zoning: NONE	Acreage: 139.50 net

IMPACT CATEGORY I.

CONFORMANCE TO EXISTING PLANS

		YES	NO	SCORE
1	The proposal is consistent with the Yuma County 2020 Comprehensive Plan, area plans, and other applicable county, state, or regional plans.	25	0	25
2	The proposed project reduces open space or rural preservation areas identified in the Yuma County 2020 Comprehensive Plan. NO AMENDMENT REQUIRED	0	10	10
3	The proposed use is consistent and compatible with overlay zoning districts applicable to the subject parcel such as the Airport District, Gila Mountain, or Visual Corridor overlay zones.	10	0	10

IMPACT CATEGORY II.

LAND USE COMPATIBILITY

4	The proposed use is the same or similar to the uses in the surrounding vicinity.	25	0	0
5	The proposed density is the same or similar to the existing density in the surrounding vicinity.	25	0	25
6	The location of the project is appropriate considering proximity to existing transportation, shopping, services and employment. ALL WITHIN 2-3 MILES	25	0	25

IMPACT CATEGORY III.

NATURAL RESOURCES

7	The project, or a part of the project is located within the 100-year floodplain or floodway.	0	10	10
8	The subject parcel is located in an area of known high groundwater or a surface water source is present	0	5	5
9	The project will result in the loss of prime and/or unique farmland.	0	15	15

IMPACT CATEGORY IV.

PUBLIC INFRASTRUCTURE

10	Adequate improvements to the existing transportation system are proposed (i.e., intersection improvements, road widening, turn lanes, etc.) to accommodate the anticipated increase in traffic, or the development will not result in an increase in traffic.	15	0	15
11	Any public right-of-way necessary to accommodate the	5	0	5

	development has been or is proposed to be dedicated.			
12	A traffic impact study is either not required, or if required has been completed indicating the conclusions and recommendations for improvements.	5	0	5
13	A public or private water system, or an on-site water source, will adequately serve the proposed development	5	0	5
IMPACT CATEGORY V.				
NATURAL ENVIRONMENTAL CONDITIONS				
14	The project site contains endangered or threatened animal or plant species, or contains ecologically sensitive land.	0	5	5
15	The project site contains earthquake fault lines, fissures, cracks, sinkholes, craters, or is within an earthquake liquefaction area.	0	5	5
16	Soils within the project area are stable and suitable for the proposed development.	5	0	5
17	There are visual indications of previous slides, slumps or other soil problems (cracked walls and foundations, tilted trees or fences, settling, flooding, etc.) in the project area.	0	5	5
18	The site contains slopes of 12% or greater.	0	5	5
IMPACT CATEGORY VI.				
MANMADE ENVIRONMENTAL CONDITIONS				
19	The site contains fossils, artifacts, relics, monuments, or structures of archaeological or cultural significance.	0	5	5
20	Given the existing noise and estimated future noise levels of the area, the site is appropriate for the proposed activities and facilities.	5	0	5
21	The project will increase PM10 (particulate matter 10 microns or less diameter) or other air pollution levels in the vicinity.	0	5	5
22	The proposed project will release emissions such as nitrates, sulfates, or organic carbons into the air, which may reasonable be anticipated to causes or contribute to regional haze or impairment of visibility.	0	15	15
IMPACT CATEGORY VII.				
HEALTH, SAFETY, AND WELFARE				
23	Physical access to the site is traversable by a two-wheel drive passenger motor vehicle.	15	0	15
24	Access to or within the site is via a non-paved surface (which increases the amount of particulates such as soot or dust in the air).	0	10	10
25	Response time for emergency vehicles (Rural/Metro ambulance and fire) is 6 minutes or less, and 10 minutes or less for law enforcement (Sheriff's Dept.).	10	0	0

26	A legal public right of vehicular ingress and egress exists to and from the parcel.	10	0	10
27	The proposed land use is an allowed use according to the Yuma County Zoning Ordinance Airport District Land Use Matrix.	10	0	10
28	Elementary, middle, and high schools serving the subject property will be able to accommodate any projected enrollment increases within existing capacities.	10	0	10

TOTAL SCORE

265

MAXIMUM POSSIBLE SCORE

300

HIGH SCORE

Total score is 275 to 300.

A score falling in this category represents a proposal that likely should be **approved**.

The proposal is likely to be in compliance with adopted land use plans, policies, and objectives, has good access, and is compatible with surrounding development.

MODERATE SCORE

Total score is 250 to 274.

A score falling in this category represents a proposal that likely contains some redeeming qualities but is lacking in one or more areas.

Proposals within this score range typically should be more carefully considered.

LOW SCORE

Total score is 249 or less

A score falling in this category represents a proposal that likely should be **denied**.

The proposal likely does not comply with several adopted land use policies, goals, or objectives, may not have physical or legal access, or may not be compatible with surrounding development.

Prepared by: _____ Javier Barraza, S.P.

Date: 11/15/22

ver. 1

265

Senior Planner 2022 Deadlines

01/

PLANNING & ZONING COMMISSION		Meeting Date	Tuesday, January 24, 2023
	1/24/2023	Due	Check Off
Draft staff report to Planning Director	34	Wednesday, December 21, 2022	
AQ Air Form developed	34	Wednesday, December 21, 2022	
Newspaper ad due to The Sun	27	Wednesday, December 28, 2022	
Applicant/Radius info to EA	21	Tuesday, January 3, 2023	
Mock Review	21	Tuesday, January 3, 2023	
Legal ad published in The Sun	20	Wednesday, January 4, 2023	
Radius/applicant letters mailed	18	Friday, January 6, 2023	
Deadline to post property	18	Friday, January 6, 2023	
Draft agenda submitted to Chair	14	Tuesday, January 10, 2023	
Airforms Due by Noon	13	Wednesday, January 11, 2023	
Packet mailed	11	Friday, January 13, 2023	
Prepare for meeting	4	Friday, January 20, 2023	
Debriefing meeting	1	Wednesday, January 25, 2023	
Review draft minutes	3	Friday, January 27, 2023	
Draft minute corrections to Admin Staff	9	Thursday, February 2, 2023	

R206-53
 R208-03
 SUP08-03

Javier Barraza

From: navaid@evelutionenergy.com
Sent: Thursday, November 3, 2022 8:52 PM
To: Javier Barraza
Cc: navaid.alam@cobhamcapital.com
Subject: RE: SUP22-0008 CASE FOR COBALT SULFATE PROCESSING FACILITY
Attachments: Yuma EDC - Economic Impact Report - Evelution Energy Corp - Aug 2022.pdf

CAUTION: This email originated from outside Yuma County.

Do not click on links or open attachments unless you recognize the sender and know the contents are safe.

Hi Javier:

Glad to hear that the SUP case has been assigned to you. As requested, see below the narrative of the facility. I am also attaching the Yuma Economic Development Council Economic Benefit Analysis Report showing how much our facility will economically benefit the local community. This Economic Impact Report will give you quite a bit of information about the number of employees of which we will have 60 full time plus 300 employees during construction and the direct and indirect benefits to the community.

As requested, the following is a description of the solar power, the cobalt sulfate production process and the tailings disposal:

"The proposed site of the processing facility is along the north side of Old US Highway 80 about E 48th Ave S, Milepost 50 of Interstate Highway 8. The undeveloped property (Parcel 188-20-002) spans across the Union Pacific Railroad tracks and Interstate Highway 8. The parcel is a total of 64.7 acres north of the railroad tracks, 26.1 acres between the railroad tracks and Interstate Highway 8, and 48.7 acres south of Interstate Highway 8. The 64.7 acres north portion is for the processing facility and part of the solar array. The 48.7 acre south portion will be developed for part of the solar array.

Power is expected to be provided primarily by the project's own 28.4 MW (peak) solar power generating arrays, and if necessary, by the Wellton-Mohawk Irrigation and Drainage District ("Wellton-Mohawk"). The primary power source of Wellton-Mohawk is hydropower from the Parker Dam (whose water level has been decreasing and is expected to continue to decrease). As a result, Wellton-Mohawk has expressed an interest to purchase all of the project's excess solar power production. The estimated power needs for the processing facility are expected to be approximately 6 MW for the 2,000 Mt/month Cobalt processing facility including solar power used for heating water in lieu of propane. As a result, EVELUTION Energy has begun discussions with Wellton-Mohawk, for the offtake of the excess solar power from the project. The nearest substation with adequate capacity is approximately 10 miles from the proposed site. Therefore, the financial model includes the cost of building a new 10-mile 34.5 kV line from the site to the nearest substation. The powerline will be supported by steel structures. The cobalt sulfate production process requires significant amount of energy to heat the process solutions. To reduce the carbon footprint of the plant, solar electricity will be used to heat water in a hot water storage tank instead of natural gas or propane. The tank will be sized to store enough heat to operate the plant overnight and reduce the overnight power requirement from the Irrigation District. The proposed solar electricity generation will supply the needs of the plant with excess power generated sent to the recharge battery storage and to the Wellton-Mohawk Irrigation District during the day. At night, the plant will draw power from the Irrigation District and battery storage. On an annual basis, the solar electricity generated will meet the operating requirements of the facility. Battery storage of 24 MWh is provided to manage the peak power (<6 MW) sent to the Wellton-Mohawk Irrigation District.

Road access to the site is existing Old US Highway 80. The feed material to the plant will be trucked to the site in 1-ton supersacks from the Port of Ensenada. There is a free port agreement for materials shipped from the Port of Ensenada to the project site. Road access to the southern portion of the land is to be built from the Interstate Exit 40 at Tacna. Cobalt Hydroxide will be trucked to the processing facility and unloaded inside the facility so no dust will escape outside the facility. The tailings will also be loaded inside the facility and taken to the landfill by truck. The expectation is to have the best in class dust mitigation equipment on site and to not have any of the input material of Cobalt Hydroxide and output material of cobalt sulfate be exposed to the open air outside. Tailings from the process plant will be non-hazardous and will be transported by truck to the Copper Mountain landfill in Wellton which is 16 miles from the project site.

Cobalt processing is typically accomplished with atmospheric leaching. The process requires a significant amount of water to convert the feed to the salable product. Approximately 2,000 Mt/month will be processed initially, requiring approximately 140,000 cubic meters (m3) of water per month (74 million gallons [Mgal] per month) or approximately 840 gallons per minute (gpm). Much of the process water will be treated, reclaimed, and returned to the process. We estimate about 70 percent of the water will be reclaimed but a water balance has not been established to estimate the percentage of water reclaimed. Three water-storage tanks are included to store 24 hours each of water supply to the plant. One tank is for well water/fire protection, one for process water, and one for recycling water. Water is available from groundwater wells. Groundwater is the prospective source for makeup water to support the process and provide the necessary reserve of water for fire suppression. The property lies within the Wellton-Mohawk sub-basin of the Lower Gila aquifer."

Please let me know if you have any more questions or comments. Our website at www.evelutionenergy.com also contains much information about the project. Thanks.

Best,
Navaid



Navaid Alam
Evelution Energy

Tel.: +1-917-251-1126
E-mail: navaid@evelutionenergy.com
www.evelutionenergy.com

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From: Javier Barraza <Javier.Barraza@yumacountyaz.gov>
Sent: Thursday, November 3, 2022 1:31 PM
To: navaid.alam@cobhamcapital.com
Cc: Javier Barraza <Javier.Barraza@yumacountyaz.gov>
Subject: SUP22-0008 CASE FOR COBALT SULFATE PROCESSING FACILITY

Hello Mr. Alam,

The special use case was assigned to me, I was wondering, if you can provide me with a short narrative of the operation of the proposed facility, and how the raw material are to be transported to the facility, and the tailings transfer to a remote location. As well as how the solar will be used. Number of employees.

I will make it part of the staff report.

Let me know if you have any questions.

Thanks

Javier Barraza
Senior Planner, Planning & Zoning Division
Department of Development Services
2351 W 26th Street
Yuma, AZ 85364
Telephone: (928) 817-5150
Main Telephone: (928) 817-5000
Javier.Barraza@yumacountyaz.gov



-  Subject Property
 300' NOTIFICATION AREA
 Municipality

SITE VISIT

11-04-22

11:00 AM

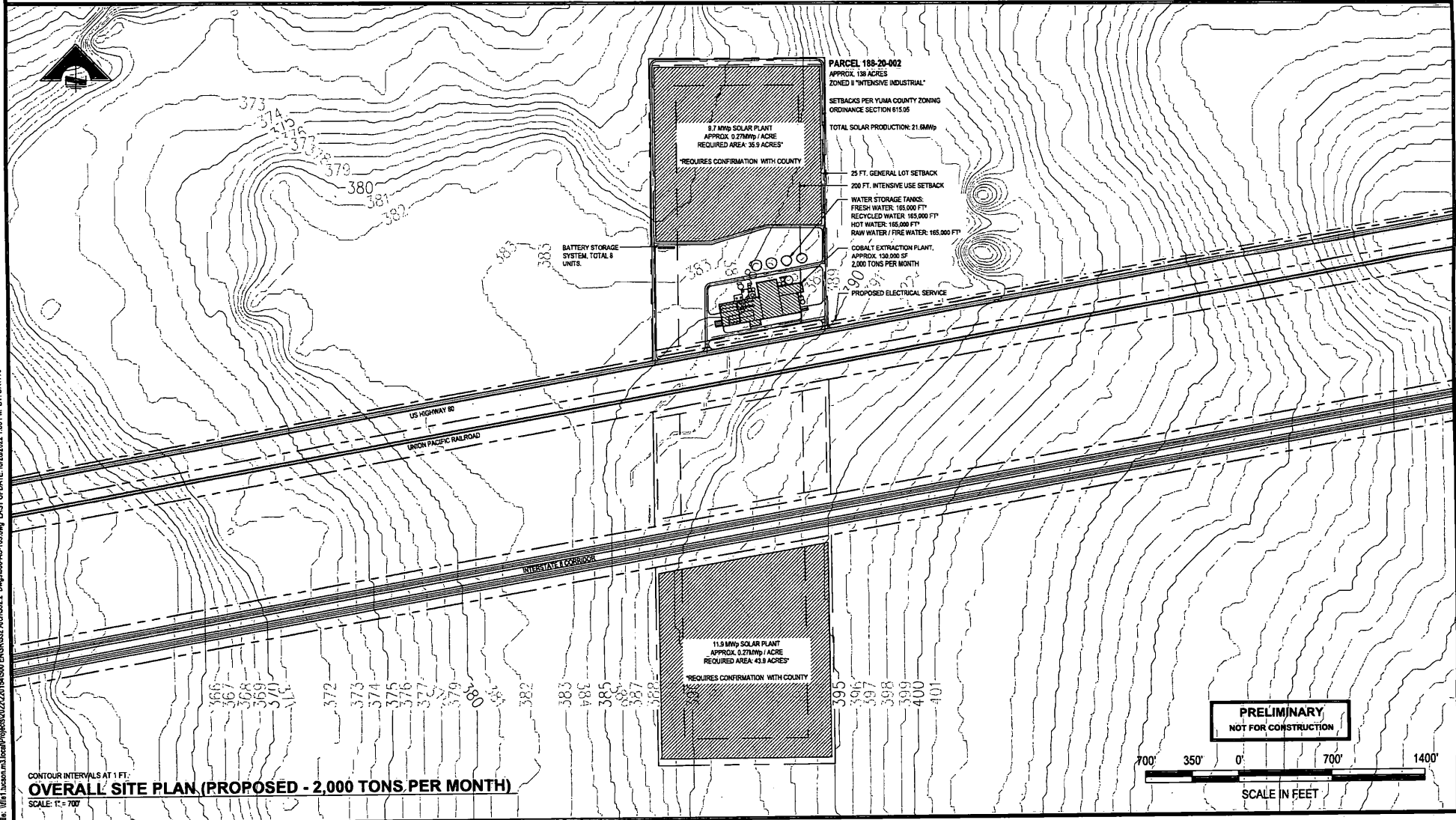
EXIT 42 @ ARNA.

HWY 90

PAUSED → 30' PAUSED

SUBJECT: SCOPING STUDY, YUMA COUNTY, ARIZONA - ARCHITECTURAL PROPOSED SITE PLAN

DATE: 26-OCT-2022



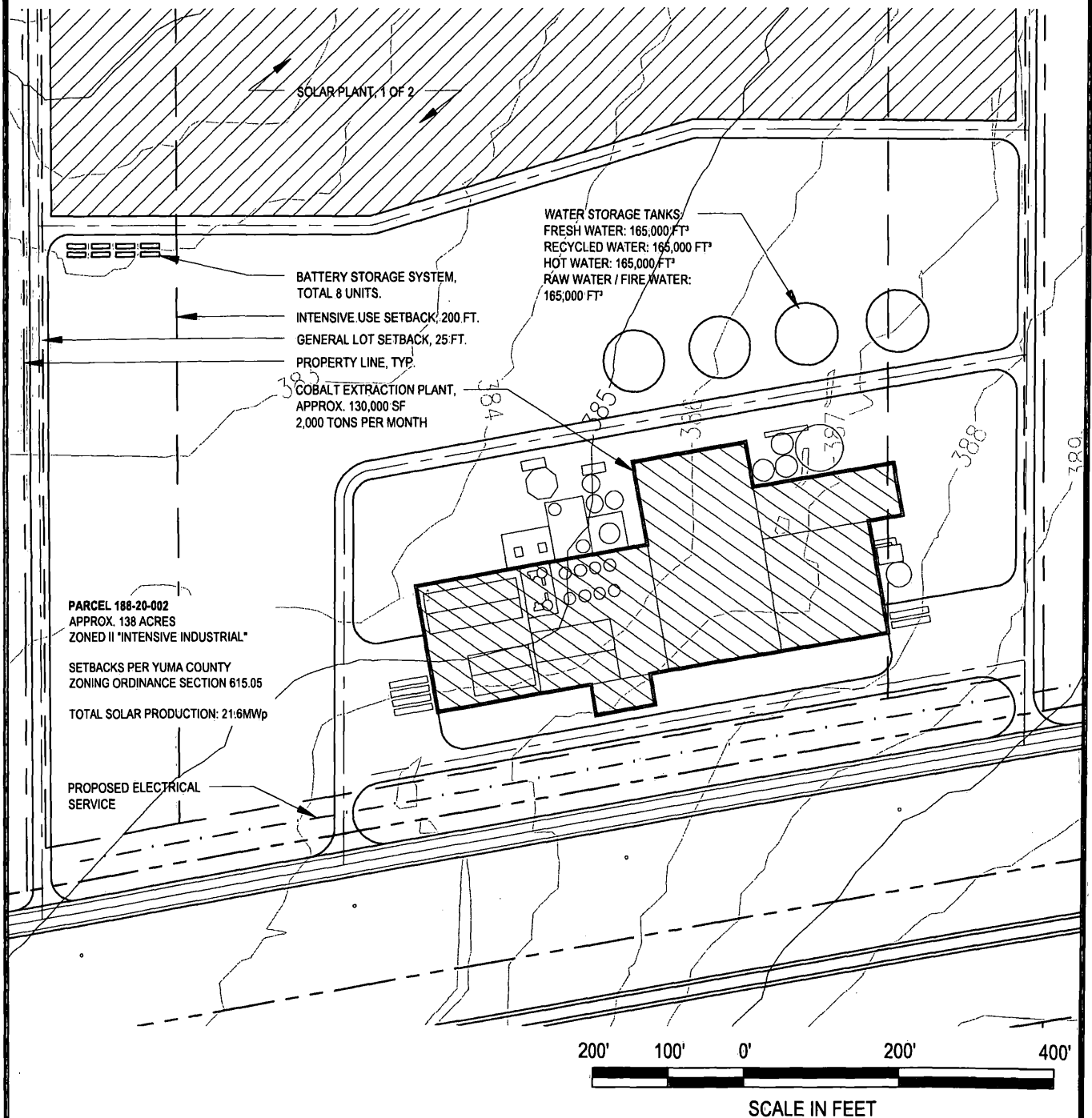


ARCHITECTURE
ENGINEERING
CONSTRUCTION MANAGEMENT
M3ENG.COM

Project No. 220154
Project COBALT PROCESSING FACILITY
Sheet No. 1 of 1 By DRC
Drawing No. 000-ASK-101

SUBJECT: SCOPING STUDY, YUMA COUNTY, ARIZONA

DATE: 26-OCT-2022



CONTOUR INTERVALS AT 1 FT.

SITE PLAN (PROPOSED - 2,000 TONS PER MONTH)

SCALE: 1" = 200'

PRELIMINARY
NOT FOR CONSTRUCTION



NOTICE OF PUBLIC HEARING

The Yuma County Planning and Zoning Commission will hold a public hearing on January 24, 2023 at 5:00 p.m. in the Aldrich Auditorium in the Department of Development Services Building, 2351 West 26th Street (west entrance), Yuma, Arizona to consider the following items:

Minor Amendment Case No. 22-05: Kevin Dahl from Dahl, Robins & Associates, Inc., agent for Granite Yuma LLC and Desert Properties Development LLC, requests to change the land use designation of a 7.94 acre portion from Mixed Use Residential to Regional Commercial and 3.60 acre portion from Local Commercial to Mixed Use Residential of a parcel 570 gross acres in size, part of Assessor's Parcel Number 198-11-002, located in the vicinity on the northwest corner of County 12th Street and Avenue 14E alignment, Yuma, Arizona.

Rezoning Case No. 22-22: Kevin Dahl from Dahl, Robins & Associates, Inc., agent for Granite Yuma LLC and Desert Properties Development LLC, requests the rezoning of a 7.94 acre portion of a parcel 570 gross acres in size from Rural Area-10 acre minimum to General Commercial, Assessor's Parcel Number 198-11-002, located in the vicinity on the northwest corner of County 12th Street and Avenue 14E alignment, Yuma, Arizona.

Rezoning Case No. 22-23: Kevin Dahl from Dahl, Robins & Associates, Inc., agent for Granite Yuma LLC and Desert Properties Development LLC, requests the rezoning of a 283 acre portion of a parcel 570 gross acres in size from Rural Area-10 acre minimum to Recreational Vehicle Subdivision, Assessor's Parcel Number 198-11-002, located in the vicinity on the northwest corner of County 12th Street and Avenue 14E alignment, Yuma, Arizona.

Special Use Permit No. 22-08: Evelution Energy LLC., requests a Special Use Permit per Section 615.03 (C) of the Yuma County Zoning Ordinance to allow an Cobalt Sulfate Production Facility on a parcel 137.98 net acres in size zoned Intensive Industrial, Assessor's Parcel Number 188-20-002, located within the vicinity of Old Highway 80 and Avenue 47½ E, Tacna, Arizona.

For further information about this hearing, please contact the Yuma County Planning & Zoning Division, 2351 West 26th Street, Yuma, Arizona (928) 817-5000, or TDD (Arizona Relay Service), call in 1-800-367-8939, and call back-1-800-842-4681. Handicapped individuals with special accessibility needs should contact the County at the number above at least 2 working days prior to the hearing with special need requirements.



YUMA COUNTY

OFFICE USE ONLY

PLANNING AND ZONING APPLICATION FORM

CASE NO.

SUP22-0008

ONLY FOR UNINCORPORATED AREA OF YUMA COUNTY, ARIZONA

PROPERTY

OWNER(S):

NAME: Evelution Energy LLC

PHONE # (917) 251 1126

MAILING ADDRESS: 17680 Las Repolas, Suite 160, Rancho Santa Fe, CA 92067

FAX# () - E-MAIL: navaid@evelutionenergy.com

AGENT (IF ANY)

NAME (please print):

Last Name

First Name

PHONE # () -

MAILING ADDRESS:

FAX# () -

E-MAIL:

Assessor's Parcel Number(s): APN 188-20-002

TYPE OF APPLICATION:

LEGAL DESCRIPTION: SEC 20 TWP 8 South RNG 15 West

West half of east half of Section 20, Township 8 South, Range 15 West

of Gila and Salt River Base and Meridian of Yuma County, Arizona

Acreage: 139.50 (☐ gross ☒ net)

CURRENT ZONING Intensive Industrial PROPOSED ZONING: NONE

CURRENT LAND USE DESIGNATION: INDUSTRIAL

PROPOSED LAND USE DESIGNATION: NONE

PLANNING AREA: DOME VALLEY /WELLTON

INTENDED USE: Cobalt Sulfate Production Facility and Solar Power Array

- ☐ Rezoning
- ☒ Special Use Permit
- ☐ Minor Amendment
- ☐ Major Amendment
- ☐ Variance
- ☐ Lot Tie
- ☐ Interpretation
- ☐ Land Division Permit
- ☐ Temporary Use Permit*
- ☐ Temporary Use Permit*-4-H/FFA
- ☐ Temporary Special Use Permit*
- ☐ Commission Initiative

ZONING ORDINANCE SECTION # FOR INTERPRETATION:

ATTACH EXPLANATION OF REQUESTED INTERPRETATION

Section 615.03 (C). Any other uses not otherwise listed in this Ordinance, but which complies with the intent of this district.

OFFICE USE ONLY

Date Received: 10-26-2022 10-26-2022

Accepted by: Javier Barraza

Fee Paid: \$ 1500.00

PAID -

The applicant agrees to cooperate with planning staff in completing necessary site visits for preparation of reports, information and to post zoning notices all in accordance with Arizona Revised Statutes.

Signed this 28 day of October 2022

Navaid Alam

Signature(s) of Property Owner(s) or ☐ Legal Agent

*Approval of this application/permit does not void deed restrictions. Please review the deed restrictions before paying the application fee.

Wch.



Department of Development Services
Planning and Zoning Division

A.R.S. §12-1134 WAIVER

As provided for by A.R.S. §12-1134(I), the undersigned Owner, or Owner's Agent, of property affected by zoning action PAS No: PAS22-0028 does hereby waive any A.R.S. §12-1134 claim for diminution in value related to said zoning action.

If the undersigned is the Owner's Agent, it is further warranted and represented that this Agent has the legal power to bind the Owner to this waiver.

NAVAID ALAM
Printed Name

Signature

Date

Printed Name

Signature

Date

State of Arizona)

County of Yuma)

)
ss

Subscribed and sworn before me this _____ day of _____, 20_____.

Notary Public

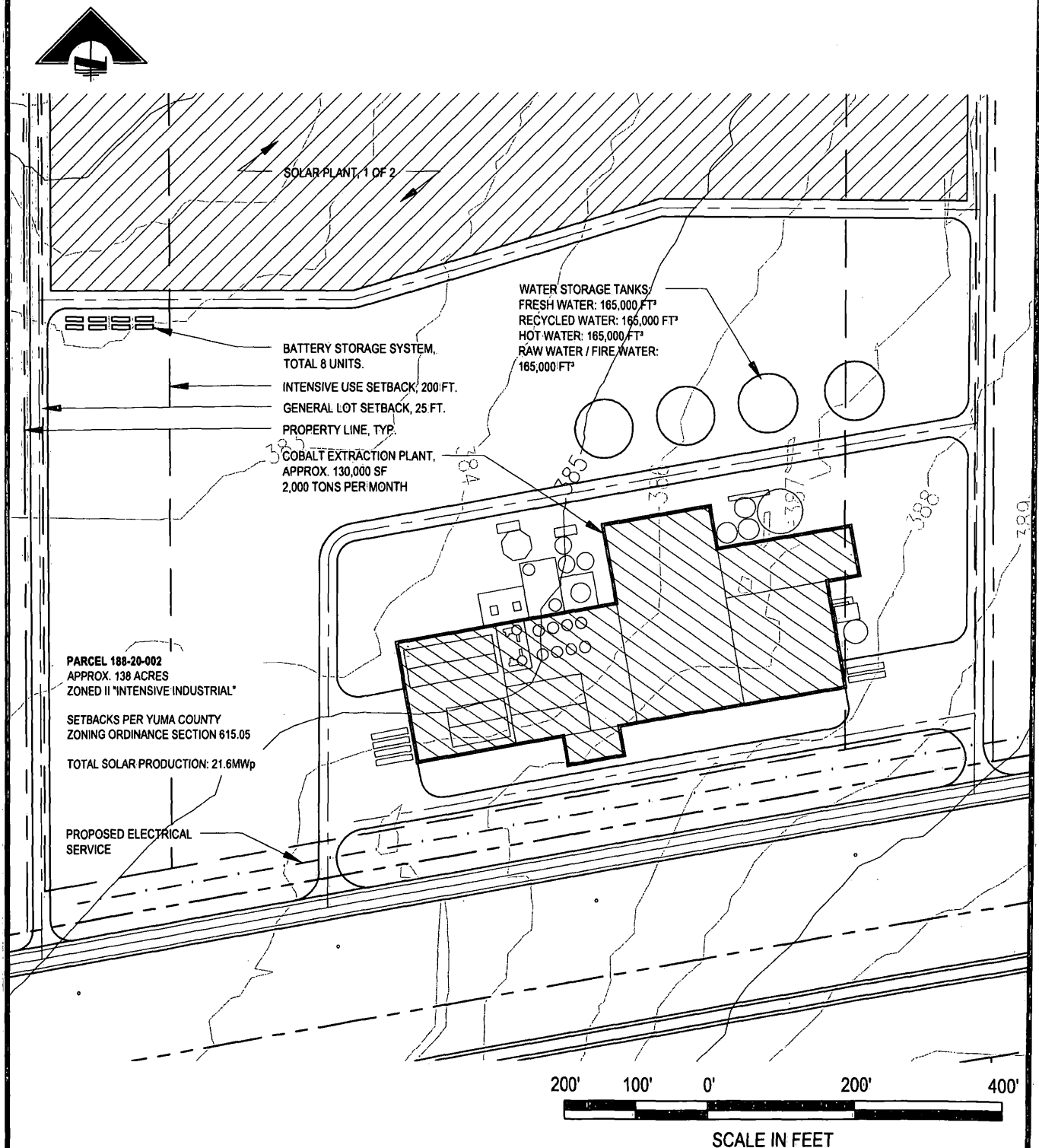
(notary seal)

MINIMUM SITE PLAN REQUIREMENTS

- Applicant name
- Physical location; address and Assessor's Parcel Number
- Lot dimensions
- North Arrow
- Scale (Standard engineering scale preferred (i.e., 1"=20', 1"=50', etc.)
- Existing and proposed improvements; buildings, structures, pools, water well, septic with leach lines) fences, walls, drainage/retention basins
- Physical limitation; drainage basins, canals, irrigation laterals, steep slopes (___%), washes
- Access; current and proposed
- Parking
- Distances from existing and proposed structures to property lines.
- _____

SUBJECT: SCOPING STUDY, YUMA COUNTY, ARIZONA

DATE: 26-OCT-2022



CONTOUR INTERVALS AT 1 FT.

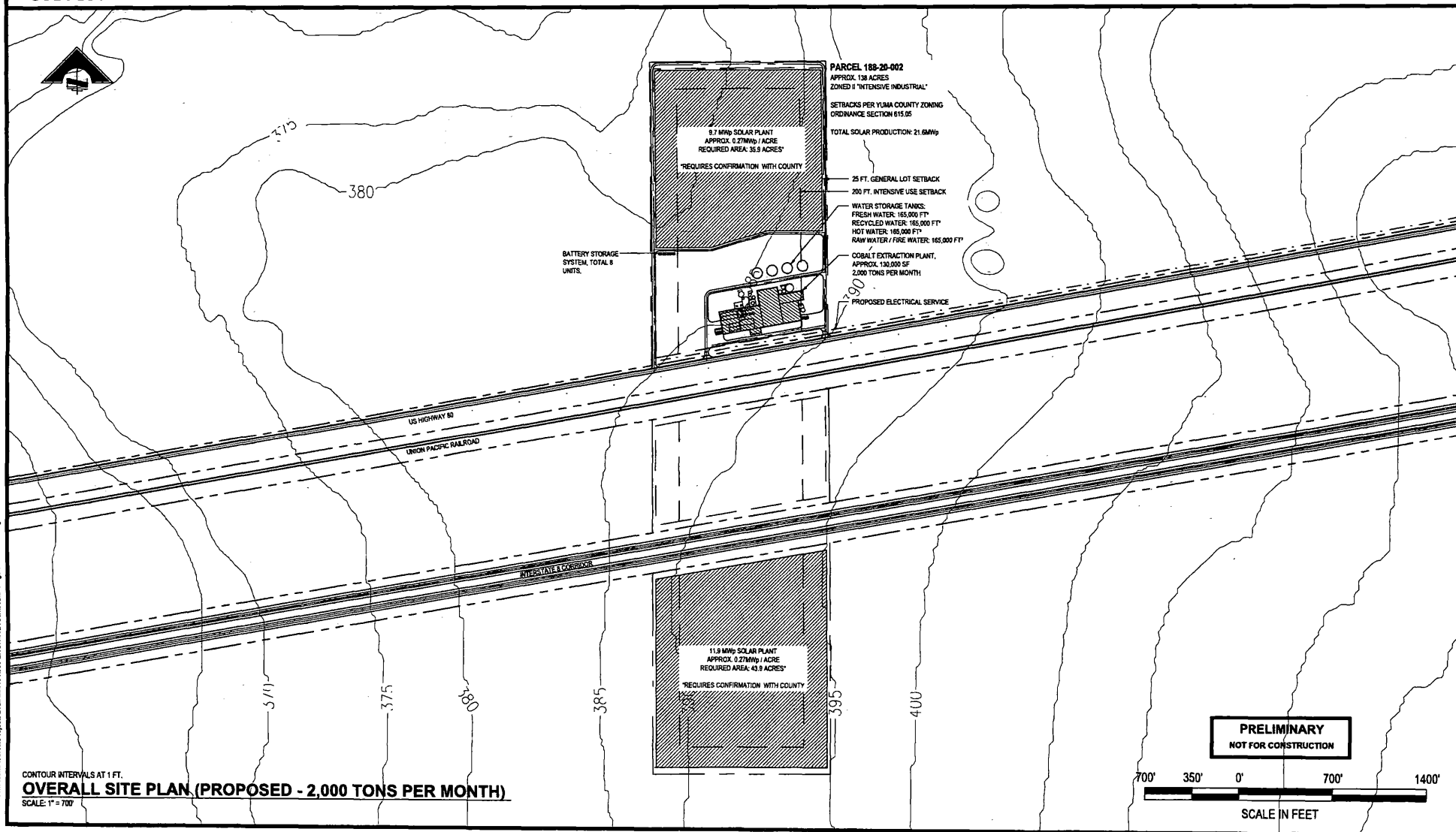
SITE PLAN (PROPOSED - 2,000 TONS PER MONTH)

SCALE: 1" = 200'

PRELIMINARY
NOT FOR CONSTRUCTION

SUBJECT: SCOPING STUDY, YUMA COUNTY, ARIZONA - ARCHITECTURAL PROPOSED SITE PLAN

DATE: 26-OCT-2022





Yuma County, Arizona
DEPARTMENT OF DEVELOPMENT SERVICES
2351 West 26th Street, Yuma, Arizona 85364
Phone: (928) 817-5000
Fax: (928) 817-5020

February 27, 2023

Evelution Energy Corp
17880 Las Repolas, Suite 160
Santa Fe, CA 92067

RE: Special Use Permit Case No. 22-08

Dear Applicant,

The Yuma County Board of Supervisors will hear the above-mentioned case on **Monday, March 06, 2023 at 1:30 p.m. MST**. The location of the public hearing is One City Plaza, Yuma, Arizona in the City of Yuma Council Chambers.

Failure of the applicant or his representative to appear at this meeting may result in the request being continued. A continuance will require the applicant to pay additional fees before the request can be scheduled for future a public hearing date.

If the representative has not submitted written authorization from the property owner, then authorization must be submitted to the staff before the meeting.

A copy of the planner's staff report is attached for your review. If you have any questions, please feel free to contact me at (928) 817-5150 or by email at Javier.Barraza@yumacountyaz.gov.

Sincerely,

Javier Barraza, Senior Planner
Planning and Zoning Division

cc: Case File



**YUMA COUNTY DEPARTMENT OF
DEVELOPMENT SERVICES**

2351 W. 26TH STREET
YUMA, ARIZONA 85364

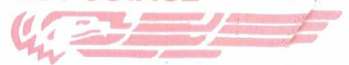
PHOENIX AZ 852

2023 MAR 13 10:10 AM

FIRST-CLASS



US POSTAGE IMPITNEY BOWES



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FEB 27 2023

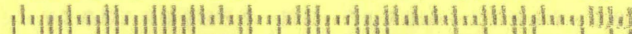
Evelution Energy Corp
17880 Las Repolas, Suite 160
Santa Fe, CA 92067



NIXIE 911 DE 1 0003/06/23

RETURN TO SENDER
INSUFFICIENT ADDRESS
UNABLE TO FORWARD

BC: 85364602651 *1714-11996-28-39



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