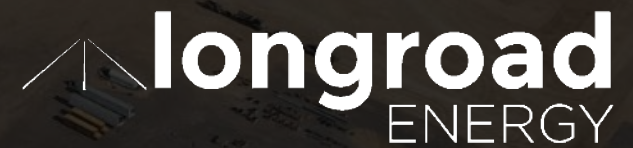


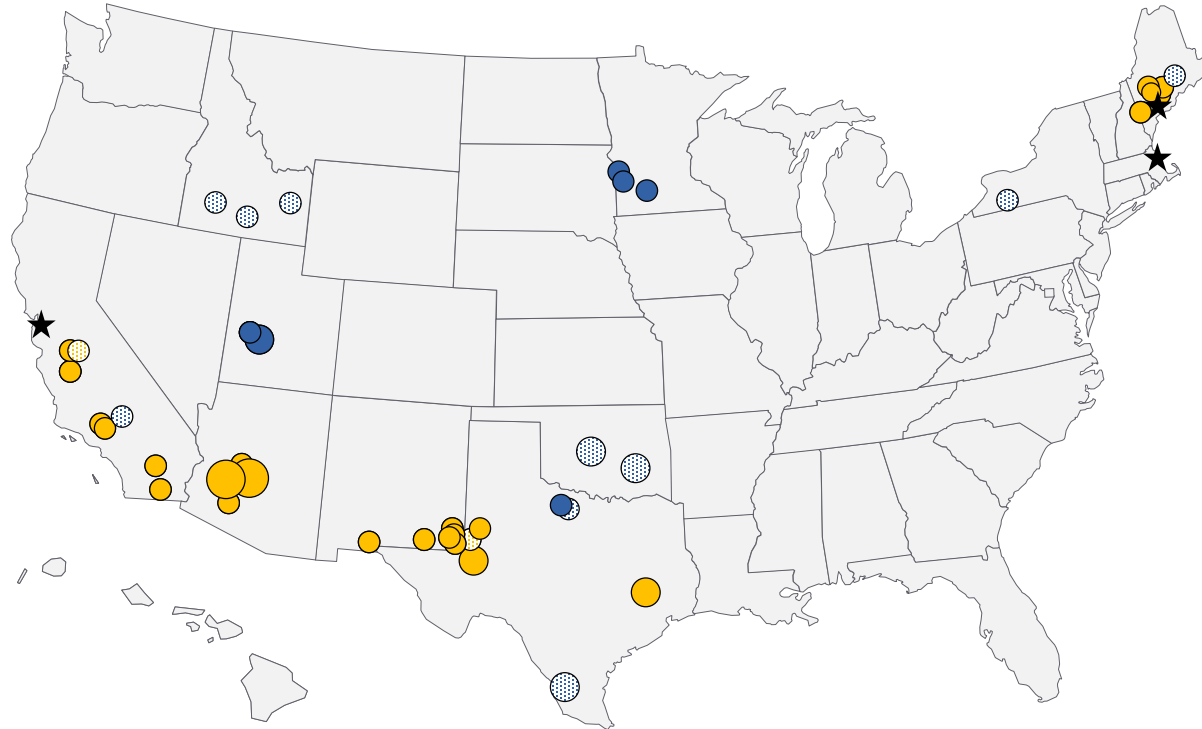


**PINAL COUNTY: SERRANO / LONGROAD SOLAR EXPANSION**

**BOS Hearing: April 24, 2024**



# LONGROAD'S PORTFOLIO AND TRACK RECORD



- 401+ MW
- 201 – 400 MW
- 0 – 200 MW
- Longroad Office
- Solar Projects Owned and Operated by Longroad
- Third-party Solar Services
- Wind Projects Owned and Operated by Longroad
- Third-party Wind Services

Solar sizes are counted as MWdc, BESS and wind sizes are in MWac

## Longroad Development and Ownership Summary (GW)

Solar Developed	3.3
Wind Developed	0.9
Storage Developed	0.7
Wind/Solar Acquired	0.5
<b>Total Developed and Acquired</b>	<b>5.4</b>
Less Projects Sold*	(1.9)
<b>Total Owned and Operated</b>	<b>3.5</b>

## Longroad Asset and Construction Management (GW)

Longroad-owned Solar Services	3.1
Longroad-owned Wind Services	0.5
Third-party Solar Services	0.3
Third-party Wind Services	1.6
<b>Total Asset Management Services</b>	<b>5.5</b>

\*Projects sold are not shown on the map to the left

# LONGROAD'S ARIZONA PORTFOLIO

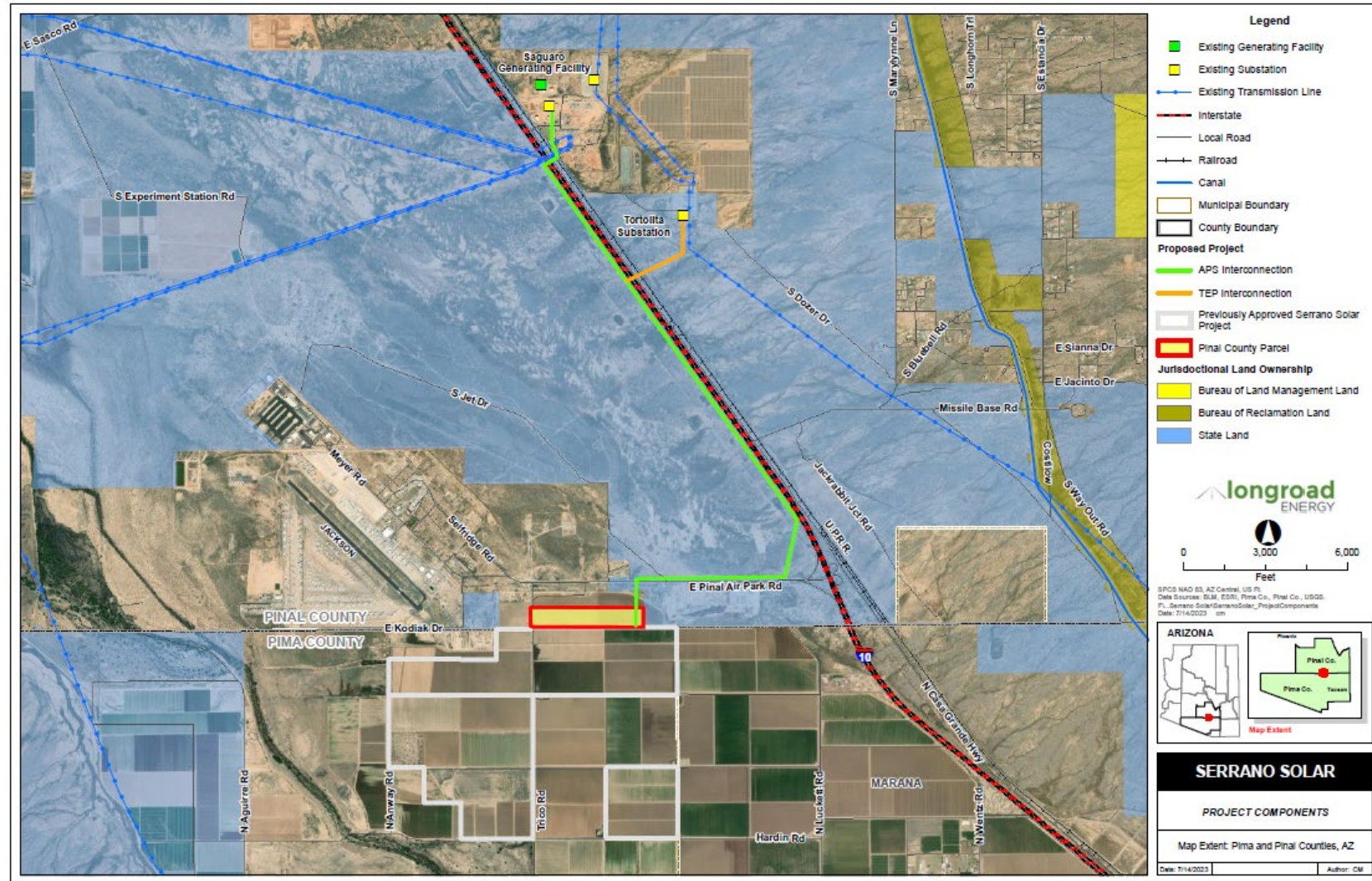
- Longroad owns and operates several large-scale solar and battery projects in Arizona
- Sun Streams 2, a 150 MWac project is contracted with Microsoft and is fully operational
- Sun Streams 3, a 215 MWac solar + 215 MW/860 MWh BESS is contracted with APS and is under construction
- Sun Streams 4, a 300 MWac + 300MW/1200MWh BESS is contracted with APS and is under construction
- Longroad plans to act as the long-term owner for all of our Arizona projects.



# SERRANO PROJECT OVERVIEW

## PINAL COUNTY PROJECT AREA

- Site on southern border of Pinal County
- Land currently in agricultural use
- Interstate I-10 to east
- Adjacent to gravel quarry
- Adjacent to Pinal Airpark

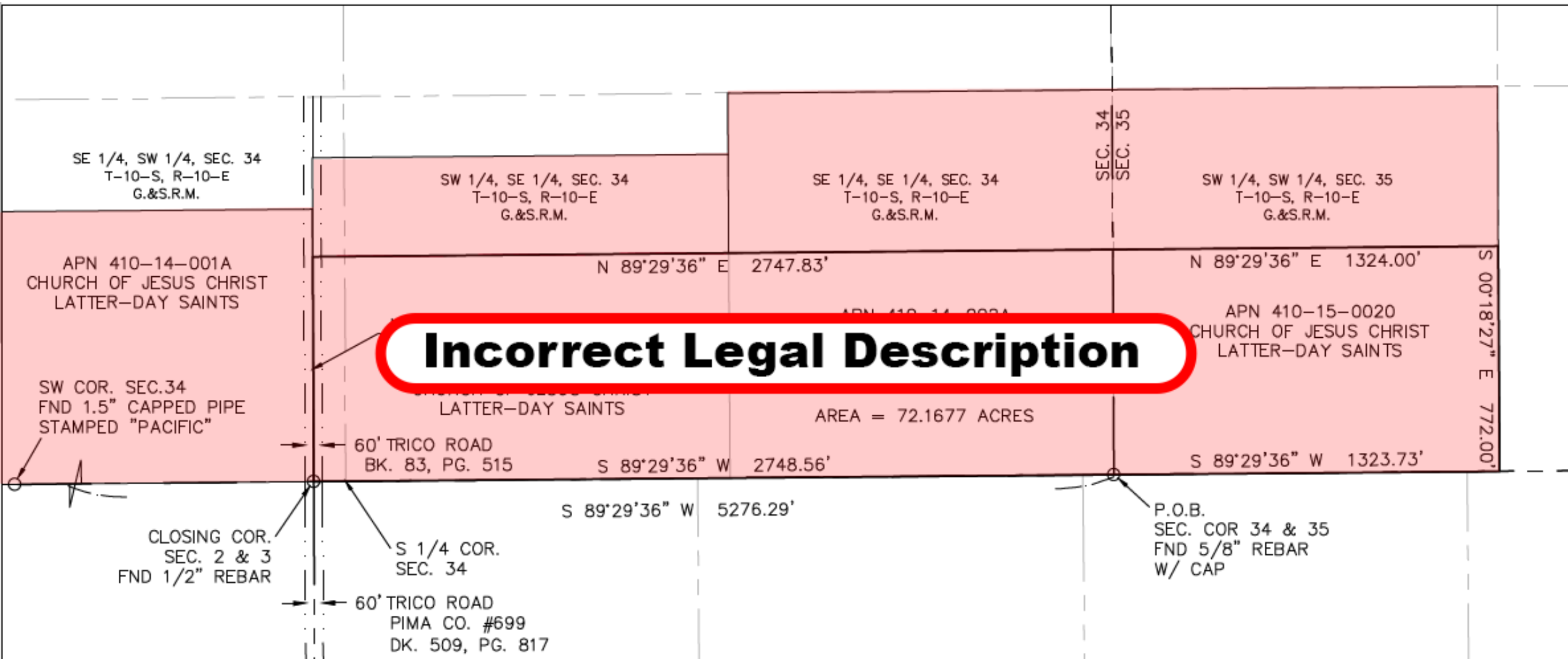


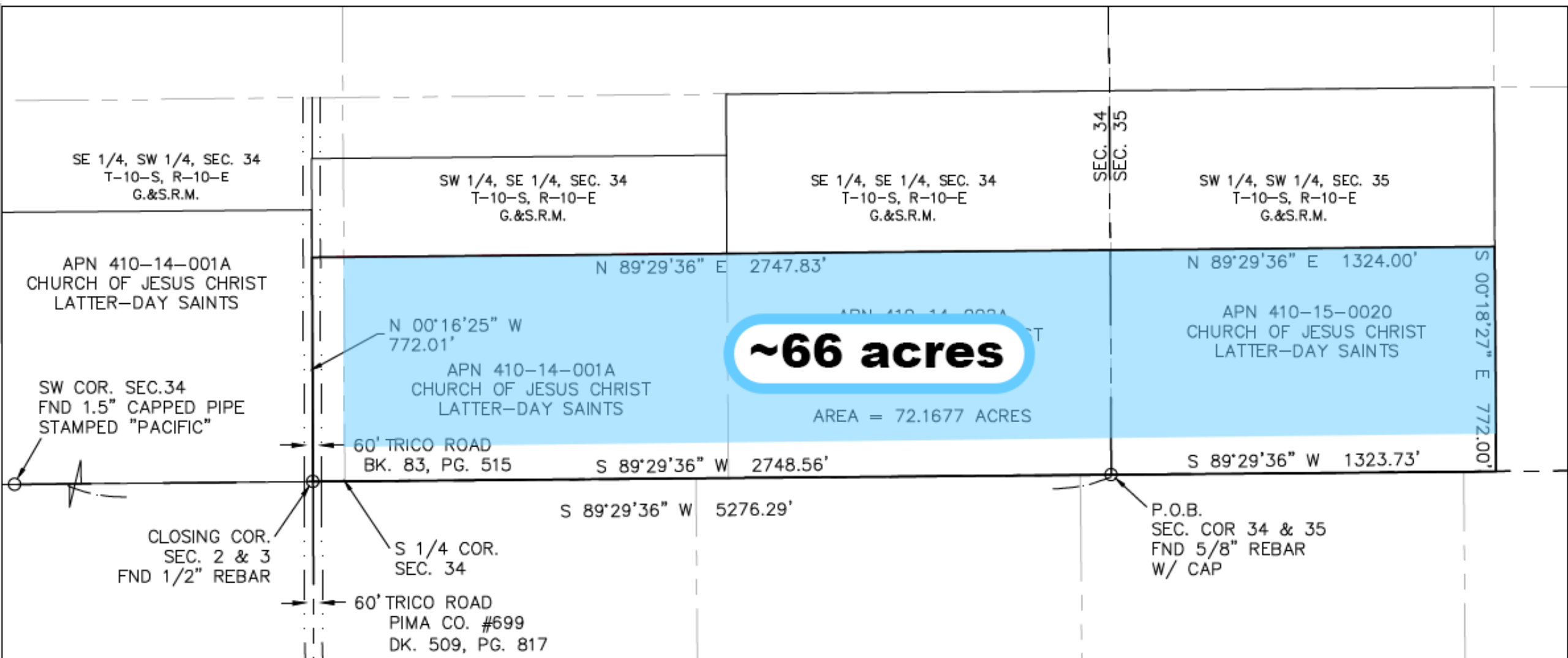
# SERRANO PROJECT OVERVIEW

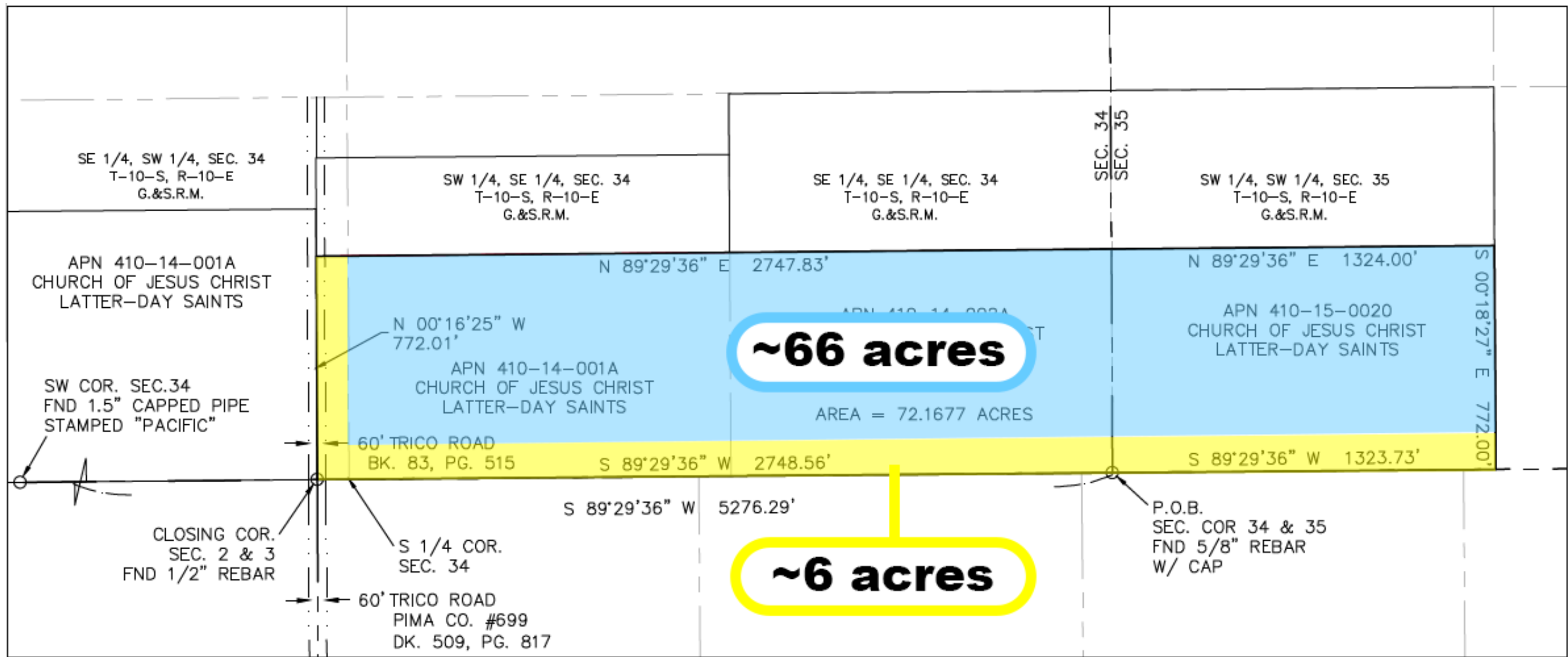
## PROJECT LOCATION

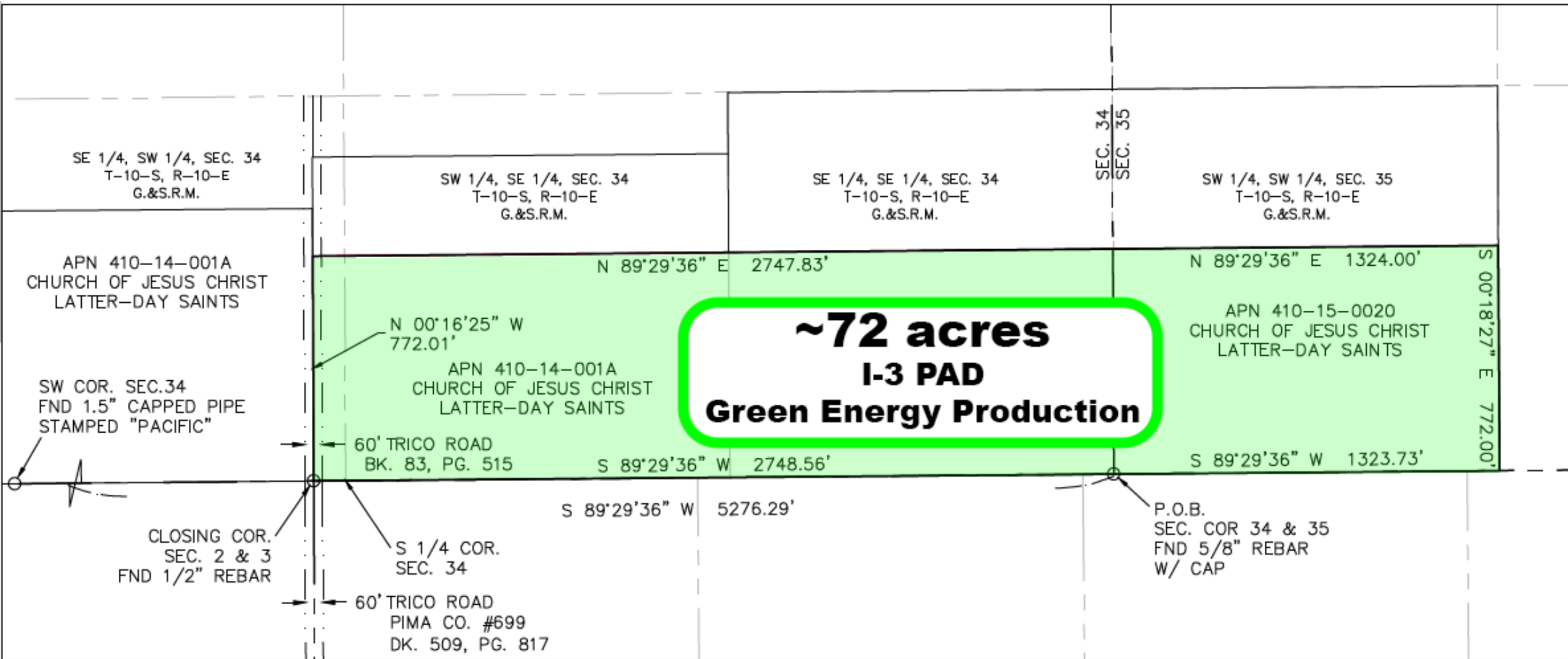
- Total project: ~1,000 acres
  - ~975 acres in Pima County
  - 72 acres in Pinal County
- 170 MWac solar + 213.75 MWac BESS







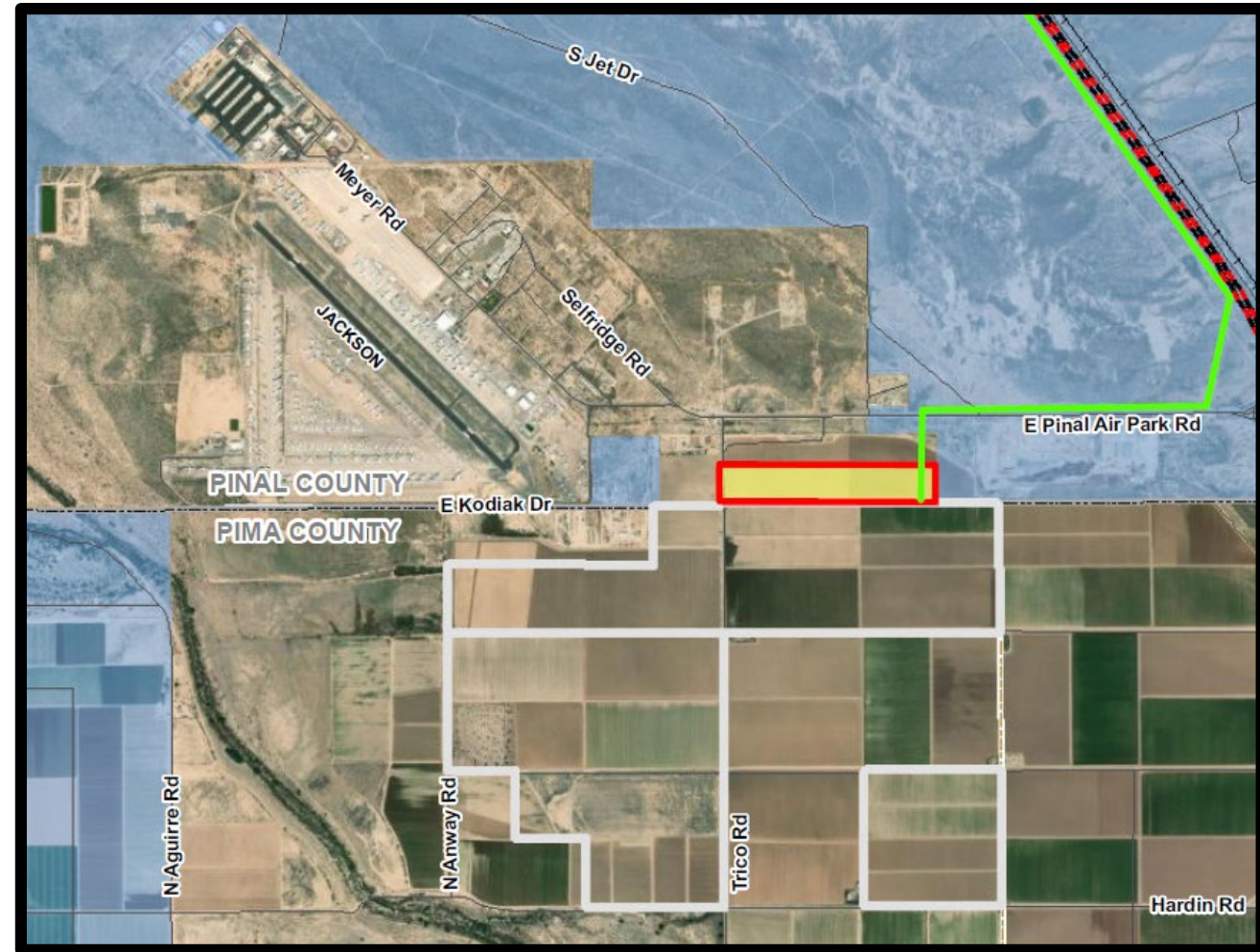




# SERRANO PROJECT OVERVIEW

## PROJECT PERMITTING

- Project permits acquired
  - CUP in Pima County
  - CPCN from State Corporation Commission for generator lead line
  - FAA Determination of No Hazard (includes DOD airspace)
- Support from:
  - Pinal County Airpark
  - Silverbell Heliport
  - Parachute Group

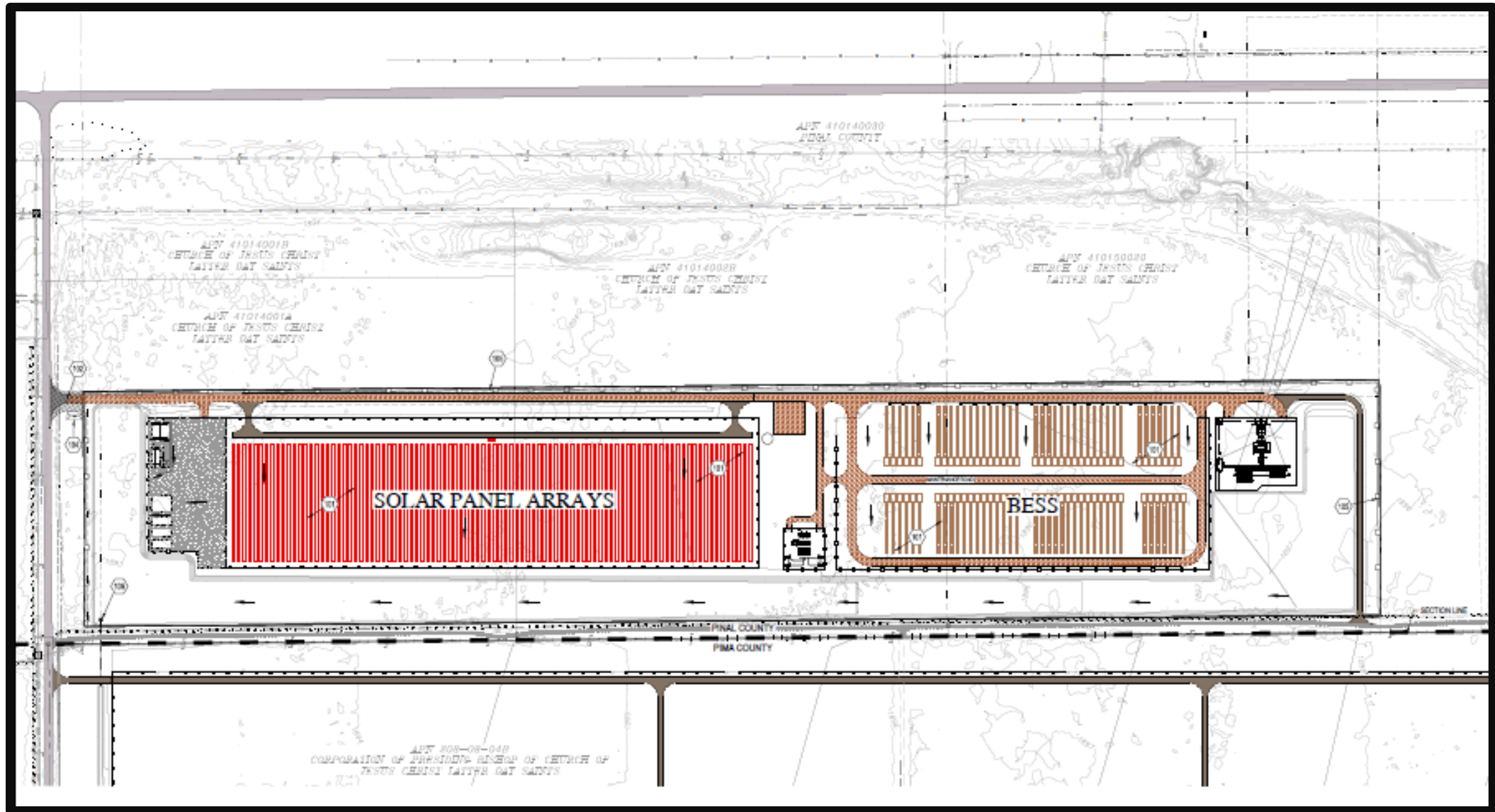


## **Conceptual Site Plan Features:**

- Solar Panel Array
- BESS
- O&M Buildings
- Substation

## **Also, PAD allows for:**

- Meteorological stations
- Water storage tanks



# DEVELOPMENT AND USE STANDARDS

Table comparing proposed and current zoning code standards for:

Amended Development Standards For Zone I-3		
Standard	Current	Proposed
Minimum Lot Area	None	Same
Minimum Lot Width	None	Same
Minimum Building Setbacks		
Front	20 feet (50 feet for industrial buffer)	Same
Side	25 feet	Same
Rear	25 feet	Same
Maximum Building Height	50 feet	Same <sup>1</sup>
Minimum Distance Between Main Accessory Buildings	7 feet	Same
Landscaping	Within industrial buffer <sup>2</sup>	10-foot landscaped area proposed on north and west sides of site
Fencing	CMU wall between industrial and residential zoning	Chain-link fencing combined with landscaped area will be installed on north and west sides of the site

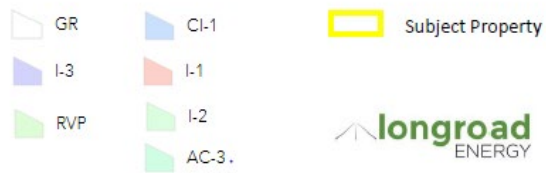
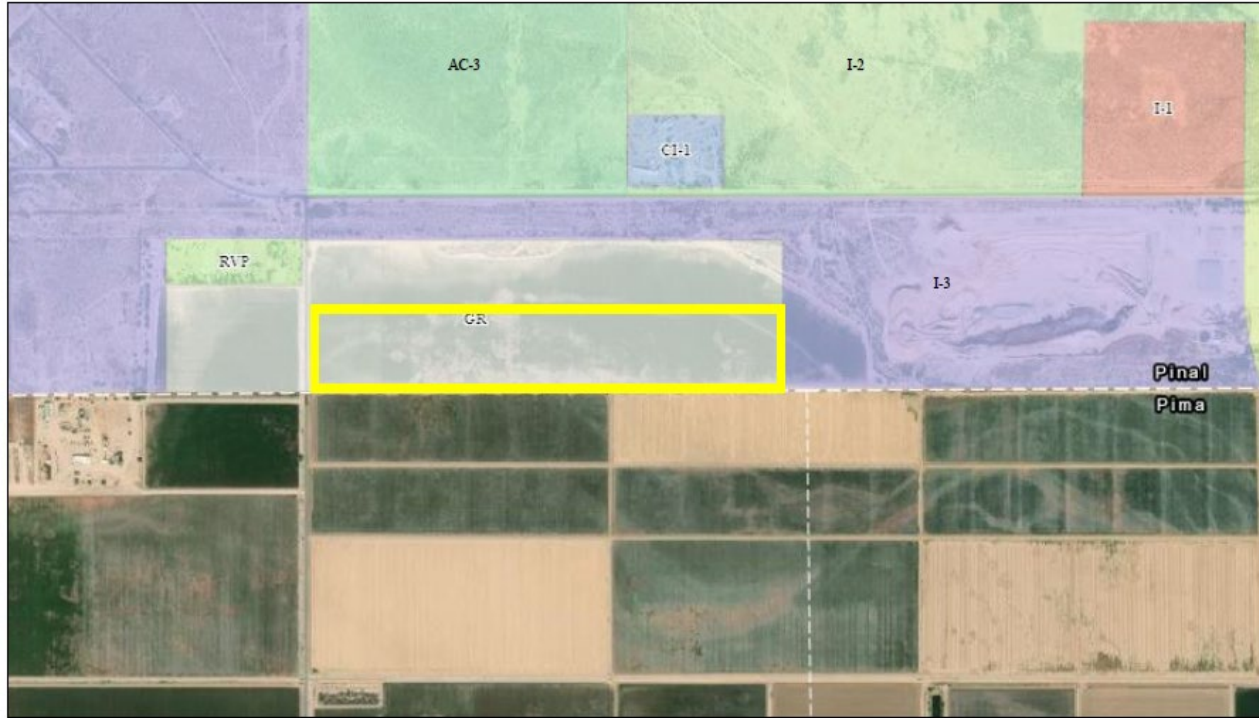
<sup>1</sup> Electric power transmission towers and power poles associated with the substation may exceed this height but are exempted by the height limit exemptions in 2.150.050.  
<sup>2</sup> Per 2.340.040, a 50-foot industrial buffer is required where industry abuts property zoned rural or residential or arterial or collector streets. This would occur on the west and north side of the Project (rural zoning). The buffer can include parking, recreational facilities, or landscaping.

Amended Use Tables	
Current	Proposed
Permitted Uses	
All uses listed in 2.340.020	Solar power plant and ancillary facilities and buildings including battery energy storage facilities and substation
Non-Permitted Uses	
All uses not listed in 2.340.020	Same

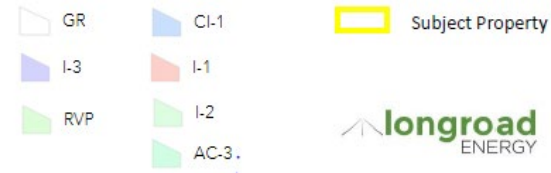
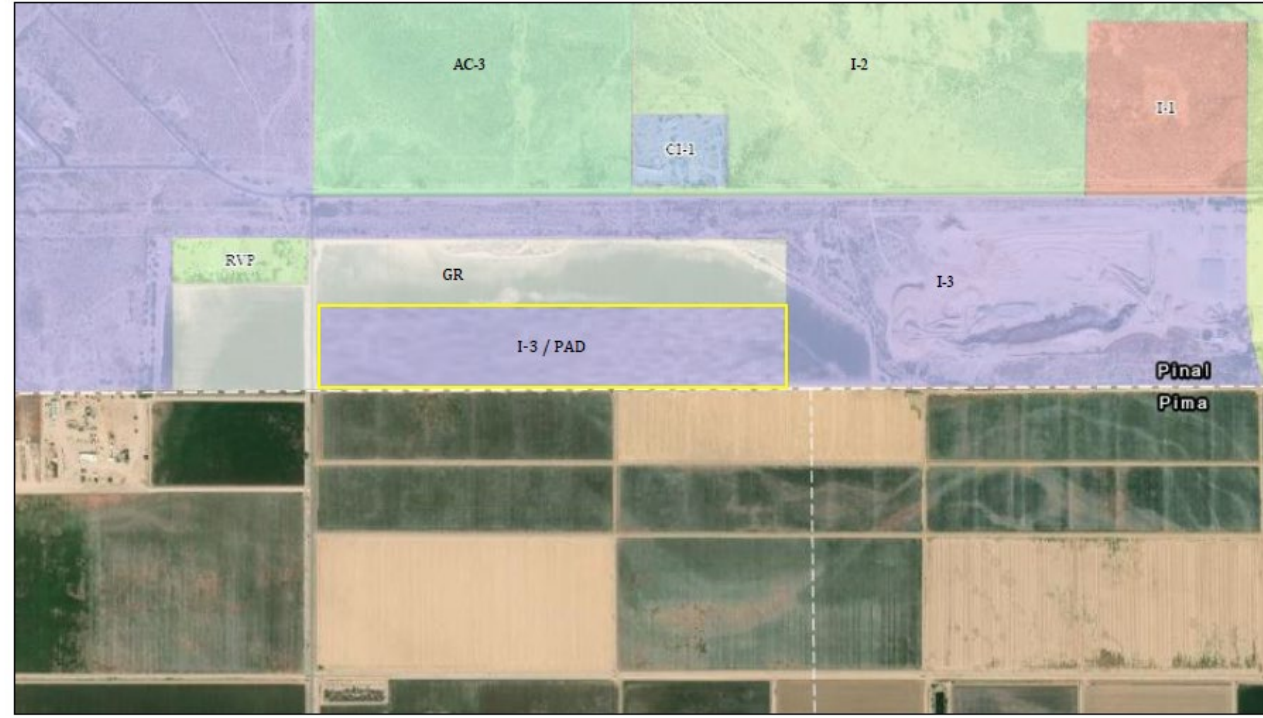
**THANK YOU**



# CURRENT AND PROPOSED ZONING

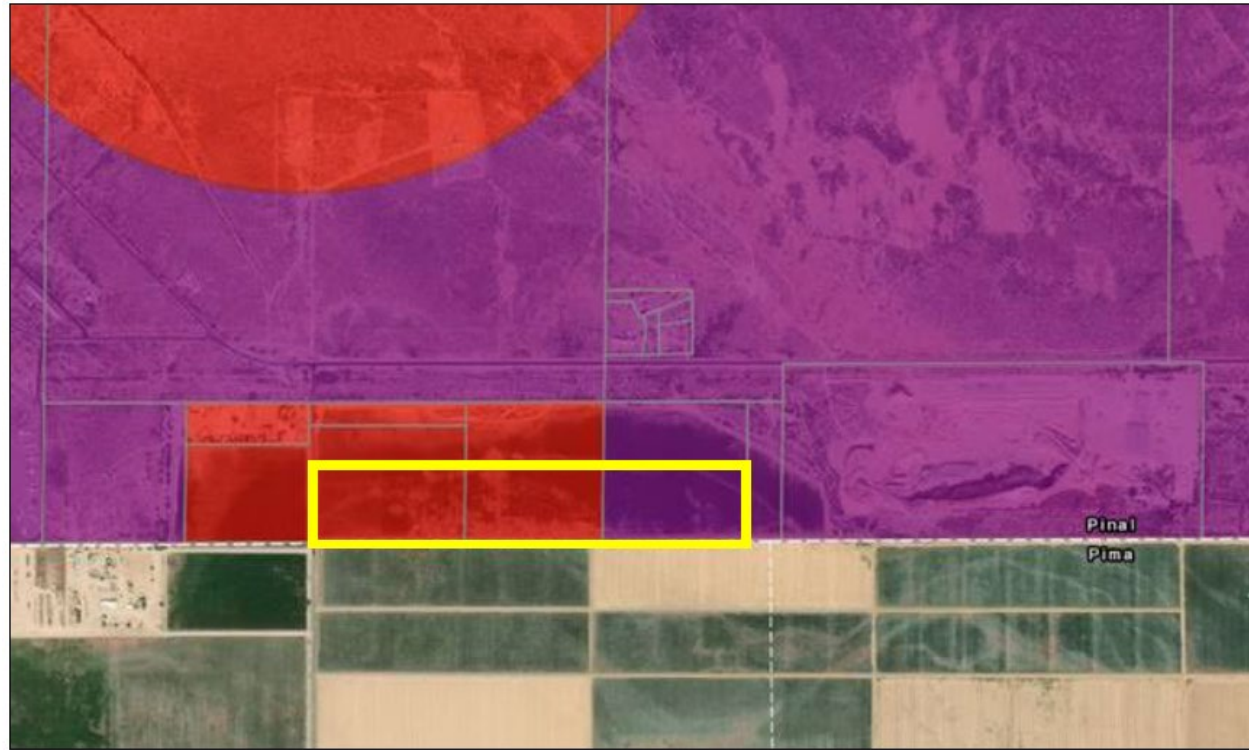


**Figure 2d**  
**SERRANO SOLAR**  
 Pinal County  
 Current Zoning Designations



**Figure 2e**  
**SERRANO SOLAR**  
 Pinal County  
 Proposed Zoning Designations

# CURRENT AND PROPOSED COMP PLAN DESIGNATION



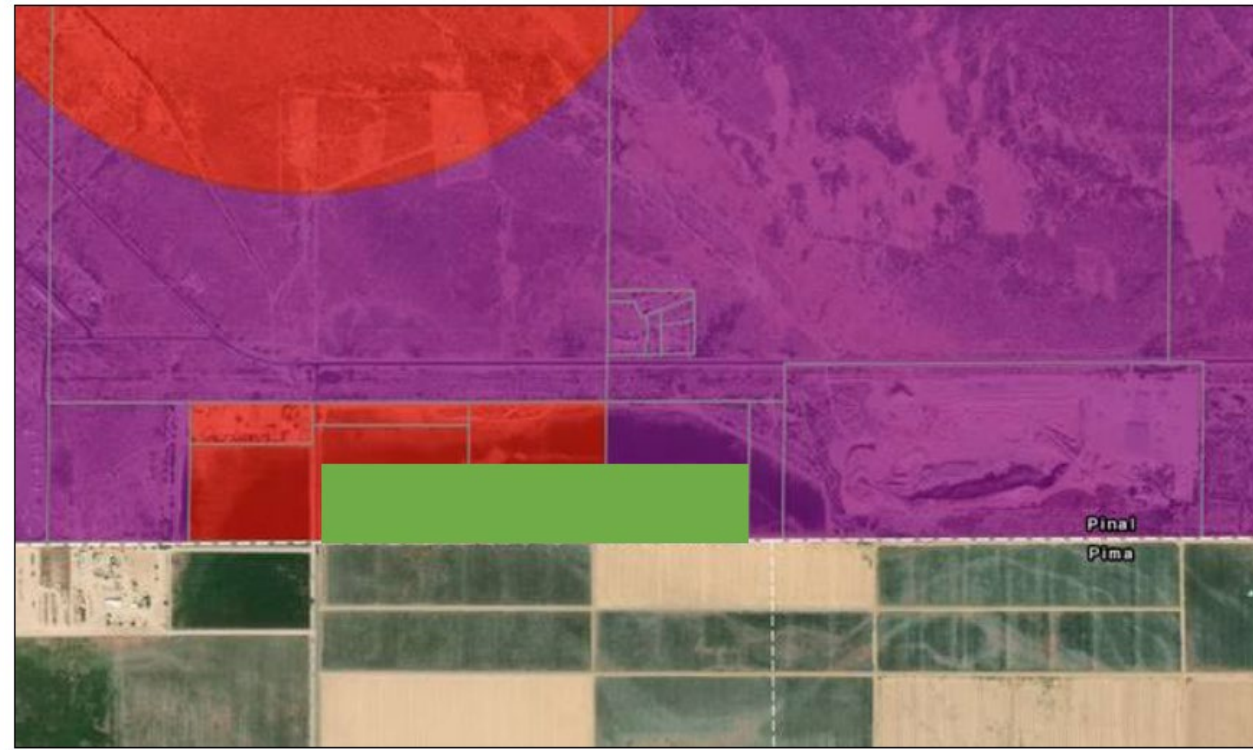
General Commercial      Subject Property

Employment

**Figure 2b**

**SERRANO SOLAR**  
Pinal County

Current Comprehensive Plan Designations



General Commercial

Employment

Green Energy Production

**Figure 2c**

**SERRANO SOLAR**  
Pinal County

Proposed Comprehensive Plan Designations

