Sonak Solar Project

Sonak Solar PAD and Rezoning
(PZ-048-23; PZ-PD-017-23; PZ-PD-004-24)

Enabling progress with sustainable energy

PINAL COUNTY BOARD OF SUPERVISORS HEARING
November 20, 2024

ROSE LAW GROUP pc
RICH ▪ CARTER ▪ FISHER

Sonak Solar Project

- ✓ Downzoning is final step to allow for development already approved by BOS
- ✓ 2021 County approves Major Comp Plan Change to Green Energy Production
- ✓ Today just taking final step to Downzone property in conformance with the Comp Plan
- ✓ Current zoning allowing 6,760 homes is incompatible with BOS Approved Comp Plan
- ✓ This Downzoning will provide *LESS traffic*, and *LESS water use* than current zoning

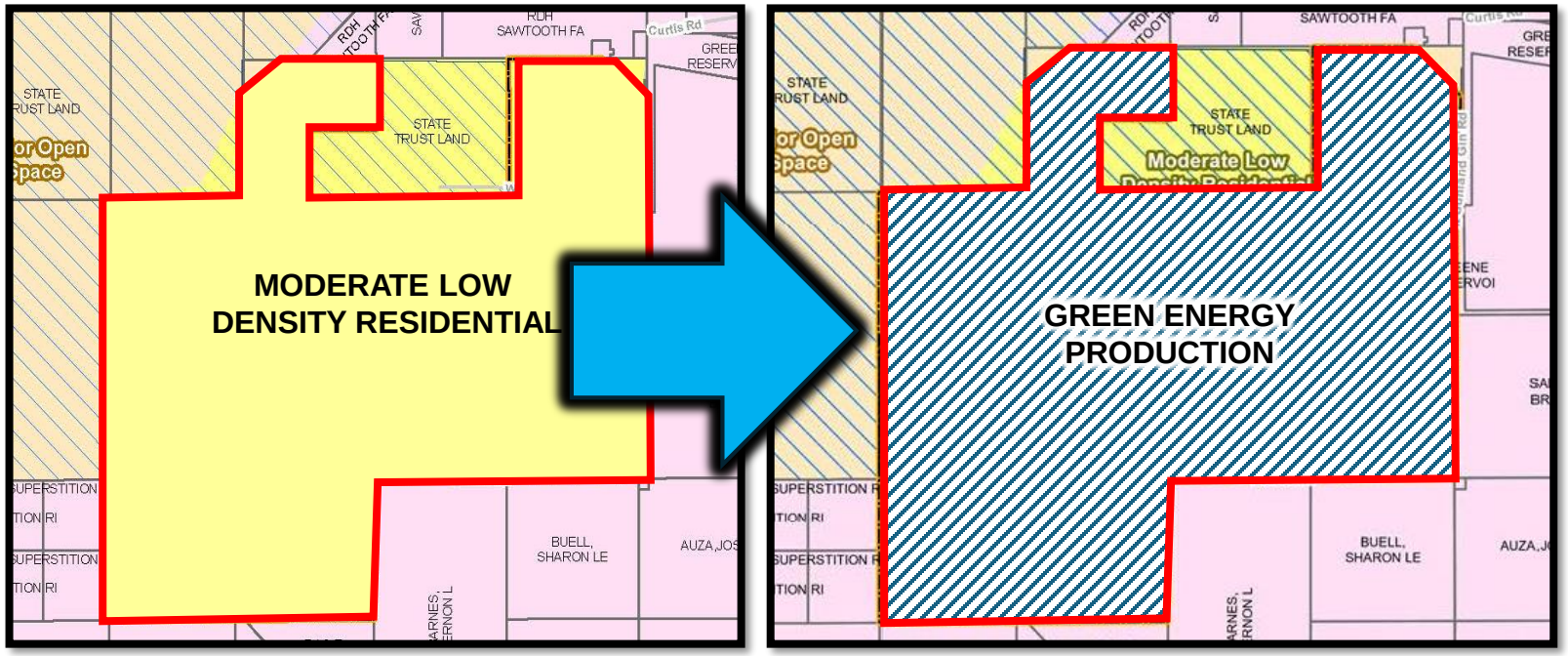
Sonak Solar
Project

THANK YOU

ROSE LAW GROUP pc
RICH · CARTER · FISHER

Recap:

2021 – County approves Major Comprehensive Plan Amendment to Green Energy Production



NOW – Zoning to implement Approved Comprehensive Land Use designation: Green Energy Production

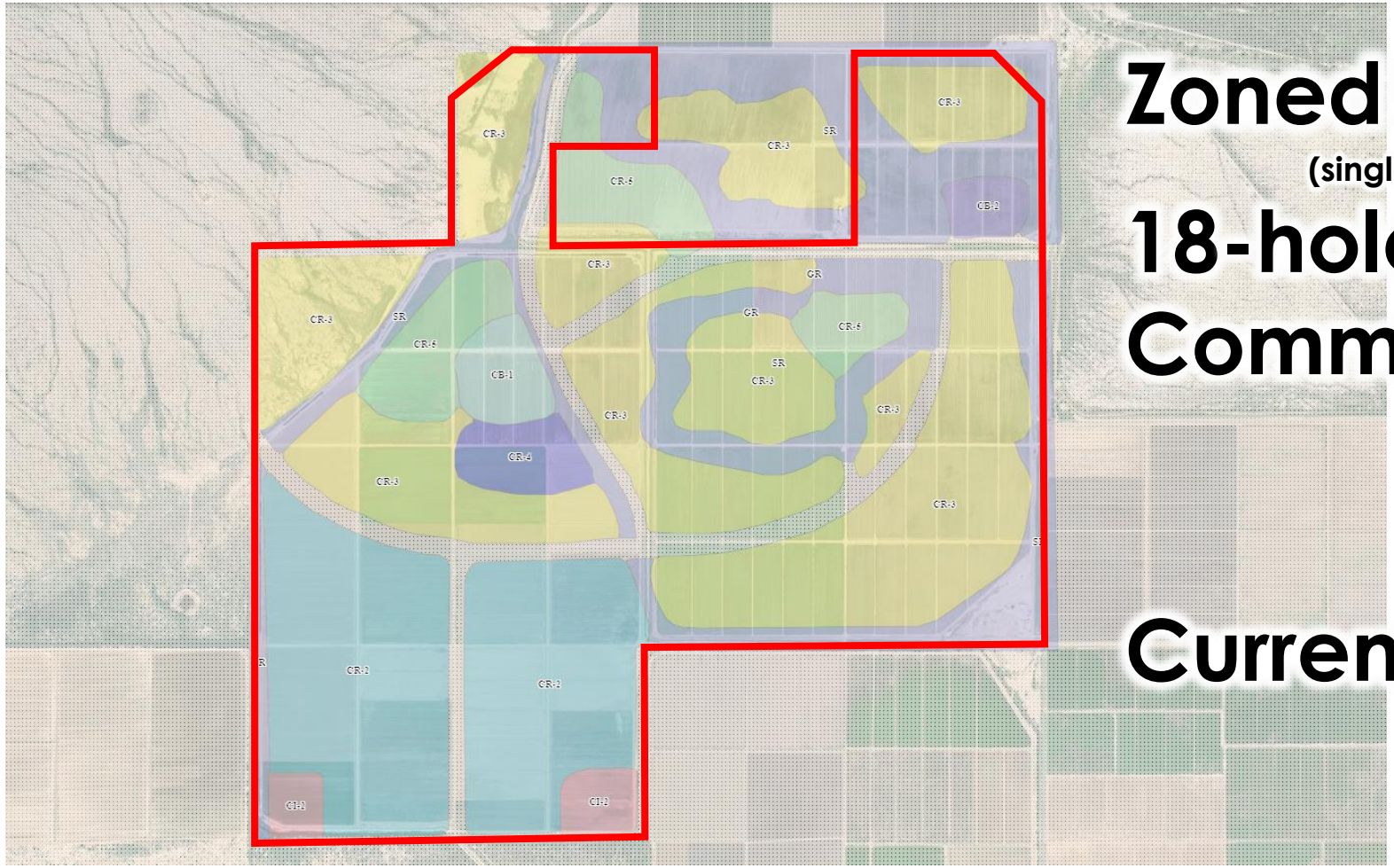
Development Steps taken since County Approved Comp Plan Amendment

- ✓ Continued Interconnection studies
- ✓ Paid Interconnection Deposits
- ✓ Submitted complete Interconnection Application
- ✓ Negotiated Final Interconnection Agreement
- ✓ Geotechnical Studies
- ✓ Glint/Glare Report
- ✓ Filed Ten-year Plan with ACC
- ✓ Environmental Survey
- ✓ Extensive Community Engagement
- ✓ Prepared Zoning package (submitted August 2023)
- ✓ Continued Land Acquisition transaction

Why so much solar?

- Arizona needs power!
- APS projecting 40% load growth over next few years
- SRP talking about doubling the amount of power it needs
- TEP projecting nearly 20% increase in energy needed by 2038
- Solar and batteries are fast to build and the least expensive cost option

Current use and zoning



Zoned for 6,760 homes

(single family, apartments, & condos)

18-hole golf course

Commercial & shopping

Currently being farmed

Extensive Benefits:

- ✓ Dramatic reduction in water use





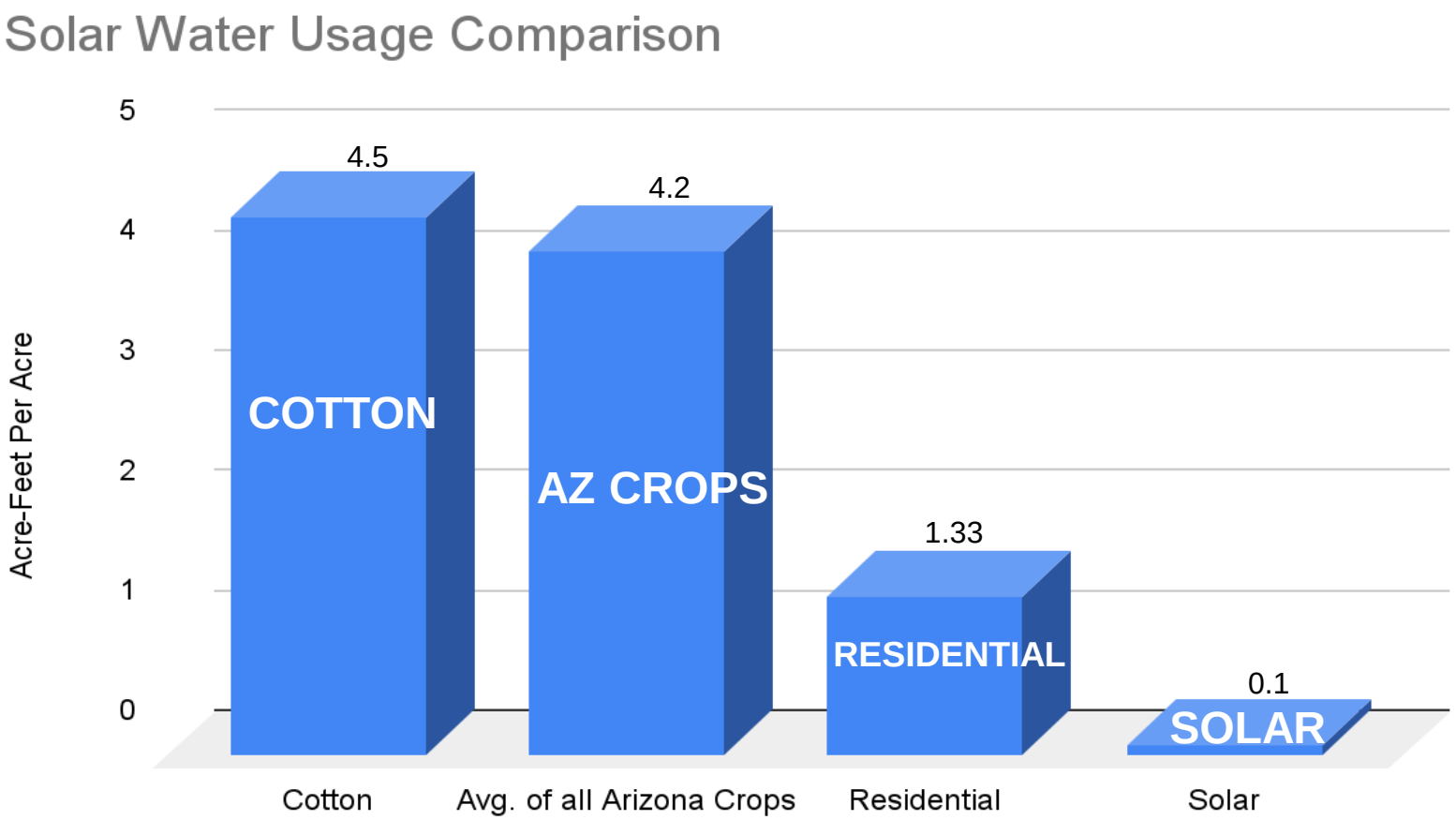






SOLAR – MINIMAL WATER USE!

SOLAR GENERATES ELECTRICITY
USING LOW TO NO WATER





Extensive Benefits:

- ✓ Dramatic reduction in water use
- ✓ **Local Jobs!!**

303 Local construction jobs

16 Local long-term jobs (3-6 onsite jobs)

$27.9 Million in local earnings!!

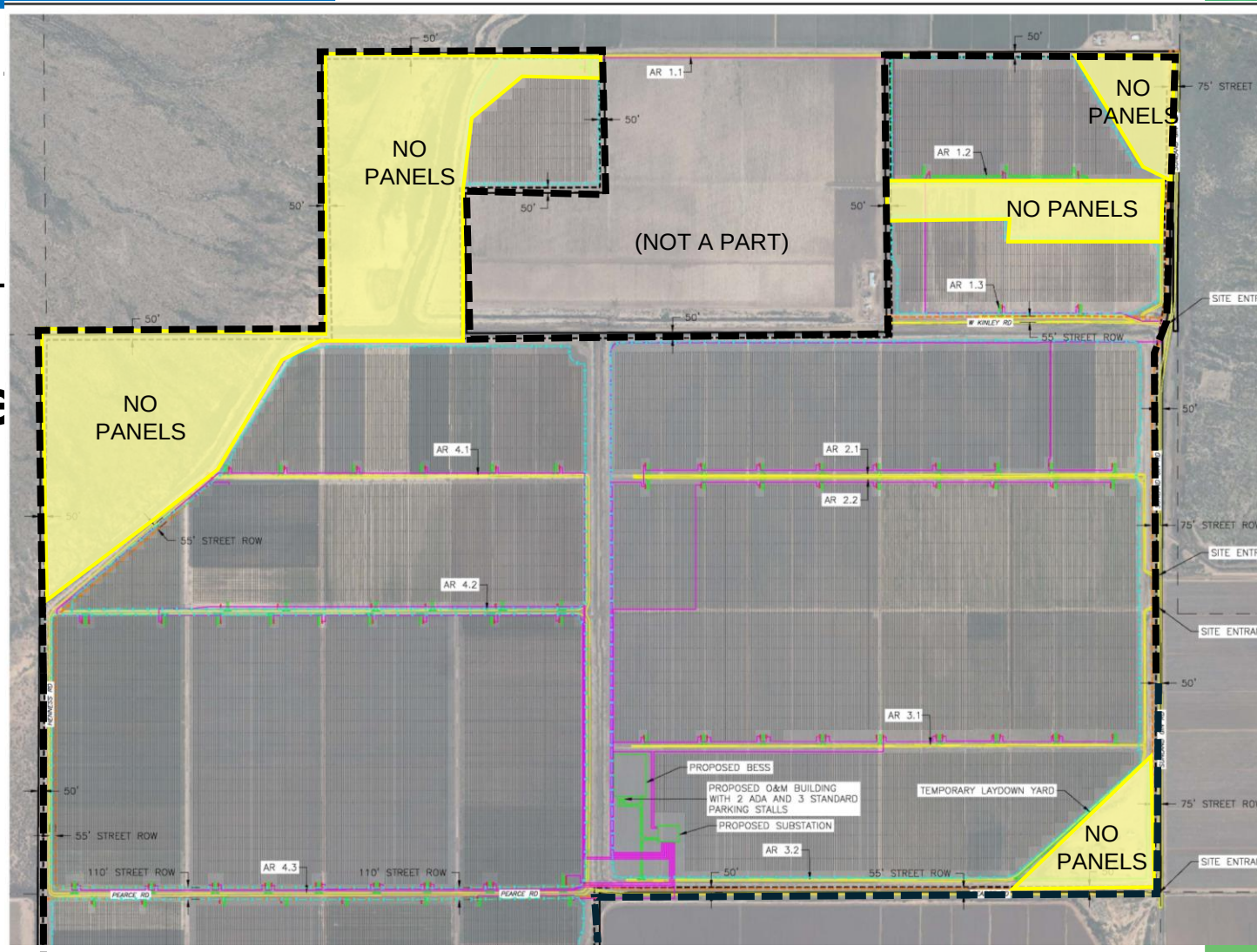
Extensive Benefits:

- ✓ Dramatic reduction in water use
- ✓ Local Jobs!!
- ✓ **Special District Tax Benefits**

Green Wash Flood Control District:	**$44 Million**
Eloy Elementary School District:	**$18.7 Million**
Santa Cruz Valley High School Dist:	**$8.6 Million**
Central Arizona College:	**$6 Million**
Pinal County:	**$11.6 Million**

Extensive Benefits:

- ✓ Dramatic reduction in wa
- ✓ Local Jobs!!
- ✓ Special District Tax Benefit
- ✓ **Maintains RURAL characte and preserves open spaces**

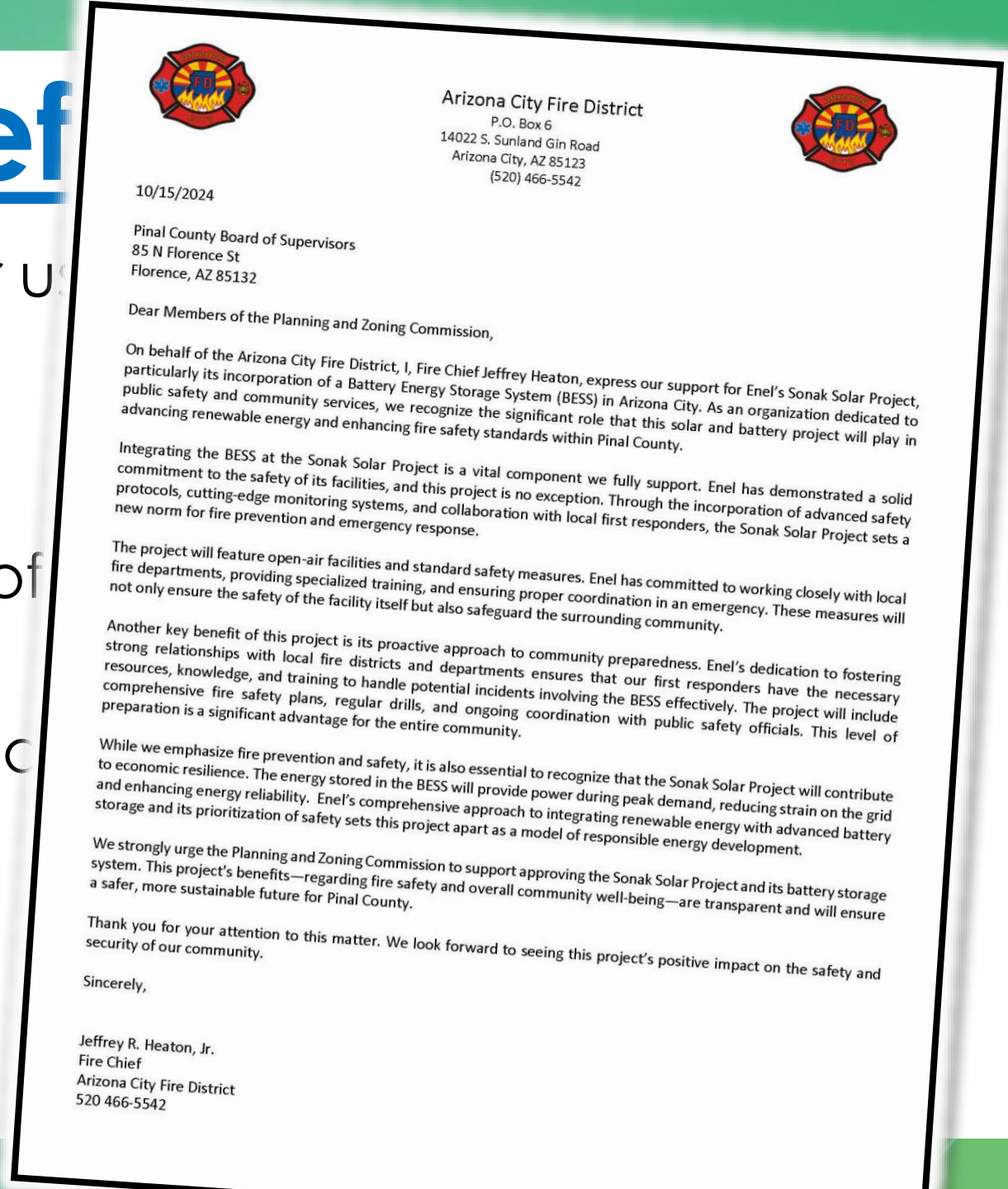


Extensive Benefits:

- ✓ Dramatic reduction in water use
- ✓ Local Jobs!!
- ✓ Special District Tax Benefits
- ✓ Maintains RURAL character of the area and preserves open spaces
- ✓ **No Traffic, No Noise, No Need for County services**

Extensive Benef

- ✓ Dramatic reduction in water u
- ✓ Local Jobs!!
- ✓ Special District Tax Benefits
- ✓ Maintains RURAL character of and preserves open spaces
- ✓ No Traffic, No Noise, No Neec
- ✓ **Local Fire District Support**



Arizona City Fire District
P.O. Box 6
14022 S. Sunland Gin Road
Arizona City, AZ 85123
(520) 466-5542

10/15/2024

Pinal County Board of Supervisors
85 N Florence St
Florence, AZ 85132

Dear Members of the Planning and Zoning Commission,

On behalf of the Arizona City Fire District, I, Fire Chief Jeffrey Heaton, express our support for Enel's Sonak Solar Project, particularly its incorporation of a Battery Energy Storage System (BESS) in Arizona City. As an organization dedicated to public safety and community services, we recognize the significant role that this solar and battery project will play in advancing renewable energy and enhancing fire safety standards within Pinal County.

Integrating the BESS at the Sonak Solar Project is a vital component we fully support. Enel has demonstrated a solid commitment to the safety of its facilities, and this project is no exception. Through the incorporation of advanced safety protocols, cutting-edge monitoring systems, and collaboration with local first responders, the Sonak Solar Project sets a new norm for fire prevention and emergency response.

The project will feature open-air facilities and standard safety measures. Enel has committed to working closely with local fire departments, providing specialized training, and ensuring proper coordination in an emergency. These measures will not only ensure the safety of the facility itself but also safeguard the surrounding community.

Another key benefit of this project is its proactive approach to community preparedness. Enel's dedication to fostering strong relationships with local fire districts and departments ensures that our first responders have the necessary resources, knowledge, and training to handle potential incidents involving the BESS effectively. The project will include comprehensive fire safety plans, regular drills, and ongoing coordination with public safety officials. This level of preparation is a significant advantage for the entire community.

While we emphasize fire prevention and safety, it is also essential to recognize that the Sonak Solar Project will contribute to economic resilience. The energy stored in the BESS will provide power during peak demand, reducing strain on the grid and enhancing energy reliability. Enel's comprehensive approach to integrating renewable energy with advanced battery storage and its prioritization of safety sets this project apart as a model of responsible energy development.

We strongly urge the Planning and Zoning Commission to support approving the Sonak Solar Project and its battery storage system. This project's benefits—regarding fire safety and overall community well-being—are transparent and will ensure a safer, more sustainable future for Pinal County.

Thank you for your attention to this matter. We look forward to seeing this project's positive impact on the safety and security of our community.

Sincerely,

Jeffrey R. Heaton, Jr.
Fire Chief
Arizona City Fire District
520 466-5542

Extensive Benefits:

- ✓ Dramatic reduction in water use
- ✓ Local Jobs!!
- ✓ Special District Tax Benefits
- ✓ Maintains RURAL character of the area and preserves open spaces
- ✓ No Traffic, No Noise, No Need for Cou
- ✓ Local Fire District Support
- ✓ **Local Sponsorships: Pinal County Fair and Arizona City Fire Dist Trunk O' Treat**



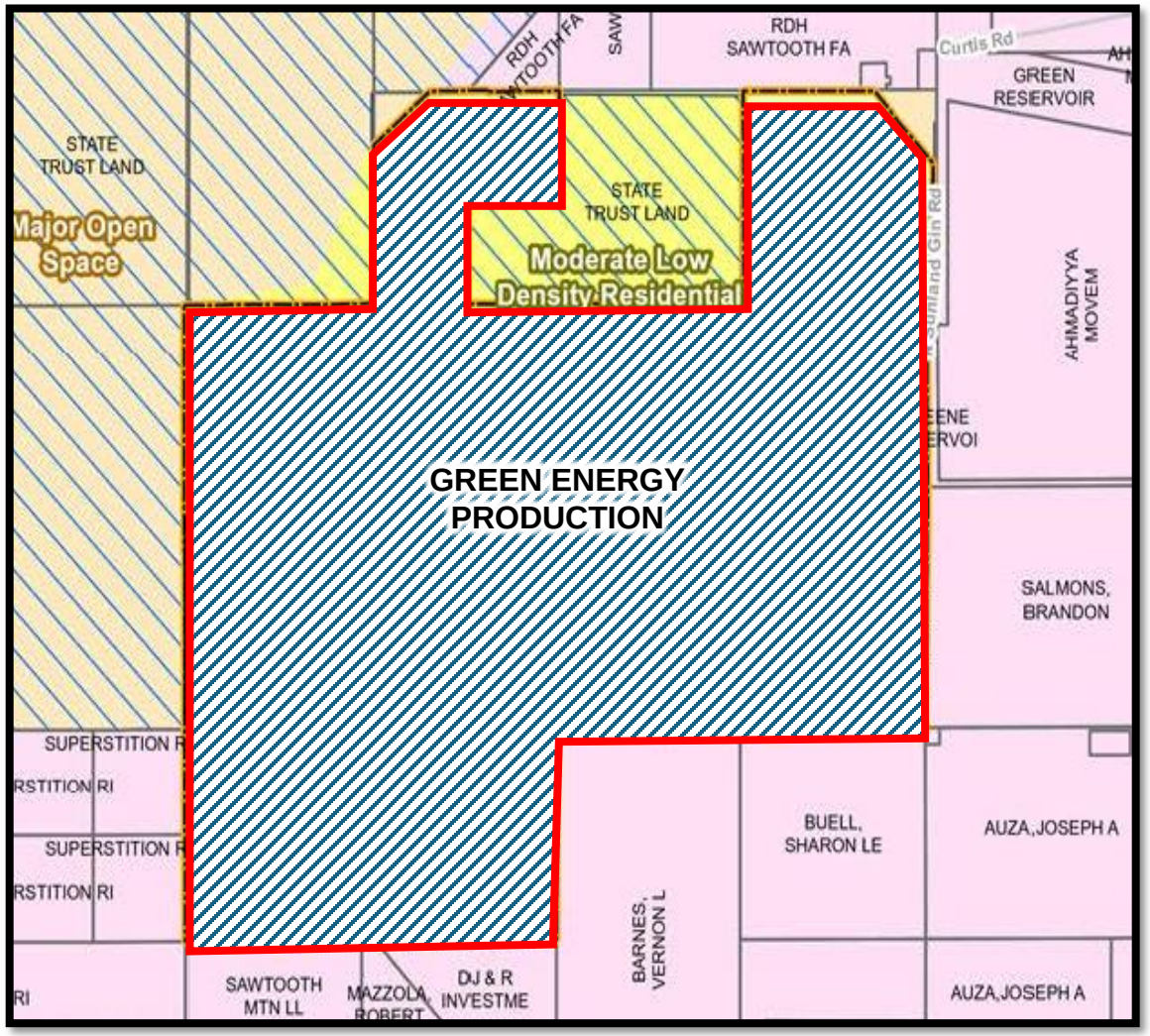
Thank you 2024 PCF Sponsors

Sonak Solar Project | enel



Extensive Benefits:

- ✓ Dramatic reduction in water u
- ✓ Local Jobs!!
- ✓ Special District Tax Benefits
- ✓ Maintains RURAL character of and preserves open spaces
- ✓ No Traffic, No Noise, No Need
- ✓ Local Fire District Support
- ✓ Local Sponsorships: Pinal Cour and Arizona City Fire Dist Trunk O
- ✓ **Consistent with Comp Plan!**



Support:

Support Letter received from immediate neighbor to the north, Sawtooth Farm (Shanley Works, LLC)

Pinal County
Board of Supervisors
135 N Pinal Street
Florence, AZ 85132

RE: Sonak Solar PAD (PZ-048-23; PZ-PD-004-24; PZ-PD-017-23)

Dear Pinal County Board of Supervisors,

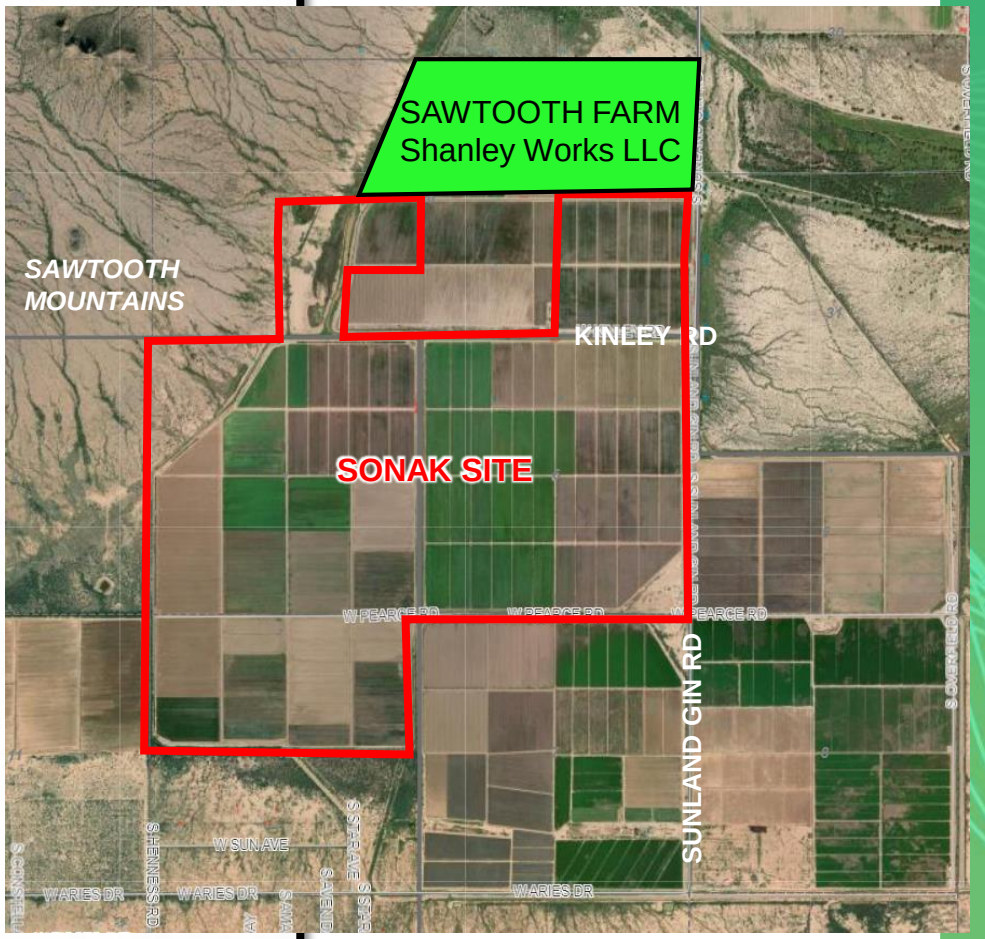
I'm writing to you today in regards to the Sonak Solar project proposed just east of Sawtooth Mountains and south of Greene Canal in the southwest corner of the county. After speaking with the Applicant's representative and learning more about the positive impacts resulting from the development of the solar facility I encourage you to vote favorably on the necessary changes to allow this interim use of the land.

My property is the active farmland just north of the proposed solar site and as you know water has been a scarce commodity recently. Solar will use little to no water which will be a positive impact on my property. Also, the proposed solar is far less intense than the large master planned community previously approved on this site. The solar farm will be an ideal interim use that will provide the county with a much-needed energy source without any strain on other public services or utilities.

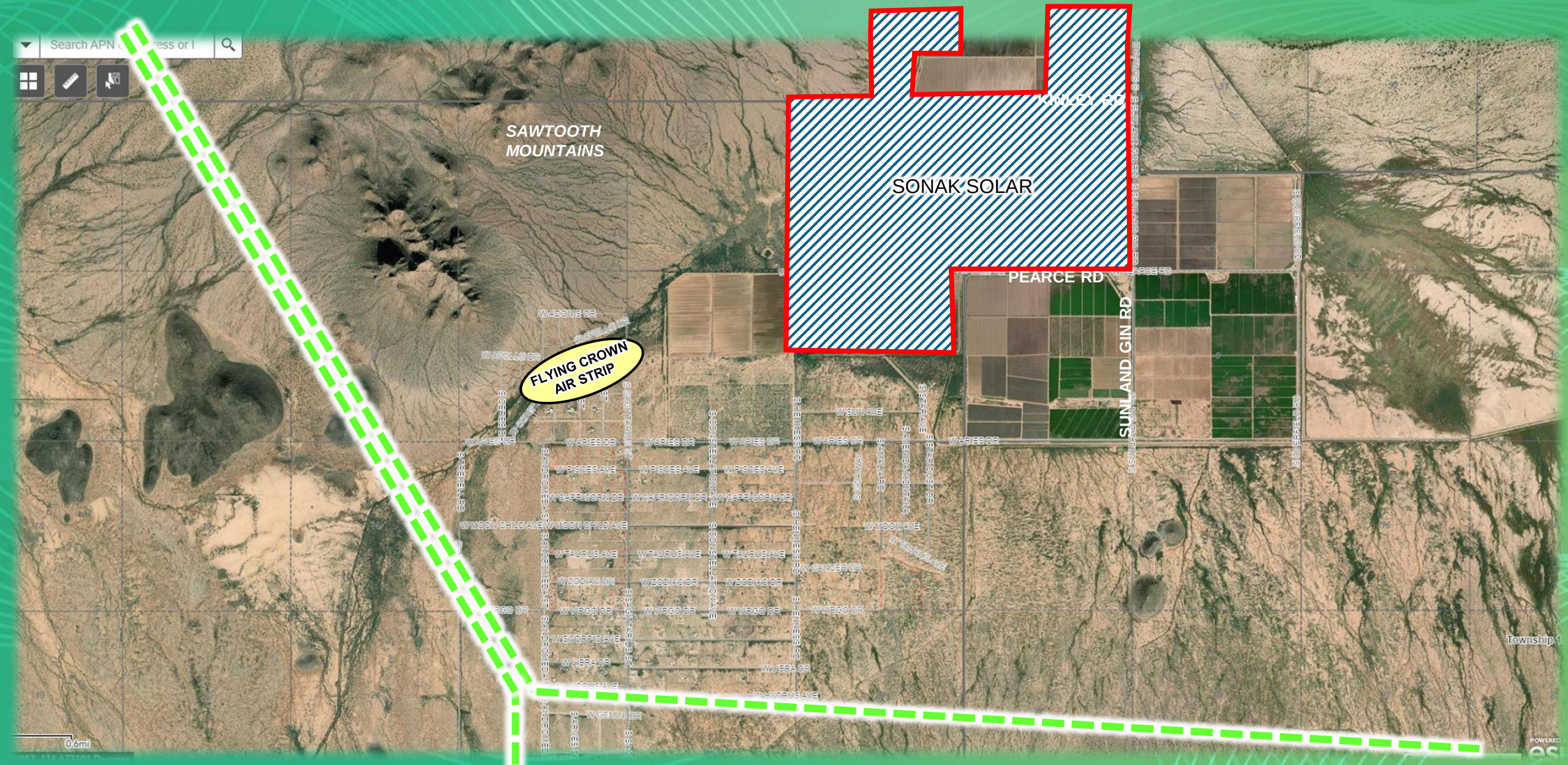
Please vote favorably on Sonak Solar.

Name — Christopher Robert Shanley
Address — Member-Owner
Phone/email — Shanley Works LLC
Sawtooth Farm
480-251-3754
barcharfeedco@gmail.com

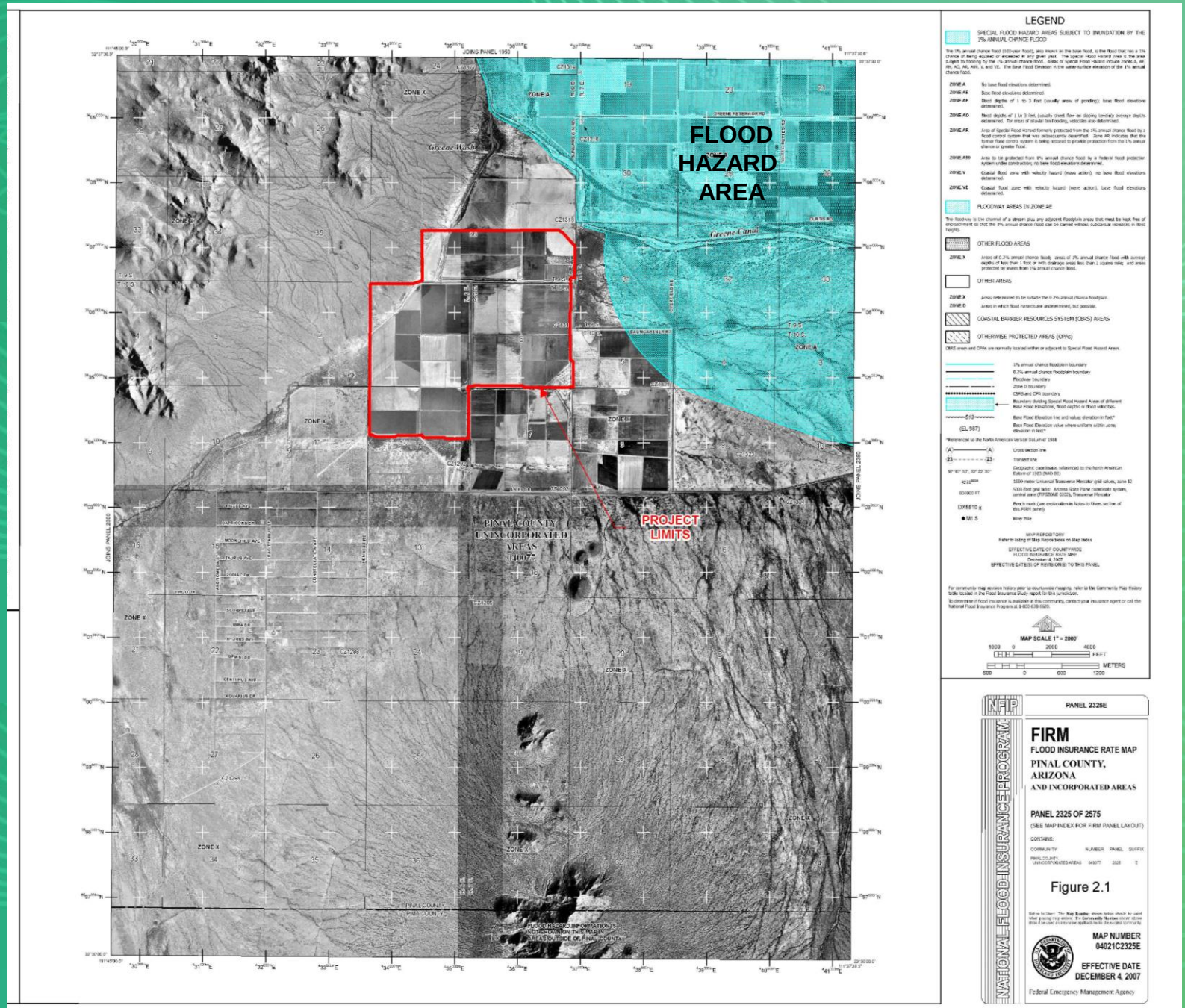
10/14/2024



EXISTING TRANSMISSION LINES



Special Flood Hazard Map



PZC Staff Report (page 3):

"The project is located within Flood Zone X. Despite relative proximity to the Greene Wash, the sloped topography from the Sawtooth Mountains contributes to flows to the southeast, which leaves the subject properties unaffected by the nearby flood zones."

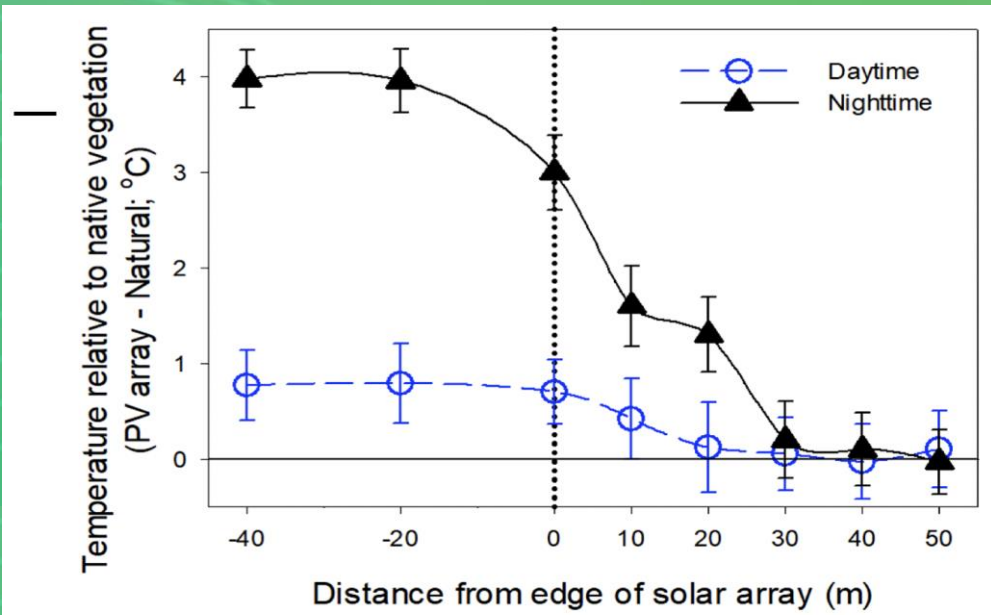
Solar does NOT increase nearby temperatures

University of Arizona has studied this exact question

- *Professor Greg Baron-Gafford: School of Geography, Development & Environment*
- *Director of Food, Energy and Water Resilience Solutions, Biosphere 2*

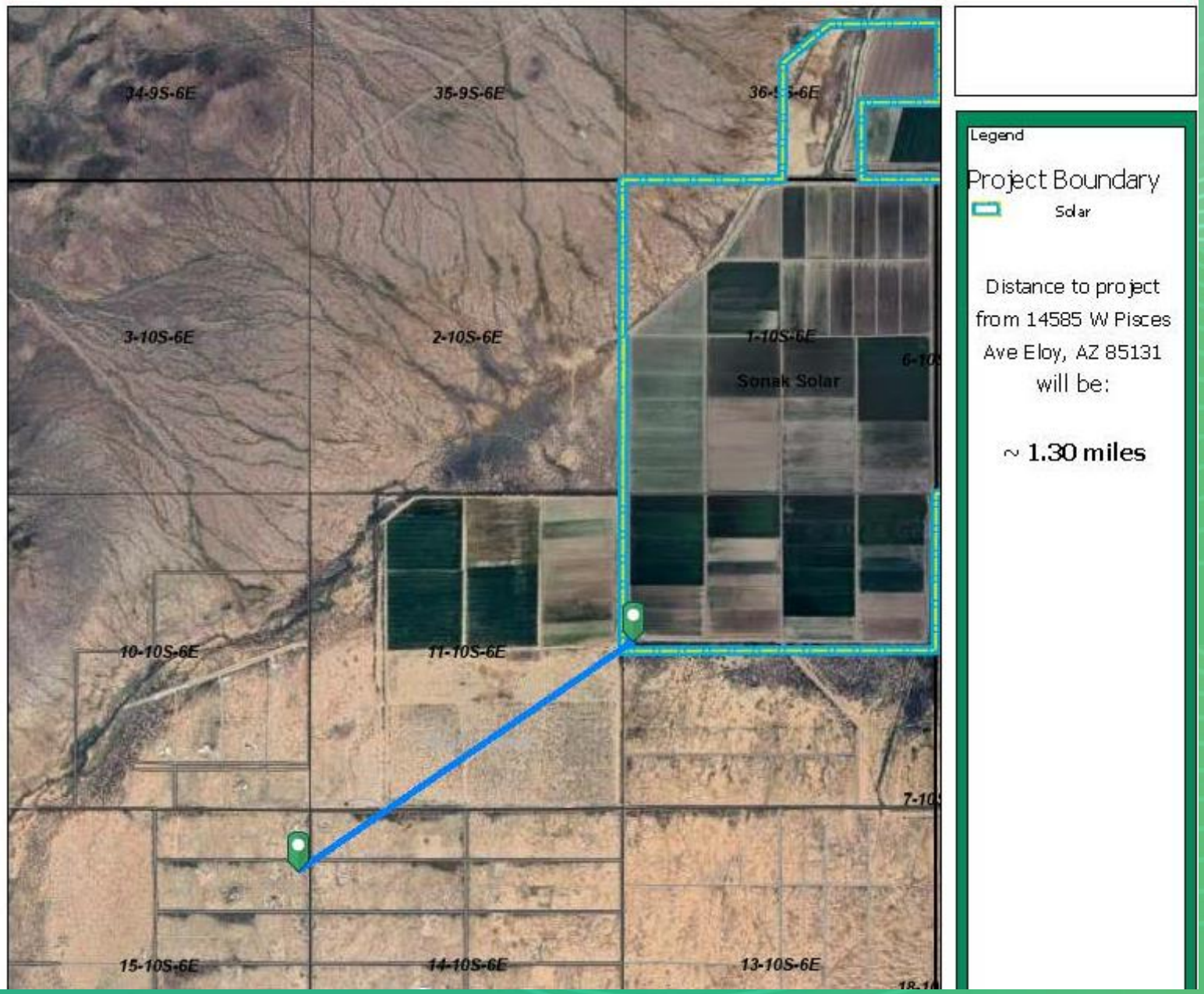


Locations of additional measures of air temperature are marked with yellow triangles. Stations were placed inside the array at 20m and 40m in from the edge of the array, at the edge of the array (0m), and outside the array at 10, 20, 30, 40, and 50m out from the edge of the array to quantify the spatial extent of the PVHI effect.



Measures of air temperature within (negative values on the X-axis) andoutside of the PV array (positive values on the X-axis) were used to quantify the spatial extent of the PVHI effect. The dotted line represents the edge of the PV array. The solid line at 0 on the Y-axis illustrates when there is no difference between a measurement along the transect and ambient air temperatures over native vegetation. At night, the PVHI effect of 3-4°C directly above the solar panels is reduced to 1.5 °C at 10m and to 0°C at 30m. There is a lesser PVHI effect by day.

Sonak Solar Project



Outreach Efforts with Linda Camarata:

2/23/24 Call with Linda to schedule in-person meeting at a coffee shop

2/26/24 Meeting with Linda at coffee shop; she never showed

3/14/24 Met with Linda at Community Mtg

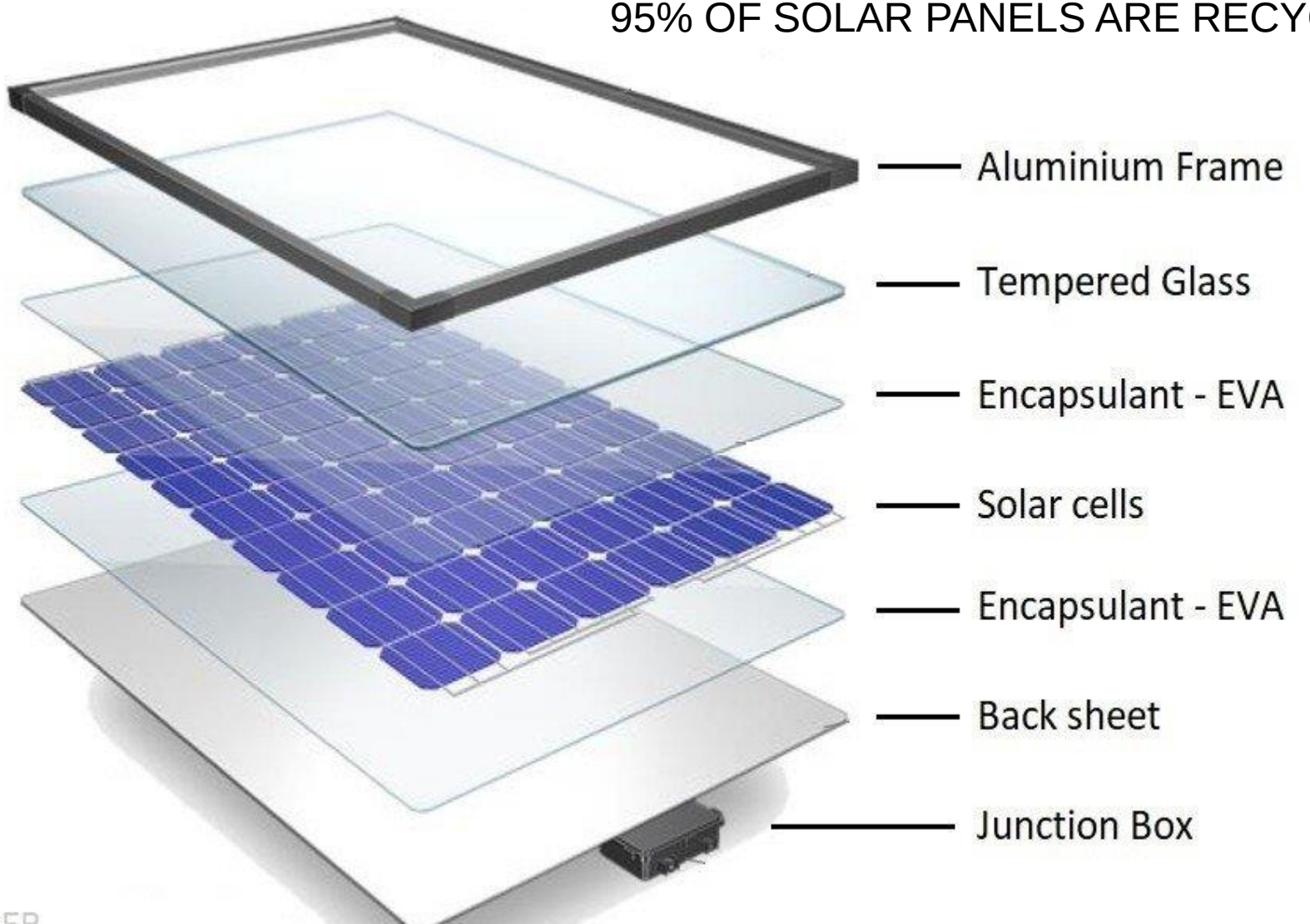
5/17/24 Email to Linda addressing concern about glint/glare

9/18/24 Email to Linda to schedule meeting while in town – No response

9/18 - 9/20/24 Called Linda 3 times while in town to schedule time to meet; No response

RECYCLING SOLAR PANELS!

95% OF SOLAR PANELS ARE RECYCLABLE



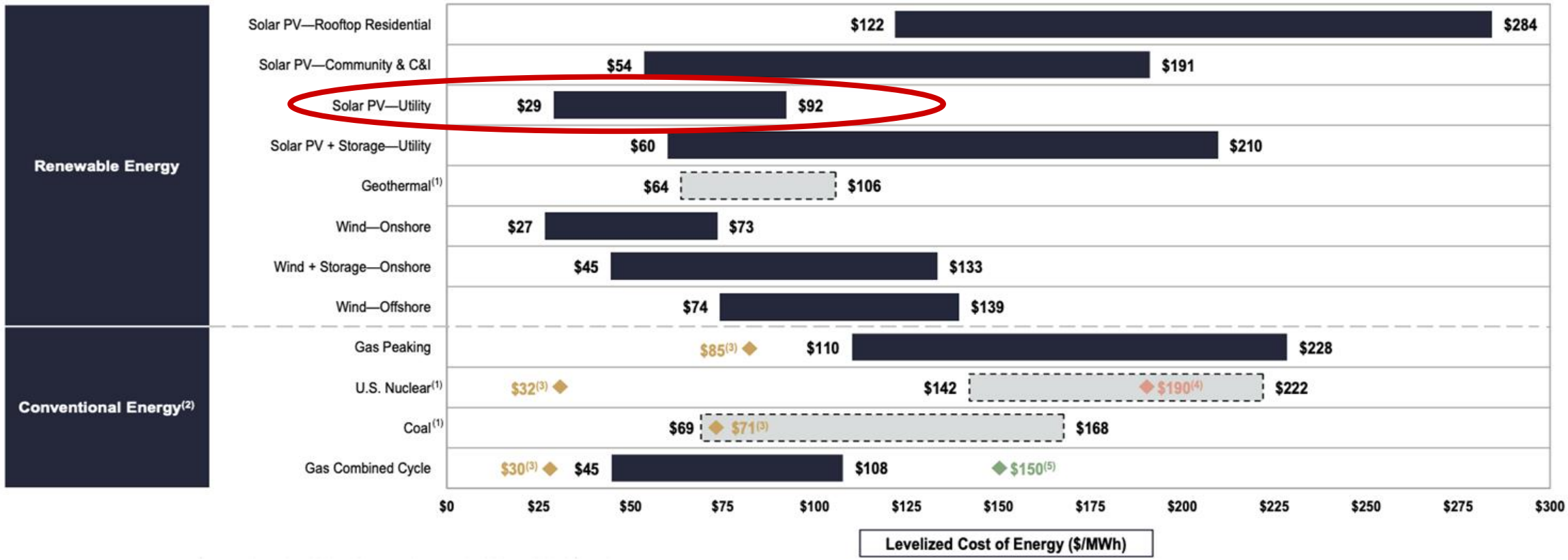
Recycling Process:

1. Disassemble frame + glass. 100% of metals and 95% of the glass are recycled.
2. Thermal Processing at 500° evaporates encapsulants.
3. Cells separated and etched with acid. Metal + Silicone are 85% recycled.
4. Back sheet and junction box are 100% recycled after disassembling.

SOLAR ENERGY IS LOW COST!

Levelized Cost of Energy Comparison—Version 17.0

Selected renewable energy generation technologies remain cost-competitive with conventional generation technologies under certain circumstances




COOLIDGE
AZ CITY
ELOY
21-miles
Blackwater
Coolidge
Valley Farms
Randolph
Arizola
Picacho
Picacho Peak
State Park
Legend
Project Boundaries
Solar
DISTANCE TO 11-MILE CORNER:
~21 miles
DISTANCE TO COOLIDGE:
~27 miles
Printed Date: 10/14/2024

Sonak Solar
Project

THANK YOU

ROSE LAW GROUP pc
RICH · CARTER · FISHER