BOARD OF SUPERVISORS

PZ-PD-004-24
PZ-048-23
PZ-PD-017-23

SONAK SOLAR

PINAL COUNTY
WIDE OPEN OPPORTUNITY

11/20/2024

Community Development Department

PZ-PD-004-24, PZ-048-23, PZ-PD-017-23

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- Proposal: 3 Cases

PAD Severance

- **PZ-PD-004-24:** PAD Severance request for 1,887.5± acres from the existing Sawtooth PAD (PZ-PD-052-98). 192.5± Acres of land shall retain the Sawtooth PAD and lies outside the project scope.

Rezone

- **PZ-048-23:** Rezone request for 1,887.5± acres from GR, SR, CR-2, CR-3, CR-4, CR-5, CI-2, CB-1and CB-2 to I-3

Planned Area Development

- **PZ-PD-017-23:** Planned Area Development (PAD) overlay request for 1,887.5 ± acres with development standards to allow Solar Energy and BESS uses, and restrict all other Industrial uses.

PZ-PD-004-24, PZ-048-23, PZ-PD-017-23

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- **Size:** 1887.5± acres
- **Location:** West of Sunland Gin Rd, South of Arizona City in Unincorporated Pinal County
- **Owner:** Sonak Solar Project LLC – Matthew Pagan, Enel North America Inc.
- **Applicant/Agent:** Rose Law Group PC

PZ-PD-004-24, PZ-048-23, PZ-PD-017-23

Sonak Solar

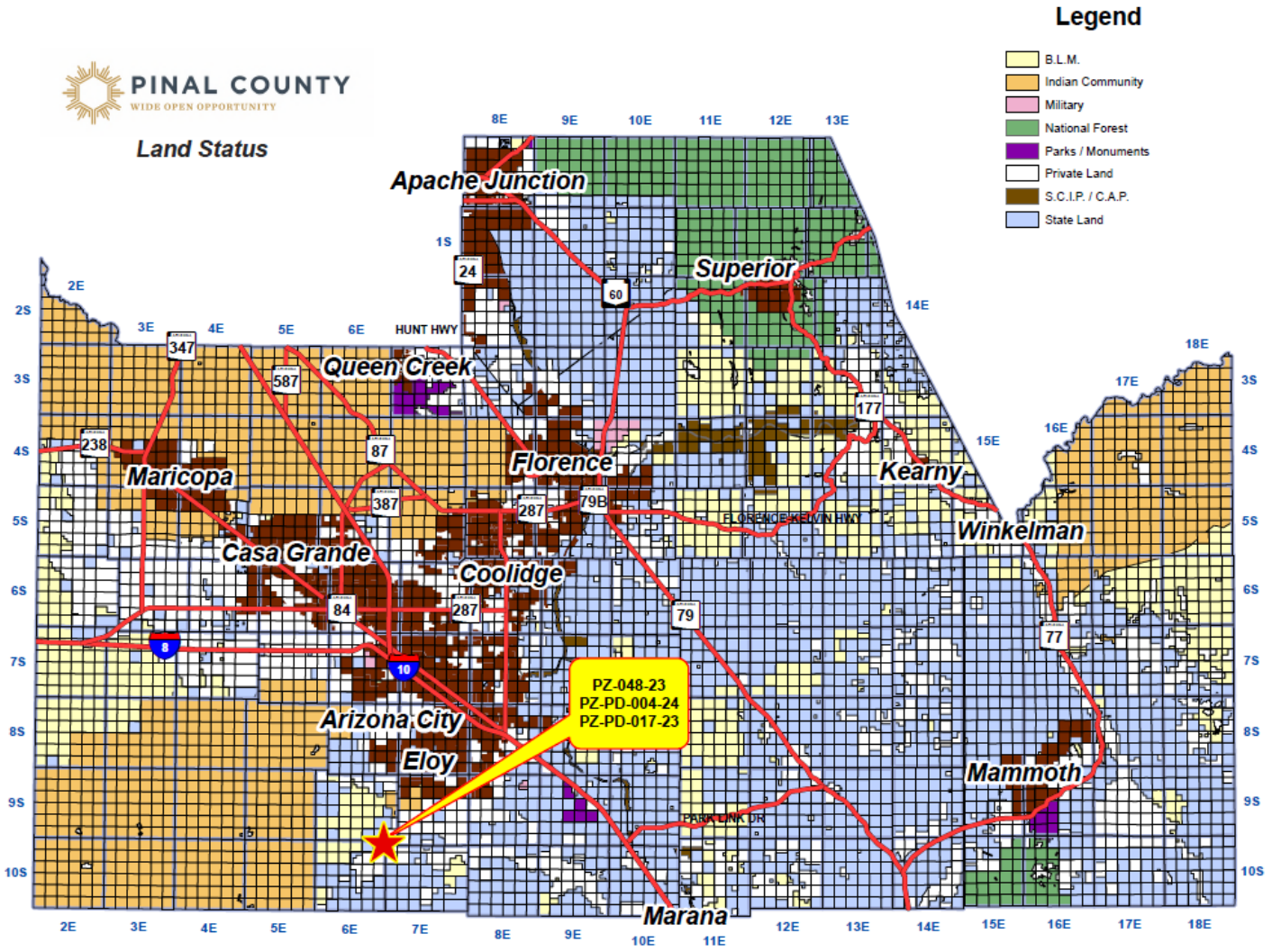
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- **Parcels:**
  - **409-01-001A**
  - **409-01-001B**
  - **409-06-0040**
  - **409-02-0010**
  - **500-50-0020**
  - **500-50-0040**

  (Legal on File)

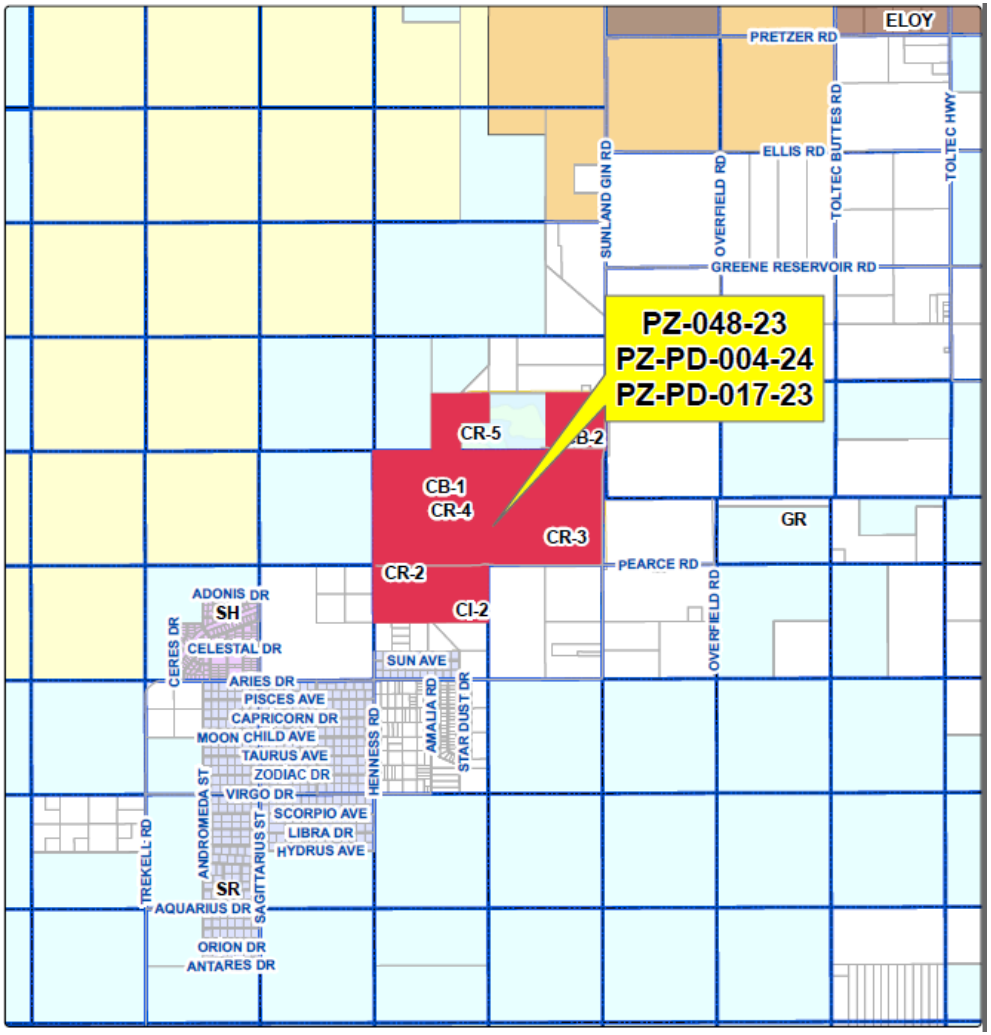
County Map

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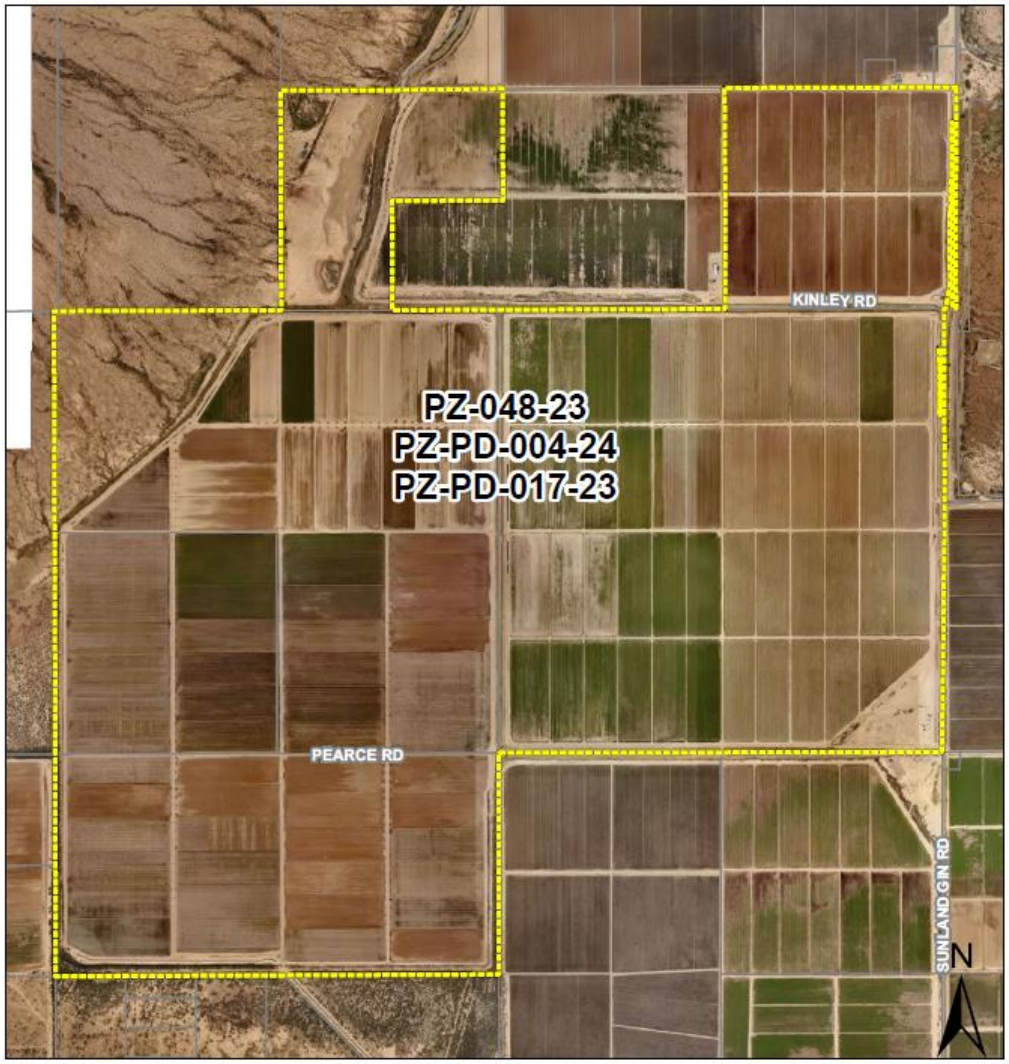
Project Location & Vicinity Map

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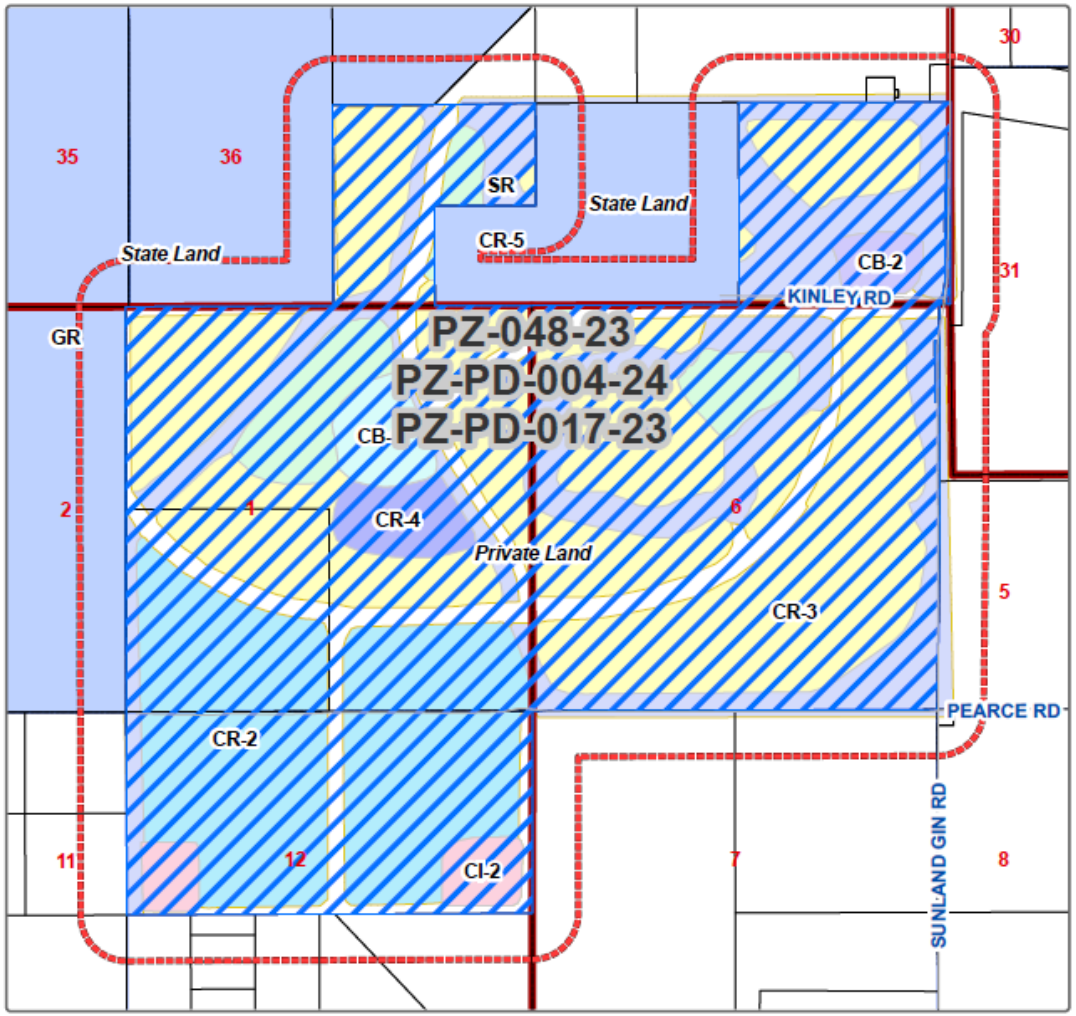
Aerial Photo

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Case Map- Zoning

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Project Overview

Project details:

- Area: 1887.5 ± Acres
- Capacity: 323 MW photovoltaic (PV) solar project with battery energy storage of 162 MW
- Components: Solar field –PV modules, Electrical collection systems, Site substation, Battery Storage system, Operation and Maintenance Building, associated civil infrastructure.
- Additional: Proposed Gen-Tie with Western Area Power Administration(WAPA), Arizona Publid Service (APS) or Tucson Electric Power (TEP).

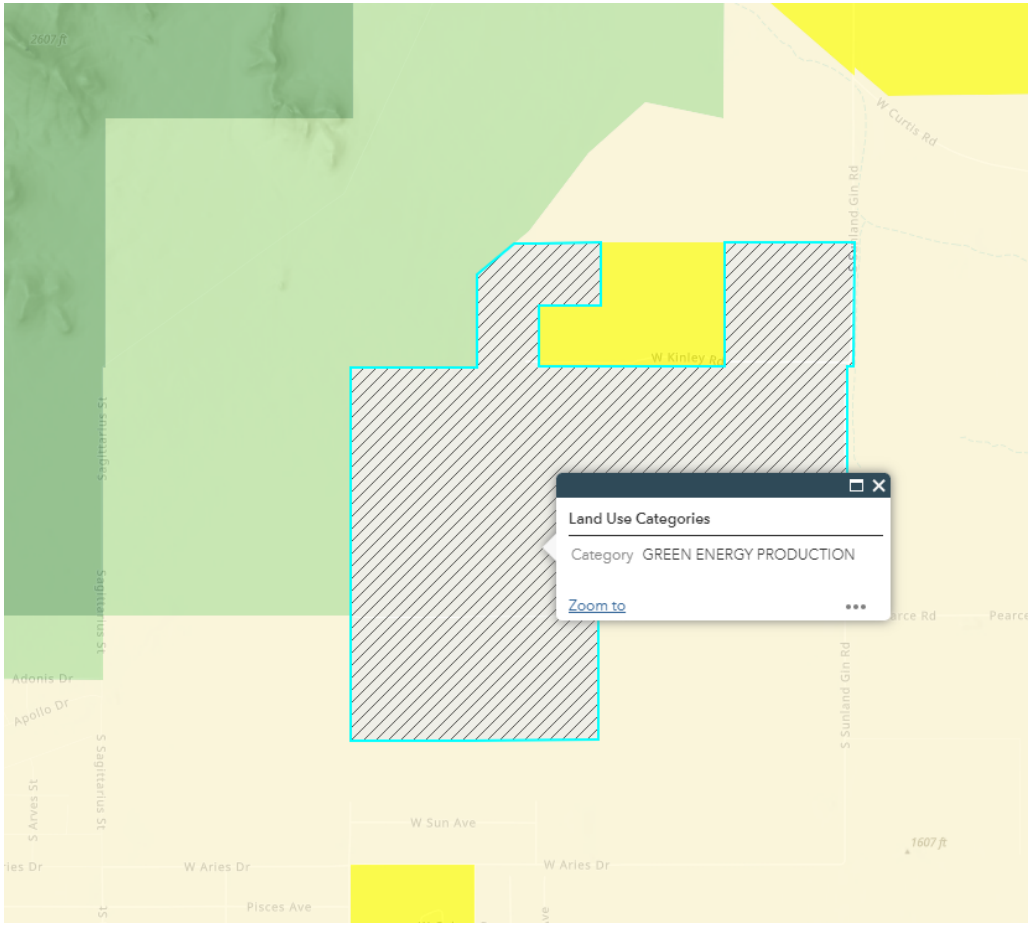
Project Overview:

Site location/surroundings:

- Agriculture land - all parcels currently farmland
- Flat Topography
- AZ Game & Fish department report shows Riparian habitats at northwest of site. Project abuts Sawtooth Mountains designated Major Open Space.
- Low Density Residential community approximately ¼ mile to the Southwest (Silverbell Estates)

Comprehensive Plan

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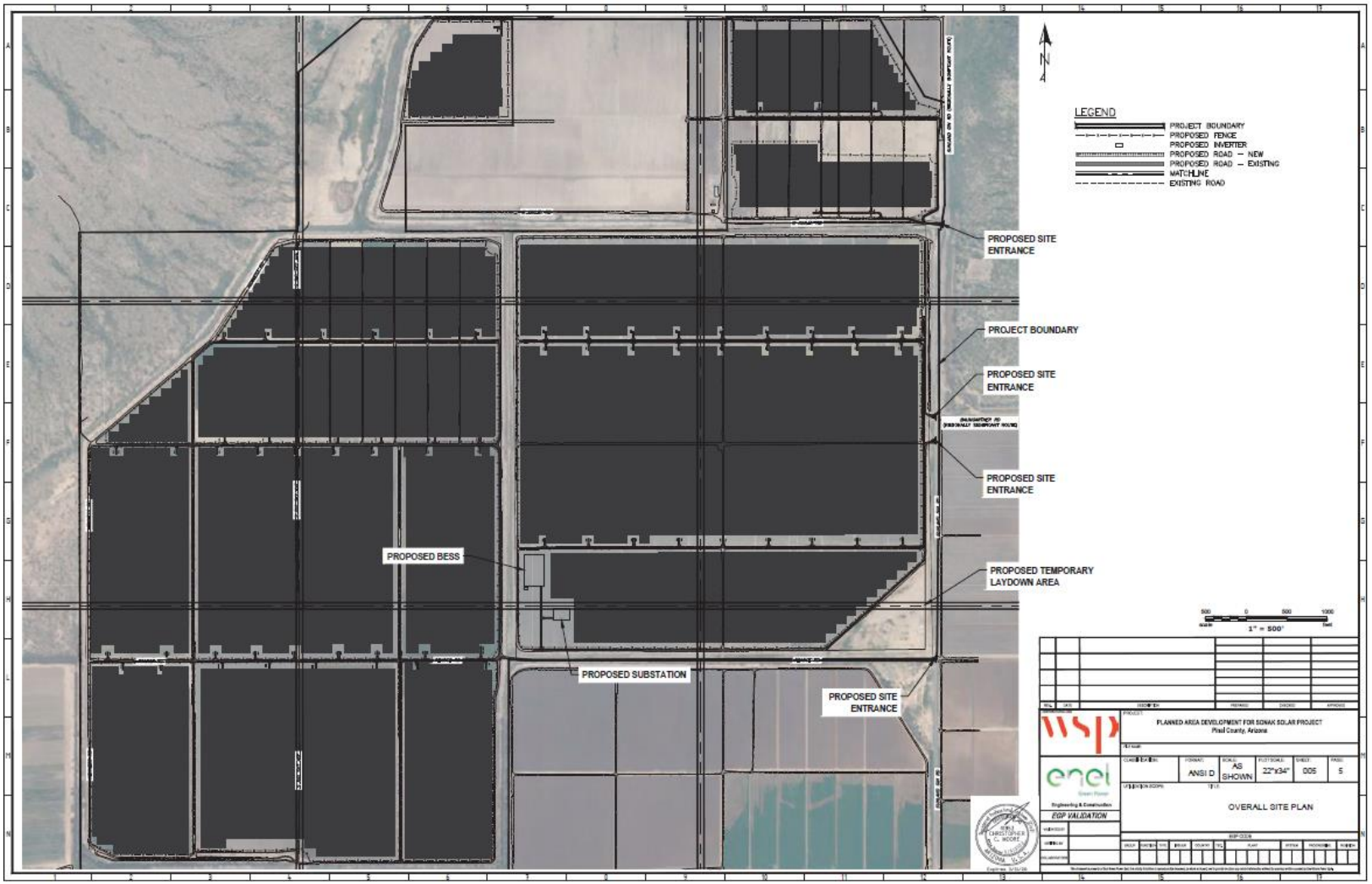
Comprehensive Plan:

GREEN ENERGY PRODUCTION

Approved under PZ-PA-003-21

Preliminary Site Plan

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Site Photos

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Site Photos

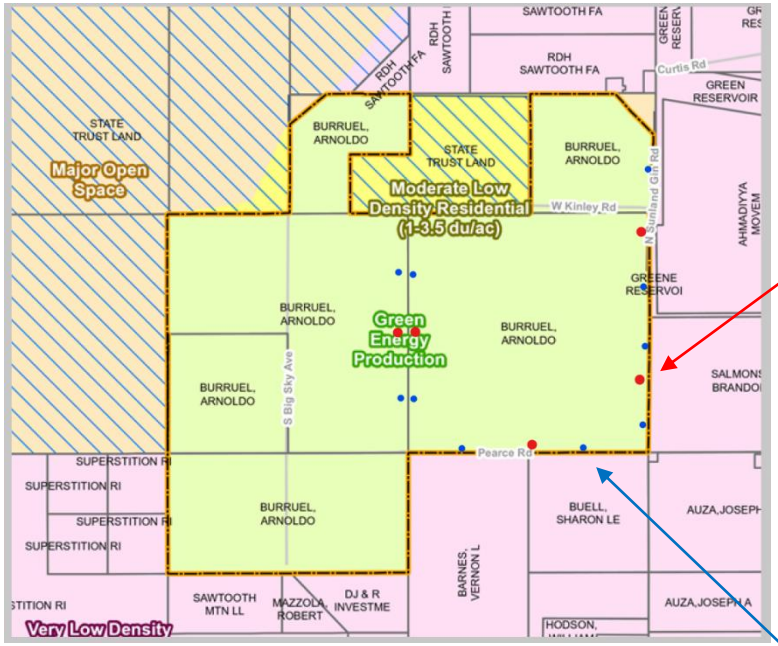
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Site Postings

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Items For Discussion

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- Staff findings:
  - Sonak Solar largely upholds pursuit of goals and objectives identified in the Comprehensive Plan designation.
  - Economic Sustainability: Operational jobs over project lifespan.
  - Traffic impact is projected to be minimal as a result of development of this use.
  - Riparian Corridor has been identified to the northwest of the property. The applicant has cooperated in buffering the site to prevent encroachment of solar into wildlife corridors.

Agency Comments

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- One letter of support.
  - Jeffrey Heaton Jr. – Fire Chief, Arizona City Fire District.
    - Incorporation of advanced safety protocols.
    - Provision of specialized training to responding agencies.
    - Enhances economic resilience and energy reliability.

Public Participation

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- Supporting responses: Letters/Emails/Phone calls
- Three letters of support.
  - Active farming of property to north of the Subject site.
  - Low-water use compatibility.
  - Solar use is less intensive than the master planned residential zoning currently applied.

Public Participation

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- Opposing responses: Letters/Emails/Phone calls
- Two letters of opposition.
  - Concern regarding loss of agricultural and farmland.
  - Concern relating to declining property values.
  - Concern of fire hazard from this development.
  - Desire to retain open space.
  - Concern of flooding of local roadways.
  - Concerns of increased dust due to land disturbance.

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3 Cases

PZ-PD-004-24: 1 Stipulation

PZ-048-23: 1 Stipulation

PZ-PD-017-23: 16 Stipulations

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PZ-PD-004-24: 1 Stipulation

- 1. Approval of this zone change (PZ-PD-004-24) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

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PZ-048-23: 1 Stipulation

1. The stipulations enumerated herein pertain to the area described in cases PZ-PD-004-24, PZ-048-23 & PZ-PD-017-23;

PZ-PD-004-24, PZ-048-23, PZ-PD-017-23

Sonak Solar

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PZ-PD-017-23: 16 Stipulations

- 1. The stipulations enumerated herein pertain to the area described in cases PZ-PD-004-24, PZ-048-23 & PZ-PD-017-23;
- 2. Approval of this PAD (PZ-PD-017-23) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
- 3. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-048-23;
- 4. Operation & Maintenance Building and/or any structure on site will trigger full commercial standards that will included an asphalt paved parking lot;

PZ-PD-004-24, PZ-048-23, PZ-PD-017-23

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PZ-PD-017-23: 16 Stipulations

- 5. Landscape and irrigation plans will be required at site plan submittal and shall be in substantial compliance with the submitted PAD document;
- 6. All disturbed areas outside the solar panel area that have been disturbed as part of the construction process, shall be re-seeded with native seed mix, similar in composition to the surrounding Sonoran Desert environment;
- 7. All salvaged plants shall be planted on site to remediate the effects of disturbed areas;
- 8. The proposed Site Plan should have a paved road arterial access to the project from all directions, road access and paved parking lots shall be paved with an all-weather roadway as approved by the County Engineer;

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PZ-PD-017-23: 16 Stipulations

- 9. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance. Refer Pinal County Air Quality Code of Regulations Chapter 4, Article 3;
- 10. All Construction activity must conform to the earthmoving activity requirements in accordance with Section 4-3-160 thru 190 of Pinal County's Air Quality Code of Regulations;
- 11. Half-street right-of-way dedication will be required for SUNLAND GIN ROAD. The required minimum half street right-of-way is Seventy-Five Feet (75') for SUNLAND GIN ROAD along the development's frontage (Western Boundary). Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Statement) for SUNLAND GIN ROAD shall be the responsibility of the applicant;

PZ-PD-004-24, PZ-048-23, PZ-PD-017-23

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PZ-PD-017-23: 16 Stipulations

- 12. A Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIS shall be in accordance with the current Pinal County TIS Guidelines and shall be approved prior to the Site Plan approval;
- 13. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Statement) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 14. All right-of-way dedication shall be free and unencumbered;
- 15. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;

PZ-PD-004-24, PZ-048-23, PZ-PD-017-23

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PZ-PD-017-23: 16 Stipulations

- 16. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a grading & drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to or concurrent with Site Plan approval. The approved Drainage Report and grading & drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area in accordance with the current Pinal County Drainage Manual or as approved by the County Engineer.