

# Pattern Energy

Pattern Energy is one of the world's largest privately-owned developers and operators of wind, solar, transmission, and energy storage projects. Its operational portfolio utilizes proven, best-in-class technology with 30 projects and an operating capacity of nearly 6,000 MW.



~\$90m

Benefits to local communities across North America last year



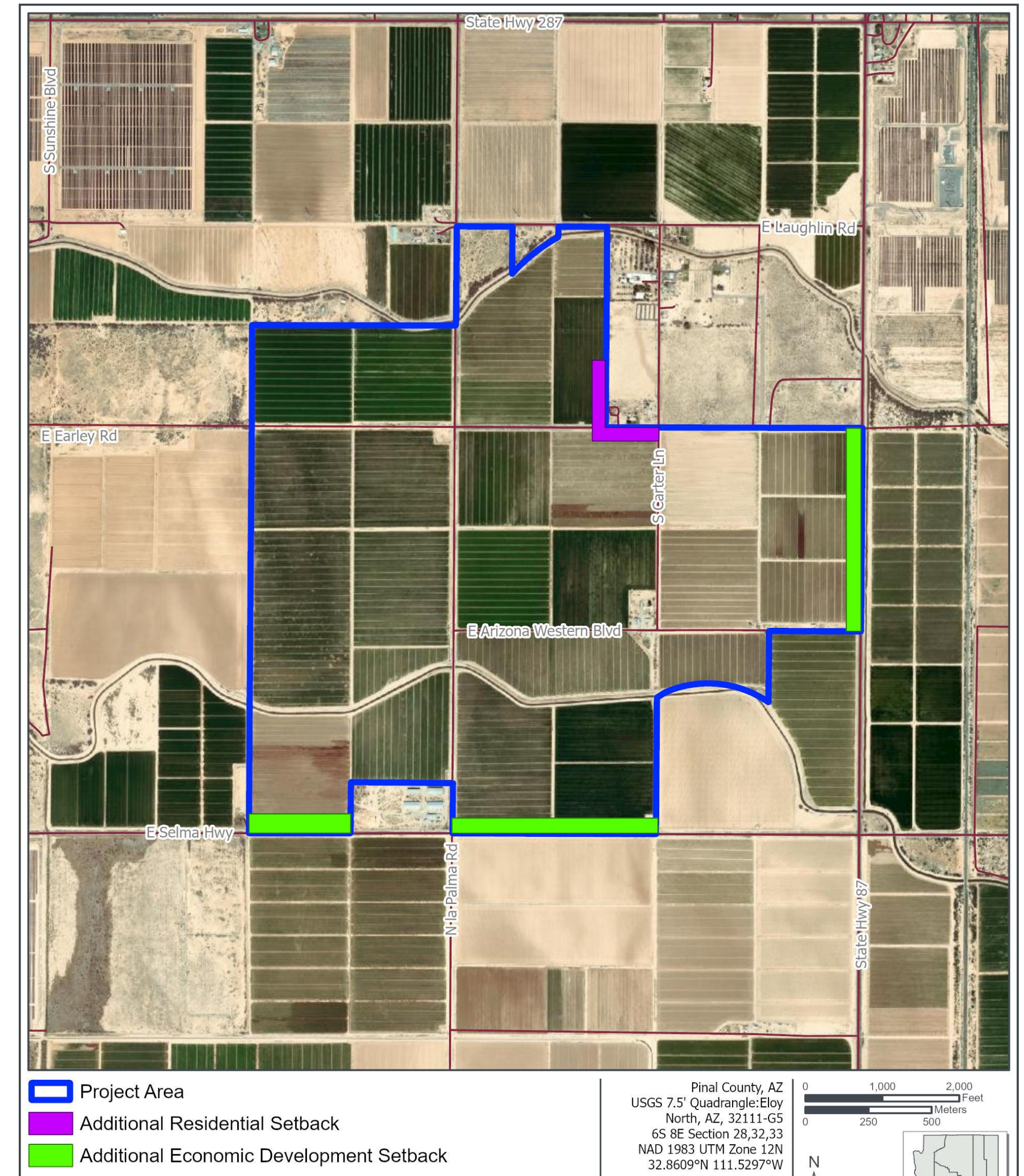
Pattern sponsored & attended the 2023 Pinal County Fair



Map does not represent the full extent of Pattern Energy's project pipeline. Pattern Energy retains whole or partial ownership of most of its operational facilities. Maps are for illustration purposes only.

# What Cielo Solar Brings To Pinal County

- **Reliable & low-cost power generation** - paired with a battery to dispatch power after the sun sets and maintain grid stability, Cielo will provide electricity to meet the needs of nearly 80,000 Americans following completion in 2026
- **Job creation** - Cielo will bring 200-250 construction jobs and multiple operations and maintenance jobs
  - Workers are onsite for SunZia Converter station through 2025
- **Economic benefit** - versus current land use, Cielo will -
  - generate millions in additional property taxes
  - reduce water usage by thousands of acre-feet per year
  - support the new wave of economic growth
- **Good neighbor** - Pattern Energy commits to open communication, reception of feedback, and safety



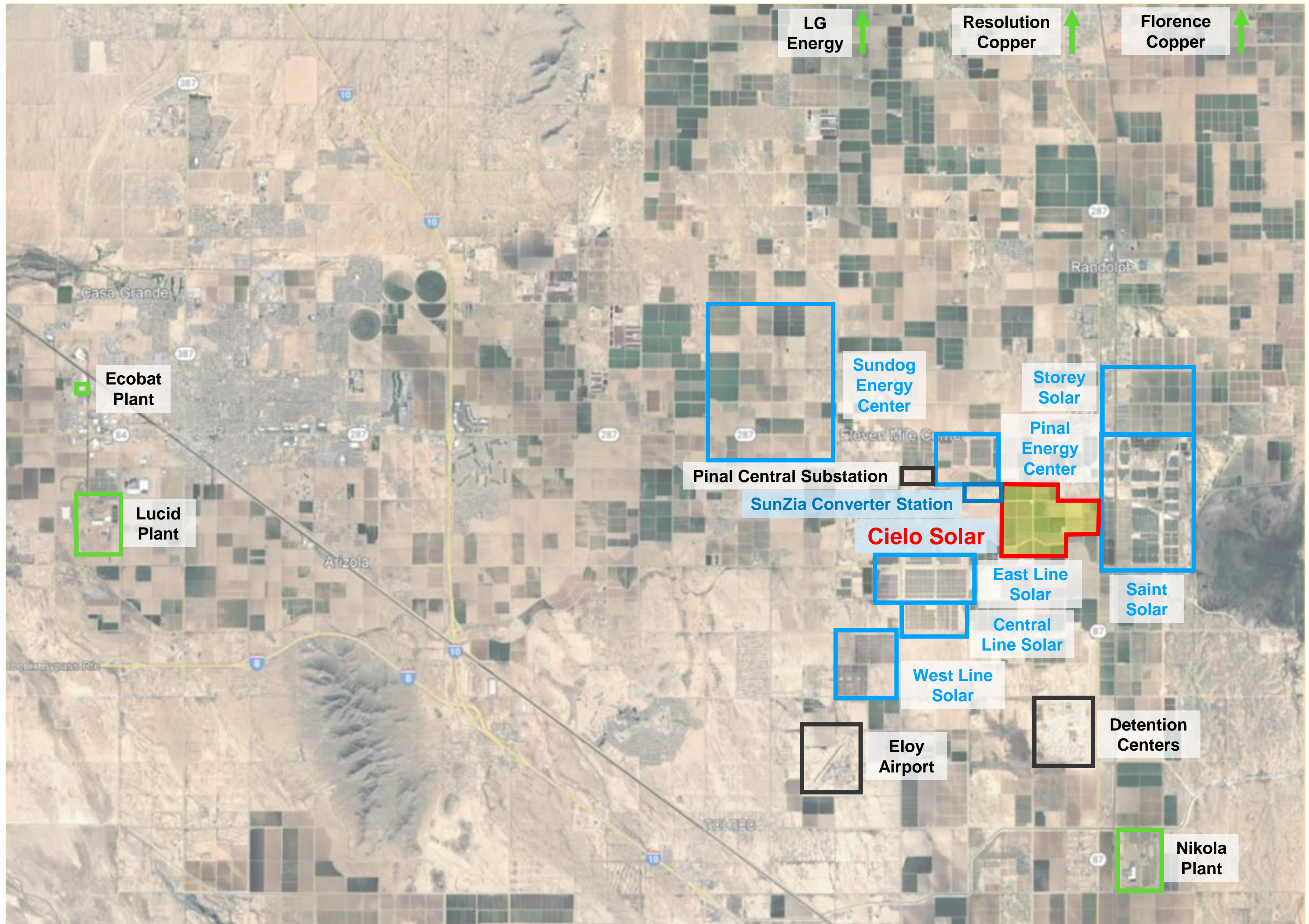
# How Cielo Meets Approval Criteria for MCPAs

*(2019 Pinal County Comprehensive Plan, pages 340-341)*

1. **The identified site is appropriate for the proposed use – surrounded by other solar farms, flat & low environmental-impact land, generally industrial area, and abuts transmission infrastructure**
2. **The Amendment must constitute an overall improvement to the County – increase property taxes, reduce water usage, add jobs, and potential for new local generation to meet growth of manufacturing plants & population and attract new business**
3. **The Amendment will not adversely impact a portion of, or the entire County, by:**
  - a. Significantly reducing jobs per capita balance in Pinal County – **has the potential to create more permanent jobs, especially when considering the job potential within the economic development setbacks**
  - b. Replacing employment with residential uses – **N/A**
  - c. Placing new development away from existing or approved development if the new development overtaxes infrastructure systems and public services when considering: future contributions to infrastructure and services through construction and dedication of improvement, payments of development fee, and other mitigation measures – **little, if any, public utility increases**
  - d. Negatively impacting the existing character (i.e. visual, physical, environmental and functional) of the immediate area – **solar farms surround the project site, little grading/earthwork needed, vegetative screening and setbacks will be included, low to no environmental impacts, and decommissioning will return land to pre-ag use**
  - e. Increasing the exposure of residents to aviation generated noise, and/or flight operations – **N/A**
  - f. Diminishing the environmental quality of the air, water, land, or cultural resources – **minimal impacts expected**
  - g. Significantly decreasing the quantity or quality of recreational amenities such as open space, parks, and trails – **no impacts to existing amenities and will work Open Spaces & Trails during PAD process regarding the proposed multi-use trail (already had a phone call to start the conversation) which will increase the quantity of trails**

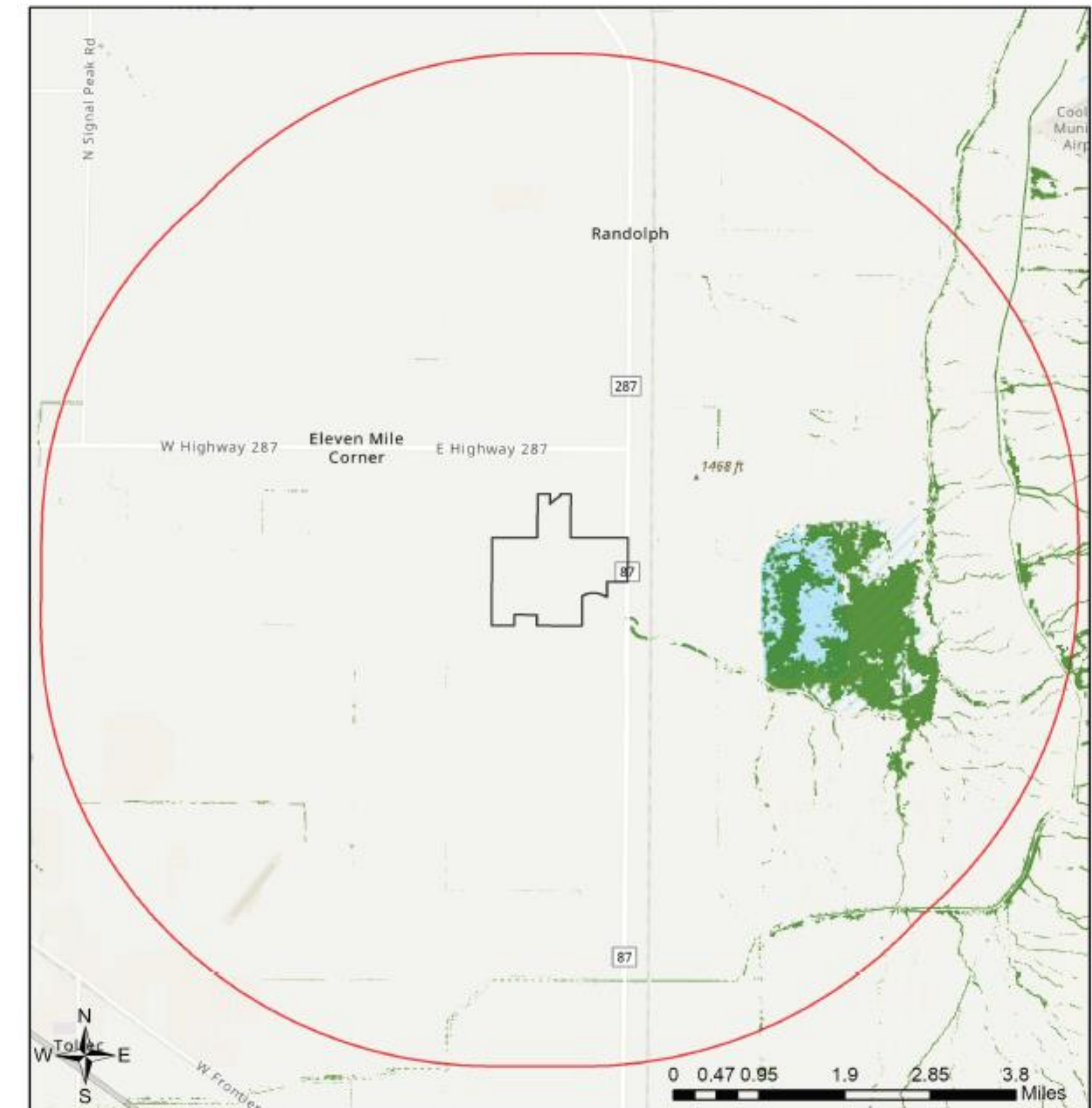
# Location = Low Power Prices

- One of the lowest cost areas for building solar in the county
  - Translates to lower power prices to consumers and manufacturing
  - Cielo is a compatible use with all other solar in the area
  - Keeps other areas of county open for other types of development
- Abuts SunZia Converter Station (Pattern) and Pinal Central Substation (SRP co-owner)
- EVs, batteries, and copper mines are being built in Pinal County, driving further demand for low-cost, reliable, clean power



# Minimal Environmental Impact

- **No sensitive biological resources, no perennial surface water, wetlands and no impacts to endangered species**
  - As with all Pattern projects, we will conduct all required wildlife and cultural surveys (likely in 2024)
- **Solar facilities do not produce air emissions or harmful by-products**
  - The materials are typical of those found in electronic equipment and are encased, so as not to pose a concern for the air, soil, water supply or public health.
- **Pattern will vet vendors and select tier-1 vendors to ensure a safe and reliable battery system is built**
  - Pattern plans to comply with design standards such as National Fire Protection Association (NFPA) and equipment testing procedures such as UL.
  - Pattern met with Rural Metro to introduce project September 7<sup>th</sup>
- **Pattern commits to continuing to work with residents on viewshed concerns**
- **Pattern commits to working with and meeting all Open Spaces & Trails requirements**
- **Switching from agricultural to solar land use will substantially reduce County water usage**



Project Size (acres): 920.71  
Lat/Long (DD): 32.8598 / -111.5295  
County(s): Pinal  
AGFD Region(s): Mesa  
Township/Range(s): T6S, R8E; T7S, R8E  
USGS Quad(s): ELOY NORTH

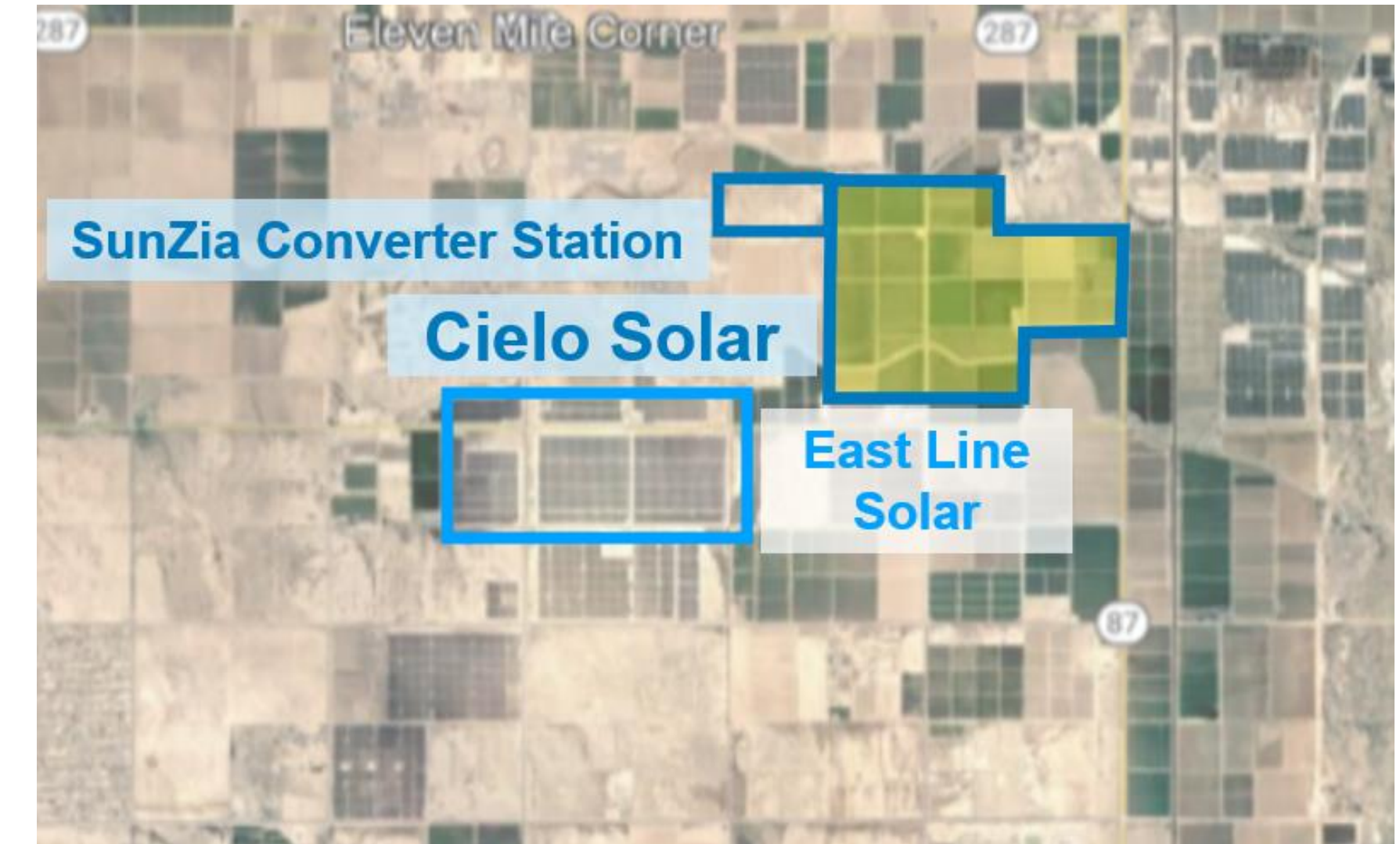
Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, M.S, OS, NMA, Geodatasysteisen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap and the GIS user community  
Sources: Esri, HERE, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

# Substantial Property Tax Boost

*Tax estimate assumptions were discussed both with Pinal County Chief Deputy Assessor and the Arizona Department of Revenue.*

- **East Line Solar actuals – increased property taxes onsite by over \$350,000 following 2021 construction completion**

- Pre-solar - 2021 property tax payment (partial site) – \$17,069
- Post-solar - 2022 property tax payment (partial site) – \$374,782
- Examples of funding from 2022 tax payments
  - \$105,000 to Pinal County
  - \$75,000 to Santa Cruz Valley Union High School
  - \$60,000 to Pinal County Junior College



- **Cielo Solar would increase property taxes onsite by at least \$300,000-\$800,000 per year, or more than \$18 million total over 30 years**

- 2022 estimated payment (current use) – ~\$40,000
  - Total non-solar estimate – ~\$1.2 million total over 30 years
- 2026 estimated payment (w/ solar) – ~\$880,000
  - Cielo Solar total estimate – ~\$20 million over 30 years

# Cielo Supports Economic Growth Countywide

- Pinal County population rose from 420,000 in 2020 to 460,000 in 2022
- Pinal County is an emerging manufacturing & tech hub and companies are attracted to the area, in part, due to renewable energy
  - LG Energy (Queen Creek) – 100% renewable energy by 2030
  - P&G (Coolidge) – 100% renewable electricity by 2030
  - Owens Corning (Eloy) – 100% renewable electricity by 2030
- AZ utilities SRP (Pinal Central Substation co-owner), TEP, and APS have committed to a buildout of renewable generation
  - SRP 2035 plan – triple renewable and storage resources
- Cielo’s low-cost, reliable, renewable generation could serve new local consumer and manufacturing demand
  - S&P Global study – SunZia will lower power prices ~10% across Arizona
  - Cielo’s electricity would flow, in part, to new local load
- “Additional Economic Development Setbacks” along highways allow for other non-solar development
  - Room set aside along SR 87 and Selma Highway for other retail, commercial, or industrial uses
- Project site is far from current growth areas and would bring property tax benefits to the county now

