Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: NOVEMBER 20, 2024

TO: BOARD OF SUPERVISORS

CASE NO.: **PZ-PD-004-24, PZ-048-23 & PZ-PD-017-23 (SONAK SOLAR)**

CASE COORDINATOR: PATRICK ZAIA-ROBERTS, SENIOR PLANNER

Executive Summary:
Requesting approval of a Planned Area Development (PAD) Severance of the Sawtooth PAD, a rezone of 1,887.5± acres from General Rural (GR), Suburban Ranch (SR), Single Residence (CR-2), Single Residence (CR-3), Multiple Residence (CR-4), Multiple Residence (CR-5), Industrial (CI-2), Local Business (CB-1), and General Business (CB-2) Zoning Districts to Industrial Zoning (I-3) and the Sonak Solar Project PAD Overlay Zoning District to allow for development standards for a Photovoltaic (PV) Solar Energy Facility with battery energy storage for a photovoltaic Solar Power Plant.

If This Request is Approved by the Board of Supervisors:
The applicant will apply for a site plan application and applicable permits under the new development and design standards for a Solar Energy Project with Battery Energy Storage Systems.

LEGAL DESCRIPTION: (Legal on File)

LANDOWNER/APPLICANT: Arnoldo B. Burruel, landowner, Rose Law Group PC and Matthew Pagan – Sonak Solar Project LLC, applicant.

REQUESTED ACTION & PURPOSE: (Three Cases)

1. **PZ-PD-004-24 – PUBLIC HEARING/ACTION:** Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of a Planned Area Development Overlay District (PAD) severance of 1887.5± acres from the existing PAD overlay district established under PZ-PD-052-98 and consistent with cases PZ-048-23 and PZ-PD-017-23 (1887.5± acres), situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-01-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040 (legal on file), located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.
2. **PZ-048-23 - PUBLIC HEARING/ACTION:** Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of an approval of a rezone from General Rural (GR), Suburban Ranch (SR), Single Residence (CR-2), Single Residence (CR-3), Multiple Residence (CR-4), Multiple Residence (CR-5), Industrial (CI-2), Local Business (CB-1), and General Business (CB-2) to Industrial Zoning (I-3) on 1887.5± acres to develop a photovoltaic solar energy facility, consistent with cases PZ-048-23 and PZ-PD-017-23, situated in

portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-01-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040 (legal on file) located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

3. **PZ-PD-017-23 – PUBLIC HEARING/ACTION:** Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of a Planned Area Development (PAD) Overlay District on 1887.5± acres to develop a photovoltaic solar energy facility, consistent with cases PZ-048-23 and PZ-PD-017-23 (1887.5± acres), situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-01-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040, (legal on file) located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

LOCATION: the site is located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

SIZE: 1,887.5± acres.

COMPREHENSIVE PLAN: Current land use designation is "Green Energy Production" approved under the case PZ-PA-003-21.

EXISTING ZONING AND LAND USE: The subject site is currently zoned General Rural (GR) Suburban Ranch (SR), Single Residence (CR-2), Single Residence (CR-3), Multiple Residence (CR-4), Multiple Residence (CR-5), Industrial (CI-2), Local Business (CB-1), and General Business (CB-2) Zone. The property also holds a Planned Area Development Overlay District under the Sawtooth PAD approved under case number PZ-PD-052-98. This subdivision never developed. The property is currently used as farmland, with low density residential communities to the southwest.

SURROUNDING ZONING AND LAND USE:
North: General Rural (GR), Agricultural and Vacant.
South: General Rural (GR), Suburban Ranch (SR) Suburban Homestead (SH)
East: General Rural (GR), Agricultural and Vacant.
West: General Rural (GR), Ironwood Forest National Monument.

PUBLIC PARTICIPATION:

Neighborhood Meeting(s):	October 20, 2022
Agency Mailout	September 12, 2024
Newspaper Advertising:	September 26, 2024
	October 31, 2024
Postcards/Letters:	September 27, 2024
Site posting:	September 24, 2024
	October 30, 2024

FINDINGS/SITE DATA/HISTORY:
The parcels are privately owned and current use of the subject properties is agriculture. All parcels are irrigated farmland and leveled to facilitate irrigation. Nearly all surrounding parcels are currently used for agriculture. There are rural residences located near to the proposed site with low-density residential development to the southwest of the property. This community is known as Silver Bell Estates and was platted in 1974. The entire subject property is currently zoned largely for residential and associated

commercial opportunities in a master-planned configuration under the Sawtooth Planned Area Development.

There are six parcels that are arranged in a largely square configuration north of the East Pearce Road alignment. One 320 acre parcel south of Pearce Rd is incorporated into the project area at the Southern end of the project. To the north of the project lies a fork of two parcels to the North of the project boundary. In the center of the forked properties lies an approximately 192.5± acre area of State Land dividing the northern end of the project area. This area of state land is omitted from the PAD Severance, Rezone, and new PAD Overlay. As such, the existing Sawtooth PAD is expected to persist on the portion of state land property.

Proposed Use:
The applicant is proposing to construct and operate a photovoltaic (PV) solar generation facility with an energy output of approximately 323 megawatts. The project further proposes a Battery Energy Storage System at 162MW. The proposal is intended to interconnect with Arizona Public Service or Tucson Electric Power transmission systems. Within proximity to the project lie two existing Western Area Power Administration (WAPA) transmission lines for 230kv and 115kv service. Tucson Electric Power (TEP) also offers potential to interconnect with the existing 345kv transmission line, and Arizona Public Service (APS) also holds two separate 230kv transmission lines that may provide service to the electrical grid through forthcoming interconnect and line-siting. Similar to many other solar facilities, the main components of the Sonak Solar Energy Center would include the following:

1. PV modules mounted on a single-axis tracking system (323MW).
2. Battery Energy Storage System (BESS) of 162MW.
3. Solar Field Infrastructure Components (Electrical collection systems, Switchgear, Power Conversions stations, inverters, transformers and collection lines).
4. Civil Infrastructure (fencing, access driveways, on-site parking, drainage channels and retention basins, landscaping and Signage.
5. An operations and maintenance building (O&M).
6. Onsite substation.

Flood Plain:
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.

Access:
Access to the Project site would be provided by four access points to be provided along Sunland Gin Rd. Sunland Gin Rd is a section line road, and is identified as a regionally significant route (RSR). The project anticipates increased traffic during the construction phase of the facility, but minimal traffic impacts during operational periods.

ANALYSIS:
Comprehensive Plan
The land-use designation for the project area is “Green Energy Production”. This land-use was approved under the case PZ-PA-003-21 changing the land use designation from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy production.

“Green Energy Production” land-use allows Utility-scale solar farms to support the development of renewable sources to meet local energy needs. The Sonak Solar Project fulfills the goals and objectives

of the Comprehensive Plan as identified within the applicant's narrative. These have been analyzed and shared below:

Sense of Community:
The Sonak Solar project does not alter or reduce the number of urban centers or gathering places in the area. The property itself is designated Green Energy Production as described under case PZ-PA-003-21. The existing surrounding land use designations within 1 mile of the site are Very Low Density Residential (VLDR), Moderate Low Density Residential (MLDR) and Major Open Space. The project demonstrates Sense of Community in the area by recognizing the rural setting of the surrounding communities. The solar project siting places the project half a mile away from the nearest developed residence. Furthermore, the project abuts the Ironwood Forest National Monument, designated Major Open Space and Recreation/Conservation. Placement of this project capitalizes on a corner where more intensive forms of development would face extreme compatibility concerns. The Sense of Community in this area is enhanced by the location of this project.

Mobility and Connectivity:
Sonak Solar Provides adequate connectivity via access onto Sunland Gin Road. This roadway serves as a main access point for the Silver Bell Estates community to Eloy and Arizona City for services. Operation of the solar facility will not have a meaningful impact upon traffic in the region as a result of this development. Rather, due to access onto Sunland Gin Road, roadway improvements may be required at the discretion of Pinal County Public Works as this project advances to Site Plan formal submittal. These improvements will largely benefit the majority of property owners who commute through the area. Namely, residents of Silver Bell Estates.

Economic Sustainability:
Sonak Solar will create operational jobs during the life of the project, and temporary jobs during the construction period of the project. The project has further obligated to interface with local fire departments and colleges for the purpose of expanding training to contribute to workforce development and public safety initiatives. The project goal is to incorporate sources of environmentally sustainable power into Pinal County and the Arizona electrical grid. A significant number of corporate interests based in the U.S. have established green energy standards that establish a percentage of energy sources that need to be sourced from renewable sources on the electrical grid. These companies consider these factors in siting decisions that can lead to later development of economic significance in the county.

Open Spaces and Places:
Sonak Solar is sited with immediate proximity to Major Open Space areas, Riparian areas, and a proposed off-highway vehicle trail. The applicant has obligated to cooperate with the Pinal County Open Space and Trails Department to establish conscientious development of their project with proximity to these features.

Environmental Stewardship:
Sonak Solar has demonstrated significant consideration to environmental impacts that could be introduced through its development. Numerous environmental studies have been conducted to date to inform Project design, including a Critical Issues Analysis, Threatened and Endangered Species Habitat Assessment, Cultural Resources Desktop Study, Wetland Delineation, and Phase I Environmental Site Assessment. The applicant has taken the initiative to coordinate with the Arizona Game and Fish Department to minimize impact to environmentally sensitive species in this region. The project has further committed to cooperating with Pinal County Open Space and Trails due to Riparian areas identified to the Northwest of the site. At the recommendation of Pinal County Open Space and Trails,

the applicant has agreed to restrict development in this area and adapt aspects of the project to protect the Riparian areas found.

Happy, Healthy Residents:
Sonak Solar is a project that seeks to capitalize on green energy measures that promote a cleaner method of powering the growth Pinal County is experiencing. The largest proponent of dissent that staff has observed from members of the public has been the concern that solar should be distanced from residential areas. This project seeks to fundamentally satisfy the concerns that other solar projects have been unable to avoid.

Pinal County has expanded definitions of the Happy, Healthy Residents section of the Comprehensive Plan. Well-designed neighborhoods, housing cost, public services and availability of healthy food contribute to this goal. The project anticipates lifetime tax revenue calculations of $95.4 Million.

Quality Educational Opportunities:
Sonak Solar will create operational jobs during the life of the project, and temporary jobs during the construction period of the project. The project has further obligated to interface with local fire departments and colleges for the purpose of expanding training to contribute to workforce development and public safety initiatives.

Rezone and Planned Area Development Overlay (PAD):
Staff notes the PAD overlay is utilized to make deviations to the Land Use Development Code and to remove incompatible allowed uses within the Industrial Zoning (I-3) District. The only allowed uses within the subject site if approved by the Board is Photovoltaic Solar Generation & Electric Battery Storage.

The following table provides a breakdown of the PAD amended development standards. Development services code for accessory buildings remains the same for the Rezone and PAD overlay.

Table 3. Amended Development Standards

Development Standards	Existing I-3 Standards	Proposed (I-3/Solar PAD)
Minimum lot area	None	N/A
Minimum lot width	None	N/A
Minimum building setbacks	20 feet front setback (with exceptions)	50 feet
	25 feet where development abuts a rural or a residential district:	
	0 feet where development abuts any other district	
Minimum building height	50 feet	The maximum height standard for the Project PV solar facilities, BESS, and affiliated infrastructure is proposed to be 12 feet. The Project gen-tie transmission line structures are expected to be between 90 and 100 feet tall; however, Pinal County Development Services Code Chapter 2.150.050 notes that height limits shall not apply to "electric power transmission towers."
Minimum distance between main and detached accessory buildings	7 feet	7 feet
Buildable area		1,866.6 acres (PAD Overlay District)

Open Space and Trails: The siting of this project includes riparian areas to the northwest of the project. These are the planned corridors that would remain as open space for Pinal County residents to use and enjoy. (Physical, social, historic, environmental) Historic connections are passed on to the next generations by use of these by current residents of the area.

Utilities and Electrical infrastructure: The location of Sonak Solar capitalizes on the existing transmittion lines with Arizona Public Service or Tucson Electric Power transmission systems. Within proximity to the project lie two existing Western Area Power Administration (WAPA) transmission lines for 230kv and 115kv service. Tucson Electric Power (TEP) also offers potential to interconnect with the existing 345kv transmission line, and Arizona Public Service (APS) also holds two separate 230kv transmission lines that may provide service to the electrical grid through forthcoming interconnect and line-siting.

PUBLIC PARTICIPATION:
Staff notes in regards to public participation, a solicitation for comments and questions was offered by the applicant prior to the formal submittal for this project. Letters were sent out to all property owners within the 1,200 feet of the site notifying neighbors of the general description of the request as well as contact information should they have any questions during the process.

Items for Consideration:

- The site is designated as Green Energy Production as per the Pinal County Comprehensive Plan.
- The project as presented does adhere to the main principal of the approved Comprehensive Plan Amendment.
- Said project will not generate significant traffic to impact the roadways and the communities within proximity.
- Applicant has provided a Decommissioning Plan detailing end of life operations.

In addition, postcards were sent out to all property owners within 600 feet of the site notifying neighbors of the solicitation period and providing a general description of the request as well as contact information should they have questions regarding the project. Staff has received two letters of opposition and three letters of support at time of the Planning and Zoning Commission Public Hearing.

The Open Space and Trails division has shared comments detailing expectations for sensitivity to the impacted riparian areas. The applicant has obligated to cooperate with the Open Space and Trails requirements, and has limited development of solar infrastructure in these areas.

Sonak Solar project location falls under the extended planning areas for Eloy. Pinal County has received no letters in support or opposition from the City of Eloy.

The Arizona Game and Fish Department (AGDF) tool was used to determine potential for sensitive biological resources. This report identified a Pinal County Riparian area crossing the project along the northwest corner of the project. Four species of concern (the western burrowing owl, Sonoran Desert Tortoise, California Leaf-nosed Bat and the antelope jackrabbit) are known to occur within five miles of the site. Being primarily used for agriculture, the majority of the site parcels support natural habitats.

At the public hearing, the Board needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this PAD Severance (PZ-PD-004-24), Rezone

(PZ-048-23) and Planned Area Development (PZ-PD-017-23). Furthermore, the Board must determine that this zone change and PAD overlay will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

a. LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
b. PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
c. NEIGHBORHOOD IMPACT
d. FLOOD CONTROL
e. TRAFFIC IMPACT
f. COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
g. BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY:

1. This land use request is for approval of a Planned Area Development Severance, Rezone and Planned Area Development for 1,887.5± acres
2. To date, no letters of opposition have been received.
3. The property has legal access and will be provided at four locations on S Sunland Gin Road.
4. The subject property is currently designated as "Green Energy Production" per the Comprehensive Plan.
5. Granting of the PAD will require, after the time of zoning approval, 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.

RECOMMENDED MOTIONS (PZ-PD-004-24):
*To Approve: I move the Board of Supervisors **approve** Case PZ-PD-004-24 with one stipulation.*

*To Deny: I move the Board of Supervisors **deny** Case PZ-PD-004-24.*

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.

RECOMMENDED MOTIONS (PZ-048-23):

*To Approve: I move the Board of Supervisors **approve** Case PZ-048-23 with one stipulation.*

*To Deny: I move the Board of Supervisors **deny** Case PZ-048-23.*

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

& PZ-PD-017-23;

RECOMMENDED MOTIONS (PZ-PD-017-23):

*To Approve: I move the Board of Supervisors **approve** Case PZ-PD-017-23 with 16 stipulations.*

*To Deny: I move the Board of Supervisors **deny** Case PZ-PD-017-23.*

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;

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;

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;

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;

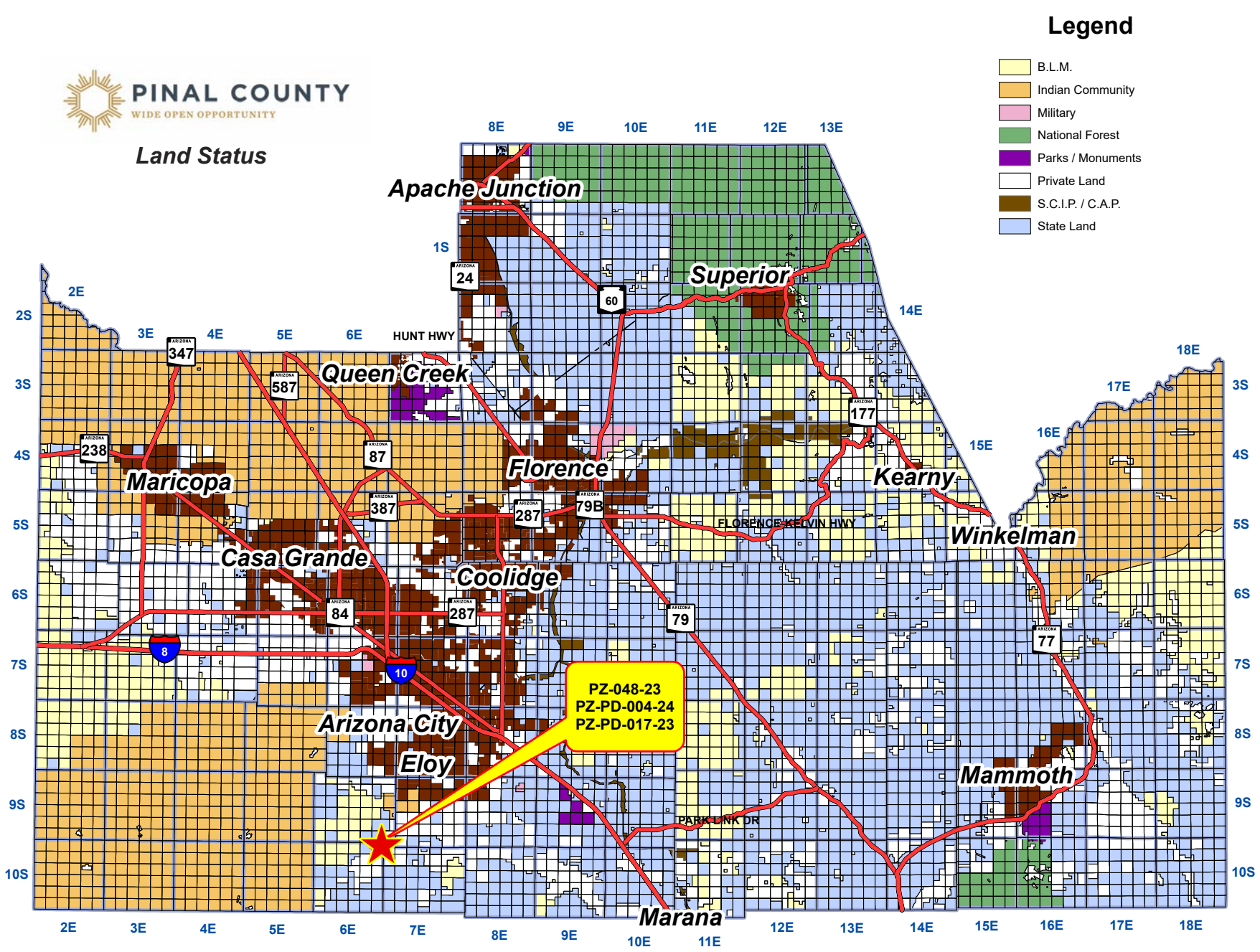
14. All right-of-way dedication shall be free and unencumbered;

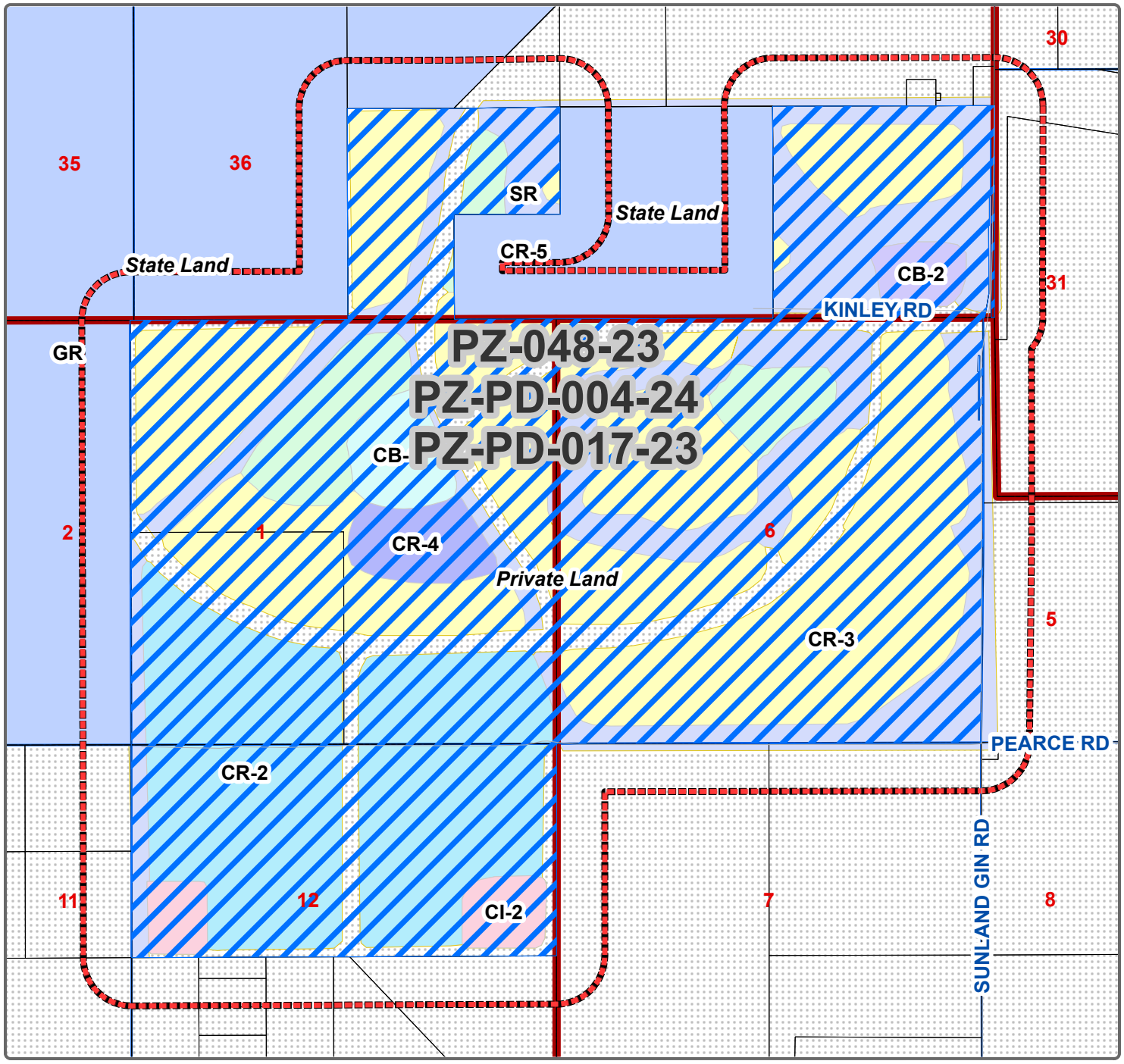
15. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer;

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.

PINAL COUNTY
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Land Status





Community Development

PZ-PD-004-24 – PUBLIC HEARING/ACTION: Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of a Planned Area Development Overlay District (PAD) severance of 1887.5± acres from the existing PAD overlay district established under PZ-PD-052-98 and consistent with cases PZ-048-23 and PZ-PD-017-23 (1887.5± acres), situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-01-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040 (legal on file), located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

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Current Zoning: GR, SR, CR-2,CR-3,CR-4, CR-5, CI-2, CB-1 & CB-2 | Requested Zoning: Rezone | Current Land Use: Green Energy Production

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

SEC 01, TWN 10S, RNG 06E, SEC 06, TWN 10S, RNG 07E
SEC 12, TWN 10S, RNG 06E, SEC 36, TWN 09S, RNG 06E

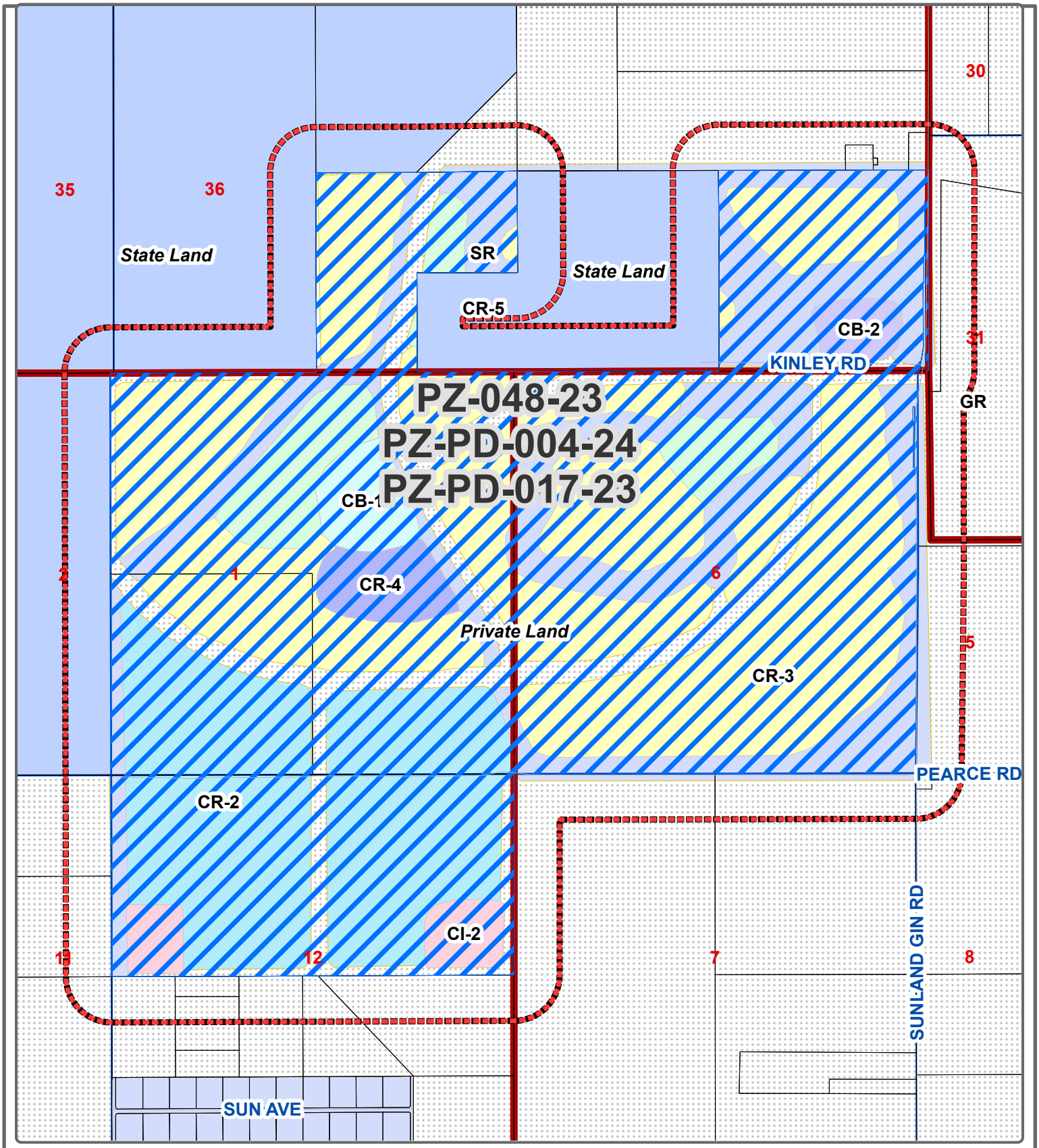
Owner/Applicant: ROSE LAW GROUP PC, AGENT, MATTHEW PAGAN – SONAK SOLAR PROJECT LLC, APPLICANT, ARNOLDO B. BURRUEL, LANDOWNER

Drawn By:	Date:
GIS / IT /SAH	09/23/2024

Section	Township	Range
01, 06, 12, 36	09S, 10S	06E, 07E

Sheet No. 1 of 1

Case Number: PZ-048-23, PZ-PD-004-24, PZ-PD-017-23



Community Development

Owner/Applicant: Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner

Drawn By: GIS/IT - SAH

Date: 09/23/2024

Section	Township	Range
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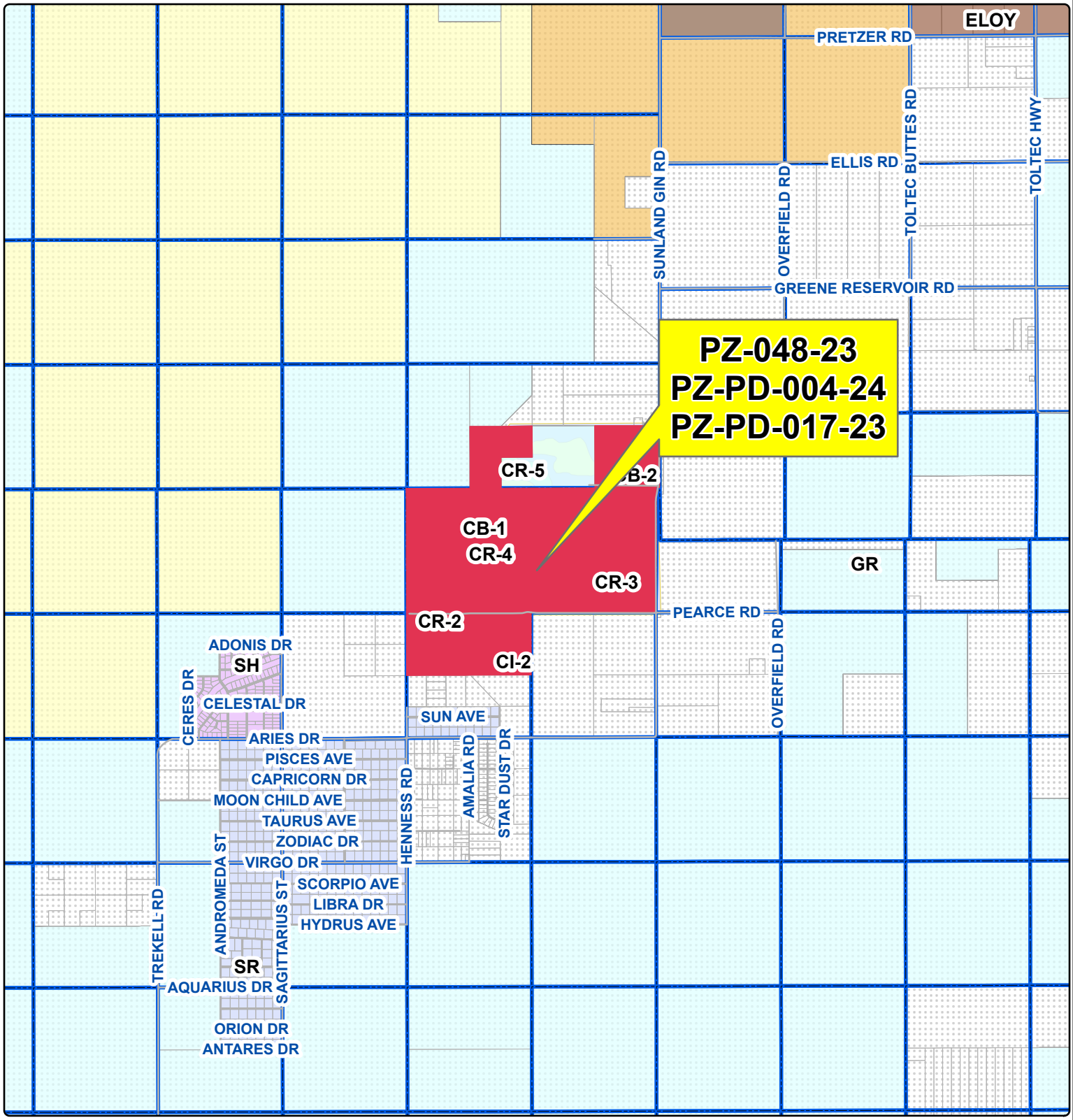
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SEC 01, TWN 10S, RNG 06E, SEC 06, TWN 10S, RNG 07E
SEC 12, TWN 10S, RNG 06E, SEC 36, TWN 09S, RNG 06E

Sheet No. 1 of 1

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Current Zoning: GR, SR, CR-2,CR-3,CR-4, CR-5, CI-2, CB-1 & CB-2
Requested Zoning: Rezone
Current Land Use: Green Energy Production



Community Development

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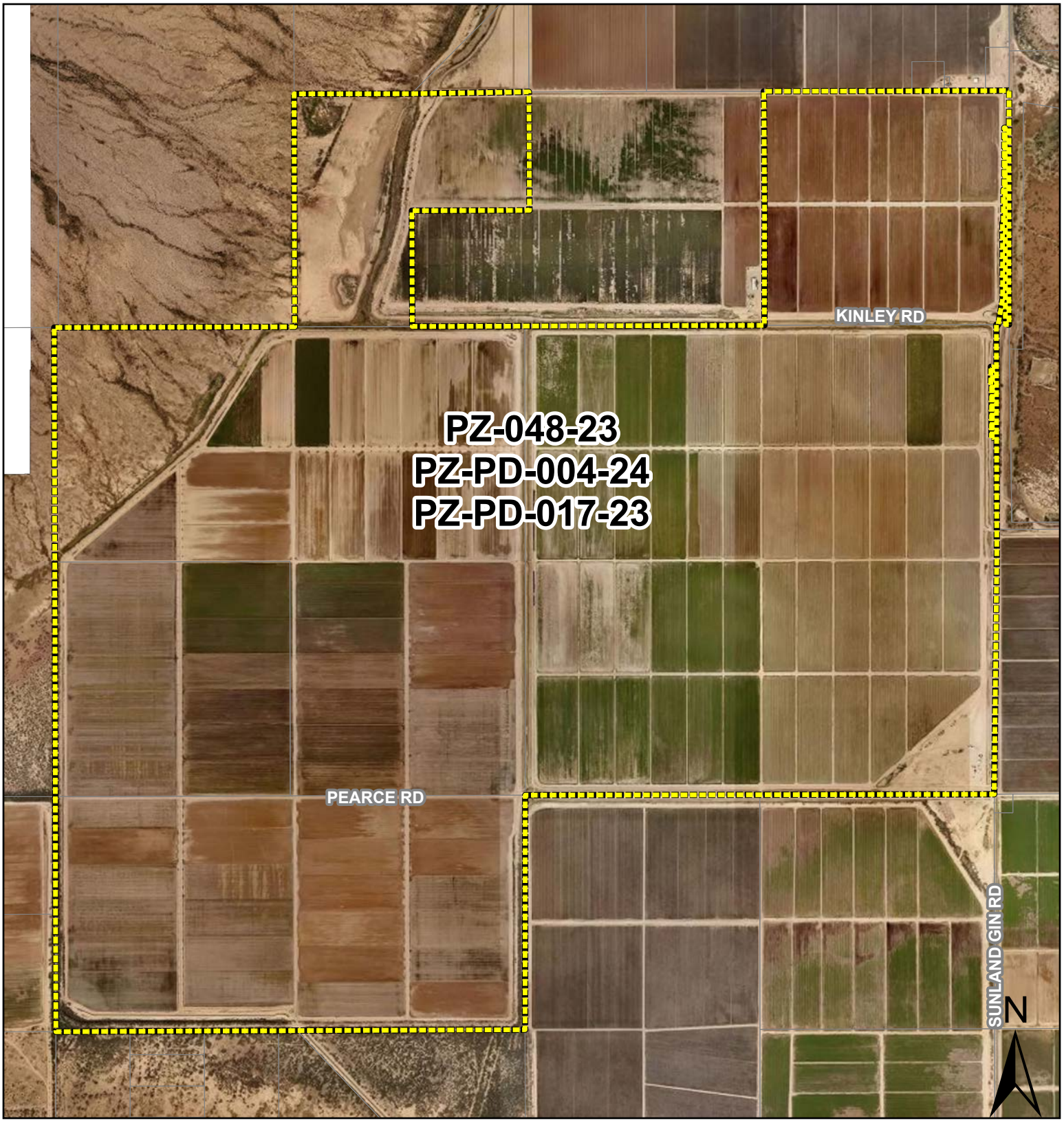
SEC 01, TWN 10S, RNG 06E, SEC 06, TWN 10S, RNG 07E
SEC 12, TWN 10S, RNG 06E, SEC 36, TWN 09S, RNG 06E

Owner/Applicant: ROSE LAW GROUP PC, AGENT, MATTHEW PAGAN – SONAK SOLAR PROJECT LLC, APPLICANT, ARNOLDO B. BURRUEL, LANDOWNER

Drawn By:	Date:
GIS / IT / SAH	09/23/2024

Sheet No.	Section	Township	Range
1 of 1	01, 06, 12, 36	09S, 10S	06E, 07E

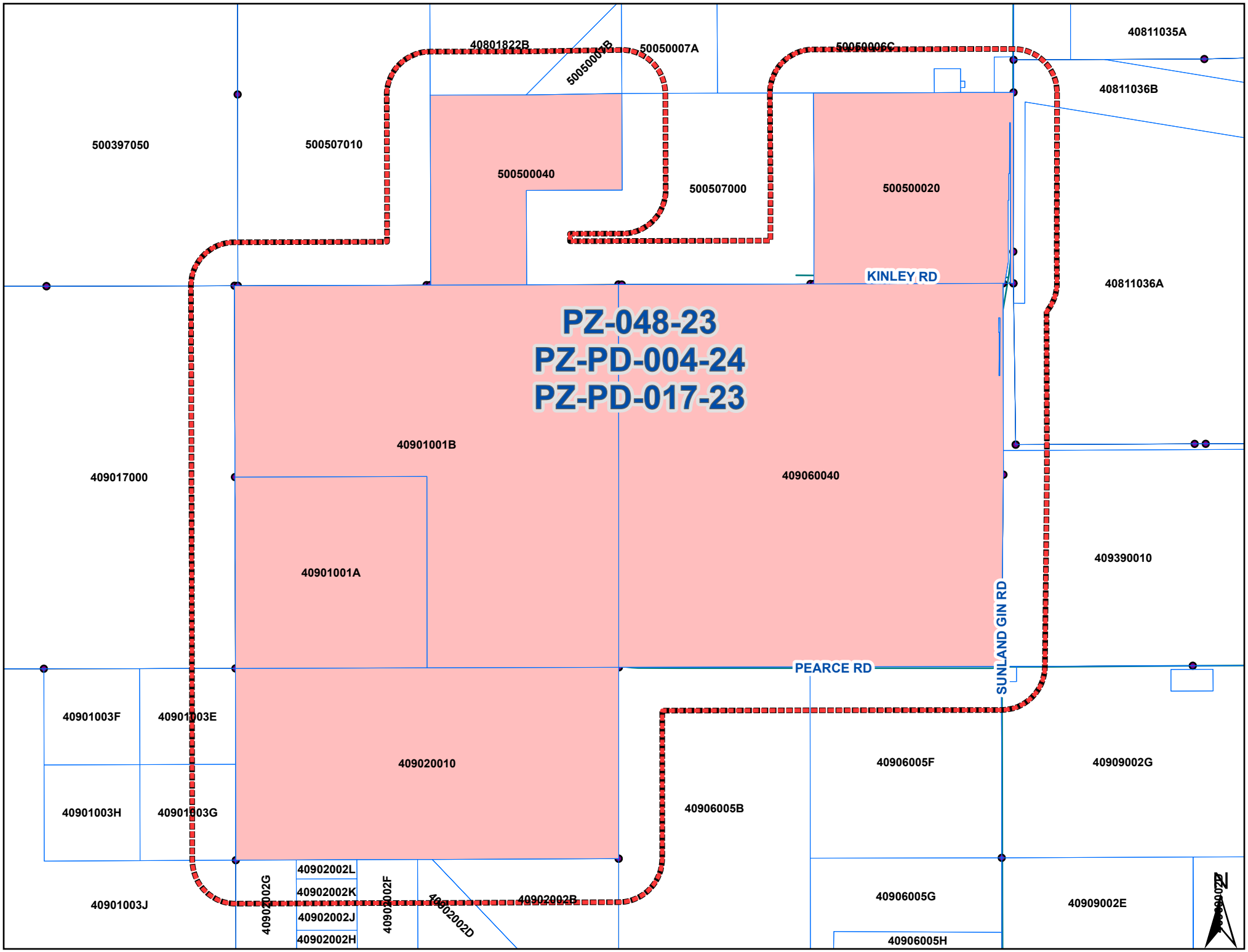
Case Number: PZ-048-23 PZ-PD-004-24 PZ-PD-017-23



Community Development

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

PINAL COUNTY
WIDE OPEN OPPORTUNITY


PZ-048-23
PZ-PD-004-24
PZ-PD-017-23
KINLEY RD
PEARCE RD
SUNLAND GIN RD
40801822B
50050007B
50050007A
50050006C
40811035A
40811036B
40811036A
500397050
500507010
500500040
500507000
500500020
40901001B
40901001A
409017000
409060040
409390010
40901003F
40901003E
40901003H
40901003G
409020010
40906005B
40906005F
40909002G
40901003J
40902002L
40902002K
40902002J
40902002H
40902002G
40902002F
40902002D
40902002B
40906005G
40909002E
40906005H

18 stipulations.

MENNENGA: Second? Second? You good on that?

DEL COTTO: Second.

MENNENGA: Second. All favor?

COLLECTIVE: Aye.

MENNENGA: Opposed?

MOONEY: Opposed.

MENNENGA: Okay, let’s move on to PZ-PD-004-24. Wow, you finally get up here.

ROBERTS: Good afternoon Chair, Vice Chair, Members of the Commission.

MENNENGA: There we go, cool.

ROBERTS: With your permission, I have some handouts to provide to the Commission regarding this case. Good afternoon Chair.

MENNENGA: So, just quick clarification, there are three cases on this, three –

ROBERTS: That is correct.

MENNENGA: Okay. All right, thank you.

ROBERTS: Yes, Patrick Zaia-Roberts, Senior Planner here to present on Sonak Solar PZ-PD-004-24, PZ-048-23, and PZ-PD-017-23. So this is a proposal for three cases, a PAD severance under PZ-PD-004-24. This will be removing 1,887.5 plus or minus acres from the existing Sawtooth PAD under PZ-PD-052-98, and that Sawtooth PAD will retain 192.5 plus or

minus acres of land that lies outside the project scope. There is a rezone component that will redesignate PZ-048-23, that 1,887.5 plus or minus acres from GR, SR, CR-2, CR-3, CR-4, CR-5, CI-2 and CB-1 and CB-2 to I-3. And the final component of this will be PZ-PD-017-23, which is a planned area development overlay request for 1,887.5 plus or minus acres, which will allow solar and BESS uses, and restrict all other industrial uses on the property. So this property is west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County. The owner of the property is Sonak Solar Project LLC, Matthew Pagan representing from Elel North America Inc, and the applicant on file with this case is Rose Law Group, P.C. This is a list of the parcels involved in the project, 409-01-001A – six total parcels under consideration. This is a map of the County showing the location of the property south of Arizona City and Eloy. This is a vicinity map showing the surrounding zoning and neighborhood near the subject property. As you can see, that SR community to the southwest is the Silver Bell Estates subdivision. This is an aerial showing the layout of the proposed solar field. And a zoning map showing the existing, largely the existing Sawtooth PAD being removed from the subject area. My clicker stopped working there, if you could advance that Monica. Thank you. Yeah, okay. So some additional details regarding the project. The capacity

proposed for the solar field is 323 megawatts of photovoltaic solar project with battery energy storage of 162 megawatts. The components of the development will be for a solar field, including photovoltaic modules, electrical collection system, site substation, a battery energy storage system, operation and maintenance building and associated (inaudible) infrastructure. The property is proposed to incorporate a gen-tie with a couple different potential buyers. Western Area Power Administration (WAPA), Arizona Public Service (APS), or Tucson Electric Power. The current site is agricultural land. All parcels are currently farmland. All these properties have a flat topography. And the Arizona Game and Fish Department reported a riparian habitat to the northwest of the site. The project abuts the Sawtooth Mountains, designated a major open space. There's a Low Density Residential community approximately a quarter mile to the southwest, which is the Silver Bell Estates community. This is a map of the Comprehensive Plan designation. It is currently approved for Green Energy Production as approved under PZ-PA-003-21. You can all see the surrounding Low Density Residential to the south, west and – or sorry, south and east, and the major open space to the northwest. This is a preliminary site plan provided by the applicant showing the layout of the proposed solar field. They're proposing access onto the site via Sunland Gin Road. And you can see in the

northwest corner there along the perimeter is the farmland. They have left that area largely undisturbed in order to accommodate the riparian areas that staff has identified as a concern. These are some site photos looking north and south on the property. And east and west on Sunland Gin Road. This is a map of site postings provided in the area as required by County provisions. The red dots indicate large broadcast signs, the small blue dots indicate small notice signs. So some staff findings. Sonak Solar largely upholds the pursuits and goals identified in the Comprehensive Plan designation. The project proposed incorporate operational jobs over the project lifespan. Traffic impacts are predicted to be minimal as a result of the development of this use, and the riparian corridor has been identified to north of this property and the applicant is cooperating in buffering the site to prevent encroachment of solar into wildlife corridors. So we did receive one letter of support from Jeffrey Heaton, Jr., the Fire Chief for Arizona City Fire District, on the basis of incorporation of advanced safety protocols, provision of specialized training to responding agencies, enhanced economic resilience and energy reliability. That’s one of the handouts that staff provided you just now. We also received - and I apologize, we’re going to have to amend this slightly because I received additional letters of support here at this meeting, but one letter of support from the north property owner

indicating active farming of the property to the north of the subject site, low water use, compatibility of solar, and solar is less intensive than the master planned residential zoning currently applied. So that was the opinions of one supporting member. And then at time of creation of this presentation, we do have two letters of opposition; however, both of those members have rescinded their opposition letters. One of them has provided the additional support letter that I provided to all of you. That is (inaudible) Wade, and he had detailed that a number of his concerns had been addressed regarding line siting. Matt Pagan here can speak a little bit closer to that, he's the applicant for the project and spoke with Mr. Wade at length regarding his concerns. The additional letter of support was received from the second member listed on this, and that is Glynda. And just to summarize her letter, she had mistaken the direction of the transmission lines, location of battery storage, and feels like a number of her concerns were addressed and therefore would like to rescind her letters of opposition in favor of support. I received this at the beginning this meeting. Unfortunately, Glynda couldn't stay for the duration. Additionally, staff also received two letters of opposition at the beginning of this meeting, one of which is a member of the public is still here and will speak on that. But to summarize the other letter, there is a concern over the loss of agricultural land, concern regarding

urban growth, commercial development, families unable to sustain farms because of economic factors, detrimental change to the character of open fields and farmland, enormous (inaudible) that will blight the rural area. Impact to our personal property and possible property value. There's a concern that there maybe glare coming off the panels that may affect their enjoyment of their property. And then danger of fire in emergency situations from (inaudible) batteries. And concern regarding emergency responders and response times. So this case has three total cases as components. PZ-PD-004-24, with one stipulation recommended, PZ-048-23 with one revised stipulation recommended, that's the revised staff report I handed to all of you a few minutes ago, and PZ-PD-017-23 with 16 stipulations. And I'll go ahead and read out the revised stipulation for PZ-048-23. The stipulations enumerated herein pertain to the area described in cases PZ-PD-004-24, PZ-048-23 and PZ-PD-017-23. And I apologize to the Commission, those had the incorrect case numbers originally. At this point, does the Commission have any questions of staff?

MENNENGA: Questions?

HARTMAN: Vice Chair?

MENNENGA: Commissioner Hartman.

HARTMAN: Chairman. Is this area in a floodplain? I see Zone X, is that a –

ROBERTS: It is not. So according to FEMA

floodplain analysis, it does skirt the property. The flood zone does not incur on the farmland.

HARTMAN: Interesting. So if it was in a floodplain, would that impact the building of solar?

ROBERTS: It could have potential ramifications for placement of the solar panels. They may have to perform additional CLOMR and LOMR requirements as it goes forward to site plan review to ensure that those flows would be redirected off the property.

HARTMAN: Got you. But it is zone – it is out of the out of the floodplain.

ROBERTS: Out of the flood zone, currently designated Flood Zone X.

HARTMAN: Okay, thank you.

MENNENGA: Anyone else?

SCHNEPF: Question. With the paper here that you provided from the Arizona City Fire District, I'm assuming that in the support of this they are well aware and are capable of this being zoned, and they can take care of any potential problems.

ROBERTS: That was my understanding of that letter of support, was that they – Enel has provided additional training to their fire team to be able to respond to these kind of developments accordingly.

SCHNEPF: Okay, thank you.

MENNENGA: Commissioner Mooney. Just for the clarification on the case numbers that you stated, so in the paperwork that we received it lists PZ-044-22, and so that would be PZ-048-23, and PA-PD-017-23 instead.

ROBERTS: The stipulation is revised as written on the board here. PZ-PD-004-24, PZ-048-23, and PZ-PD-017-23. The original stipulations (inaudible) were for the prior case.

MOONEY: All right. Okay. Thank you.

MENNENGA: And the applicant. Signed in?

RICH: I signed in, I know the drill. Good afternoon Mr. Chairman, Commissioners, my name's Court Rich with the Rose Law Group. I have a presentation, and maybe I can grab the clicker from you. I don't know if she said it was still working. So I'm honored to be here today on behalf of Enel. They're a world class developer of these types of projects, and Matthew Pagan who's with me today, is their business development leader on this project. And I think - I'll talk a lot about it, but you'll hear, and I think you already started to hear, their commitment to the community. I mean I've had a lot of cases here and usually if you have opposition, you have opposition. But Matt has spent hours and hours talking with people, clearing up misinformation, and you had, you know, people that have changed their mind and said oh, I didn't know that, I didn't understand that. Thank you for sitting with me. I think he was with some neighbors in

their living room for four hours last night explaining some of the details and going over it and they, you know, when getting the facts straight have been supportive. And so we're really excited about that. Let me start, this is a little different than some of the solar cases you've heard recently. I know, you know, the last hearing you had the special meeting on the Major Comprehensive Plan Amendments. Well this already went through that process. So a few years ago, the County looked at is this area right for solar, and said yes, and adjusted the Comprehensive Plan for Green Energy. And so this is the next step. You know, you all said, and the Board of Supervisors said, yes, this is the right area, so now we come in and we plan it and we put some more specifics behind that. And so since that time, Matt and his team have been up to a lot, and I just want to kind of catch up with the County on what they've done after getting that first step. They've moved forward with interconnection studies, they've paid interconnection deposits - these are millions of dollars of investment in the project, by the way - submitted applications, negotiated interconnection agreements. They've done geotechnical studies, glint/glare reports. They filed what they call a 10 year plan that's required with the Arizona Corporation Commission. They've done a lot of environmental work, community engagement - I mentioned some of that already - prepared this zoning submittal for you all. And they've

moved forward with the land acquisition with the owner, and the owner's here today and can talk to you about why he wants to do this on his property also. So I think we've touched on some of this in the past with you all, but you know, you're seeing a lot of solar projects, right? Why in the world are we seeing so many? Arizona needs power, Pinal County needs power. If you look at, this project is aimed at either APS or TEP, but the three major utilities in the state, APS is projecting a 40 percent load growth. They need 40 percent more power just over the next few years. SRP is talking about doubling how much power they need, and TEP is looking at 20 percent increase just over 15 years. So in order to keep growing, in order to keep having economic development, we need power. And why solar and why batteries? Well, they're the least expensive way to do that right now, and so that's why the utilities, the Corporation Commission says go, you know, solve these problems and this is the least expensive way to do it. So that's why we're seeing so much. Now, the current zoning on this site, the Comprehensive Plan has been changed to allow for the solar project, but the current zoning still is this large master planned community that calls for 6,700 homes. That's a lot of water use, that's a lot of traffic, that's a lot of change in that area. And I think you've heard a lot from different communities, we've got a lot of support in this community, where they look at the option between, you

know, solar that creates no traffic, no issues, or, you know, these large master planned communities that use water and create a lot of change, and they're liking the preservation of the rural character that the solar allows them to maintain. And so we - I'll take you through some of the benefits of the project and then I'll try to wrap up. I know we've been here all day. So first of all, number one, the most obvious benefit is a dramatic reduction in water use. Right now it's farmed, and so we're going to use a lot less water than that. The current plan that was in place was for all those homes I just talked about, we're going to use a tremendous amount less water than that. Here's some statistics just on the acre feet per acre on average for different types of use, just to really put it in perspective. You know, if you were growing cotton, it's roughly four and a half acre feet per acre of water per year. Some of you would know better than me on this, but I see some of you shaking your head maybe. The average of all crops in Arizona, 4.2 acre feet per acre for a year. Residential communities use about one and a third, or give or take, acre feet per acre per year. And solar is like .1. So just trying to drive home the point this is a good use in that area, and we have the support from the neighbor to the north who is a farmer himself who likes that this will be reducing the drain there. So there's local jobs. Up to 303 local construction jobs will be created during the construction

period, up to 16 local long-term jobs. Only 3 to 6 of those will be onsite, which I think is good for the community. There's no traffic created, but there are some job opportunities there. And there's 27.9 million in local earnings is what the economists call it, but that's like wages paid to folks that will work on this project over the life of the project. So that's a lot. There are - this will, obviously there will be property taxes imposed on this project, and those will benefit a lot of the special districts, including the County. There's some of the numbers there. You know, the big winner here will be the Greene Wash Flood Control District, they're going to get $44 million over the life of the project. The County will get 11.6 million. You see some of the school districts there, also big, big recipients of the benefit of the tax generated by this project. I mentioned it's going to maintain the rural character of the area. They're also preserving a lot of space where the panels won't be provided in those yellow areas there, that's about 85 acres that won't be disturbed as a result of this project and the new plan that's being put in place here. Talked about already, you know, there's no traffic, there's no noise. They pay all those taxes, but they don't require city services. They're not sending kids to school, they're not, you know, no one's calling the police for domestic disturbance. There's no library that needs to be

built to serve them. They pay taxes, but don't drain anything from the County. We've really worked hard with the local fire district and are really excited to have the letter from the chief. I know what really struck me is he called it a model of responsible energy development. Fire districts and fire chiefs around the State are getting more and more comfortable with this and Enel using the best and most advanced technologies, which made the fire chief very comfortable. And Matt and his team have gotten really involved locally already. They were a sponsor of the fair, they're doing some stuff in Arizona City with the fire district right now, sponsoring their trunk and treat and look forward to being a part of the community. So just wrap up. It's consistent with the Comp Plan, as I mentioned already. And just to put a map on it, you'll see that area in the green, our closest neighbor to the north wrote a letter of support and is supportive of the project and we're really excited about that, along with several folks in the community to the south. So I think that's all I've got. I'm happy to answer any questions you have. Like I mentioned, you know, there is a lot of misinformation from time to time about solar. I don't know - I know we have some supporters here. If anyone gets up and says anything, I'd love to reserve the chance to come back and try to correct the record and answer questions then too, if necessary. So thank you.

MENNENGA: Questions?

MOONEY: Just one, if I may. What is the life of the project?

RICH: That's a great question. Thank you Chairman, Commissioner. So generally they think of 30 years as the life of the project, give or take.

MENNENGA: Anyone else? Commissioner Klob.

KLOB: Thank you for your presentation. Can you go back a couple of slides that shows - that slide right there. So normally on these types of projects, I have some challenges with these rezoning that go on three sides of an adjacent property, and kind of what that property owner, you know, is going to do, will do, can do, and kind of an unfair encumbrance in a normal situation. I realize in looking at this it's State Land, but it also already has the overlay for the master plan. How does - and I know it's outside of this zoning, but I think it affects here, could this, I guess in theory be developed into a little mini residential development that has this solar wrapped all the way around it?

ROBERTS: Commissioner Klob, I can probably answer that question. So initially staff had requested that Rose and Enel bring in that component to eliminate the entire Sawtooth PAD. They reached a constraint where it's State Trust Land, they can't do that without permission from State Land Department. They were not willing to partake in this project.

So ultimately they can't be held to removing that portion since they own that component. Now the existing Sawtooth PAD, while in theory still existing, loses a number of its infrastructure requirements, roadways, means of access to the property to be able to develop. So to see that develop into the Sawtooth PAD would be impossible.

KLOB: Okay. I was just concerned about it, you know, if it ever were to be developed, then you got a dozen homesites or something that are surrounded by a solar farm, so –

RICH: And Mr. Chairman, Vice Chairman, I think yeah, I appreciate you pointing out or getting us to the point where we recognize, that's State Land, so it's not a private owner in there. And in fact, the owner - underlying owner of the private land is also the lessee on that State Land right now. And so there's been coordination with the State throughout the process. They're, you know, they've got notice of this, they understand what's happening here.

KLOB: Okay, thank you.

MENNENGA: The State Land won't lease that, then, evidently. Because they did a big lease north of Florence here, so I'm just curious actually. So when was that attempt made to lease that from the State Land Department?

RICH: Mr. Chairman, I think the acreage of the private property was enough to provide the megawatts that are

needed for the solar project.

MENNENGA: Okay. And any other questions? Okay, thanks.

RICH: Thank you.

MENNENGA: Let’s open the public hearing portion for all three cases, PZ-PD-004-24, PZ-048-23, and PZ-017-23. And you’re there.

THRONSON: Okay, Sue Thronson.

MENNENGA: Have you signed in?

THRONSON: Yes.

MENNENGA: And name and address.

THRONSON: 14367 Taurus, Silver Bell. It’s my contention that by changing the zoning, this project becomes a potential public safety issue. Sunland Gin Road is the only ingress and egress from Silver Bell Estates and properties off Aries. As stated in - there are no other feasible options to lose that subdivision. From the submittal, they said that weather - while local roadways in the vicinity of the project site have not been recently affected by long term closures due to washouts caused by heavy rainfall during extreme events, the area is prone to flooding during tropical storms, winter rains and summer monsoons. Flooding risks are mitigated through natural and human made earth drainage channels, washes and channels. Future extreme precipitation events have the potential to disrupt the delivery of the components to the

project site. Well these are some of the pictures from the flooding and Sunland Gin. The road gets closed. You can't get out, you can't get in, you can't get emergency in or out. We're trapped. So if there were to be a BESS fire, and even if it was dry ground, we have to drive through Sunland Gin, there's absolutely no other way to get out. There are some dirt farm roads, but they loop around and come right back into the heart of the project. So the next problem is the wind. We get gusty winds, microbursts, dirt and dust devils, dust storms and an occasional tornado warm storm. The original application from, I think it was '22, state – they included a map of buffer zones, and if there was a BESS fire releasing (inaudible) –

??: One minute remaining.

THRONSON: - of the neighborhood is within the stated buffer zone, depending on the wind direction and speed. Once again, no way to get out. So I guess I'll skip the fire stuff, but they stated the project site is outside of the fire districts. And now we have a letter. But the problem is, each one of those fire districts, Eloy, Arizona and Avra Valley, are all tiny little departments. What if they have an accident or fire someplace else? Not to mention they're 20-30 minutes away to get to us. It's not like they're next door. So the biggest problem that they're finding nationwide and worldwide, is grid scale lithium battery fires, they're going

to happen unless developers stop ignoring the safety problem. And part of the safety problem is that nobody is saying that these units can spontaneously burst into flames.

??: Time.

THRONSON: That's well-established. Can I continue, because I'm the only one here. And that there is no discussion or even recognition of fire threats –

OLGIN: Ma'am, please finish up, there's three other people behind you.

THRONSON: Okay. By the facilities. So I couldn't find in the 591 pages anything about the potential risk.

MENNENGA: Thank you. Any questions?

??: Thank you.

MENNENGA: Next please. Anyone else to speak? Signed in?

BARRIOS: Not yet, about to. Mikayla Barrios, 1664 Florence. I'm definitely in favor of having a solar farm. Currently, it will take 30 to 40 minutes to get a fire truck, no matter what we do. A sheriff, border patrol, anything else. So that conversation is irrelevant. That solar farm is in the middle of nowhere by itself. Just like a Tesla, the fire department will have to let it burn, whether it's your house or a field. Solar panels do not increase temperatures, do not create tornadoes for that matter. I've already searched the studies from the Arizona State University. What

they will do is cool the temperatures underneath, bring back local flora also return the soil from the dust crap that it is. It has been over farmed for a long time. The stopping of farming for 30 years will do nothing but improve the soil in that area, and life for the wildlife. In my opinion, it's quiet. It doesn't commit murder. It doesn't leave trash like it's been left by the people here. And it also doesn't kill, steal or do anything but sit there and create energy. So in this case, voting for possibly residential, which is a traffic nightmare, one road in/one road out. Schools, busses, they already take 20-30 minutes to get out here. I don't think it's going to be a problem for them, they've been waiting for 30 minutes to get off the bus anyway. So at this point, considering those residents are literally retirees or families with young kids who are willing to muster, either hauling water or being on the grid. Good for them. They bought there for a reason, to be left alone in the quiet. To see some solar panels for about maybe 30 seconds along the road on Sunland Gin, is not a problem in my opinion. Eleven Mile Road already has some on there. I don't find them that obtrusive to my view. It's open field until you see a mountain. (Inaudible).

??: Time.

MENNENGA: Thank you. Questions? Anyone else?

CLEMENS: I am not signed in.

MENNENGA: Well get to working.

CLEMENS: Yes sir. All right, my name is Will Clemens, 9887 West Pacifico. I'm the current farm manager of the solar site, and I just want to echo a couple of points made by the Rose Law Group. We, this year we used just shy of 4,000 acre foot of water on the farm between January 1 and September 15th. That's millions and millions of acre feet of water delivered, which by retiring the usage will help the aquifer, it will help the other farms around who actually farm better dirt. And another thing that excites me about the project is the jobs that are provided. I will be putting my name in the hat for the job on the farm, and yeah, I think that's all I wanted to share.

MENNENGA: Thank you. Questions? Anyone else?

BURRUEL: Once again, not signed in. My name is Arnold Burruel, I'm the owner of the farm. And instead of giving a talk about positives and pros and cons, I just – oh, by the way, Arnold Burruel, 14155 North Bucket Road, Marana, Arizona. To the flooding issue that you had brought up. I sit on Greene Wash Flood Control District as well. We've made some moves down there. We were repairing some large levees constantly that were holding water back, but when they burst, we would have really, literally millions of acres of feet of water that would come down and flood the area. We quit repairing those levees. My farm has two major channels that

go through it that convey the water through in a time of heavy rains. Instead of having the water sit on the farm or stacking it up uphill from us, we drain it through. We have not flooded in over a decade now. So that - you can put that to rest on that. As far as the area goes, I can echo what was said, very quiet, out in the middle of nowhere, about ten feet from where Christ lost his shoes. Nobody's going to miss that place. I'm serious. The dirt is Gaston clay loam. If you go down to NRCS or you talk to some hydrologist, you'll find out that that's probably the worst soil to farm in the world. It really is. Retiring that farm is not going to impact the agriculture industry one iota. The farm is so tough to farm that we have converted it to a Bermuda production farm. We grow hay, both in Marana and up in Eloy, and we can't get alfalfa to last half a season on that ground. So we converted it to Bermuda and that's our shtick, that's what we do. But we have other places we can go, other places we can farm. In fact, we are intending to use the revenue from this farm to buy a couple of other farms that we've had our eyes on for a long time. So that's all I've got to say, I think it's a great project. I also sat on the Trico Electric Board, I know how short we are for energy in this State. I know all the industries that want to move into this State, they want to use clean green energy, which is a positive for us, and these are industries that want to come in –

??: One minute left.

BURRUEL: And they create wages and help our communities. So I hope you approve this project. Thank you.

MENNENGA: You know, being from the Midwest, we call Bermuda crabgrass.

BURRUEL: We call it a weed, unless I need to (inaudible) and sell it.

MENNENGA: Thank you sir.

KLOB: My landscaper tells me you can grow it on concrete.

MENNENGA: Anyone else to speak? Okay.

SANDERS: I have signed in. My name is Blue Sanders, I actually live 14761 West Libra Drive, Eloy. My address in Eloy, I live in Silver Bell Estates. I'm born and raised in Silver Bell Estates. I have driven Sunland Gin everyday of my life for over 50 years. I've been past this proposed site. I have already seen light pollution from Arizona City, Casa Grande, Maricopa. You can see it more now than when I was a kid. I used to be able to see the Milky Way much clearer. To have that many houses there, like some people have iterated, it would remove all of the country aspect of Silver Bell Estates. Converting it to solar for the next, they said, proposed 30 years, that would be a much better neighbor. As it is right now, there's a large section of Sunland Gin Road from just south of Arizona City to Skydive

Arizona's site, Eloy is terrible at maintaining. You can't drive it over 30 mile an hour without beating yourself to death. And not having more residents beat up a road that's already tore up, is a plus. Arizona City just redid Sunland Gin Road, it's still only one lane and it can't handle all the traffic already. Sunland Gin and I-10 can't handle the current traffic. To add that many houses, close to 7,000 residents, there's no way that it's capable of sustaining that. So this is a much better neighbor to have, in my opinion, and I've been there my entire life. You know? I'm also not concerned with the aspect that there's only one road in and one road out. If there is any emergency, we've already had floods that'll knock us out for 3 to 5 days of having Sunland Gin Road down. So if there was a situation that might block or impede access to our single route for 12 or 16 hours, it's really not that big of an inconvenience to us that have being out there forever.

??: One minute left.

SANDERS: So that's all I had to say. Thank you.

MENNENGA: Thank you, any questions? All right. Good deal. I agree with you all. Silver Bell is in the middle of nowhere. Somebody wanted me to build a house out there once and I drove out there, I'm like, I think I'll pass. Okay, any responses? One more, I'm so sorry.

BLAKE: I'm not signed in yet. I'm Shawn Blake, of

1664 Florence, 85122. All right, I won't beat any horses anymore with all the pros. I would like to actually echo what Mr. Sanders had to say, I didn't even consider the light pollution. And he's definitely right about the light pollution coming from AZC and CG and Marana. I would hate to see even more light pollution. Thanks for the very good point. Just to echo that sentiment, I'm all for it. I would much rather have solar panels, they'd make much better neighbors than, you know, lots of houses and people and light pollution. Thank you.

MENNENGA: Thank you. Okay. Anyone else? Anyone else? With that, we will close the public hearing on case PZ-PD-004-24, PZ-048-23 and PZ-PD-017-23. Response.

??: (Inaudible) one more comment?

MENNENGA: No, I'm sorry, public hearing's closed.

RICH: Mr. Chairman, Members of the Commission, I actually don't have much to say. I think I would just add one thing just to underscore. When this project develops, they will be making improvements to Sunland Gin Road as a part of this, and I also know that the County has plans to do some improvements through there to deal with the flood situation as well. And so, you know, this isn't obviously going to impact the rainfall and those types of things, but we will be doing things to make the roadway better in the future and so is the County. So hopefully that's good. And I really appreciate,

we had three folks from the community here, there were three earlier that had to leave, and that kind of support, I hope, lets you know that the community is supportive. So thank you.

MENNENGA: Thank you. Okay, back to the Commission. Concerns, comments, questions, motions.

MOONEY: Just a question, if I may.

MENNENGA: Yes ma'am. Commissioner Mooney.

MOONEY: Sorry. I'm sorry, it was for the presenter. I ask this question every time solar comes before us, but everybody's concerned that we need – you said in there Arizona needs energy, but there's no guarantees in here that it will actually stay in Arizona.

RICH: So Mr. Chairman, Commissioner, I guess, I think I can tell you that there are in a sense, in that they're going through the interconnection process, which is how you connect to the grid and the two utilities that they're talking with are APS and TEP, both Arizona utilities. So that will be the – those will be - one of those two entities will be the ones getting this electricity. From there, I mean physics, you know, the grid, like it could go wherever, but it will be - it's not getting shipped to California for someone in California to buy if that's, you know, that's always the concern.

MOONEY: Thanks.

MENNENGA: I have another question, maybe someone -

we approved another big solar facility in Silver Bell, is this similar to that or is that one under construction? Or where is that project at?

OLGIN: Chair, Vice Chair, it's Arizona City Solar, it's north of this one.

MENNENGA: Okay, we approved some south of it, right, south of Arizona City. But then we approve – didn't we approve a big project by Silver Bell, or is this the same project?

RICH: Mr. Chair, this may be, the Major Comprehensive Plan Amendment from a few years ago, you may be thinking of that.

MENNENGA: Okay, okay, I gotcha. I understand. All right. Okay, what's your pleasure? Don't all jump in at once. Come on, it's late in the day.

LIZARRAGA: I'd like to make motion.

MENNENGA: Please do.

LIZARRAGA: For approval of PZ-PD-004-24 with one stipulation. For PZ-048-23, with the one stipulation –

JOHNSON: Excuse me, I'm sorry Commissioner Lizarraga. Commissioner Lizarraga, we're going to do these one at a time. One case at a time. Sorry to interrupt.

LIZARRAGA: All right, I'm going to make a motion to approve this and send it forward, PZ-004-24 with one stipulation.

MENNENGA: Second?

KLOB: Second.

MENNENGA: All in favor?

COLLECTIVE: Aye.

MENNENGA: Opposed? Next one.

LIZARRAGA: I move that we approve and send to the Board PZ-048-23, with the one stipulation.

HARTMAN: I'll second.

MENNENGA: All in favor?

COLLECTIVE: Aye.

MENNENGA: Opposed? Next one.

LIZARRAGA: I move that we approve PZ-PD-017-23 with the 16 stipulations to the Board.

MENNENGA: Second?

KLOB: Second.

MENNENGA: All in favor?

COLLECTIVE: Aye.

MENNENGA: There you go.

RICH: Thank you.

MENNENGA: You got it. What else we got here? Bylaws discussion. Nah, I don't think we're going to discuss that today, unless it's absolutely necessary.

KLOB: I'd like to.

MENNENGA: Okay, briefly.

BILLINGSLEY: At our last meeting two different P&Z

October 16, 2024

Pinal County Planning & Development Department
P.O. Box 749
Florence, AZ 85132

RE: PZ-048-23; PZ-PD-017-23 **Objection**

To Whom It May Concern:

We operate a horse breeding/training facility within one-half (1/2) mile of the site for the proposed development of a photovoltaic solar energy facility and we object to this planning application for the following reasons:

1. The loss of good quality agricultural land. Instead of losing this fertile land, perhaps the developer should look at poorer quality land for the project. We are already losing a number of farms for various other reasons – urban growth, commercial development, families unable to sustain their farms because of economic factors, etc. Losing this farmland would be waste of valuable natural resources.
2. Detrimental change to the character of open fields and farmland. The solar farm will dominate this area and change the countryside. This will be an enormous installation that will blight this rural area.
3. Impact on our personal property and possible property value. Having this large of a solar farm within such close proximity will surely have an impact on our property. Looking at a sea of solar panels instead of farmland will most likely decrease the value of our property. It is unclear and there are no assurances that the glare from these panels will not affect our ability to enjoy time outside or the effect this glare may have on our horses. Remember, we are not discussing a small acre of solar panels, but over a thousand (1,000) acres of solar panels.
4. Danger of fire and emergency situations from the use of lithium batteries. Should a fire/explosion occur with a solar farm of this size, the damage and risk could be catastrophic. There are limited emergency services in this area and emergency responders have an extended response time. More importantly, our household and those in the Silver Belle community would be unable to evacuate as Sunland Gin Road is the only egress out of this area. The safety and well-being of citizens residing in this area must be given priority.

We believe that the serious harm caused by this unwelcome development outweighs any benefits the proposed photovoltaic solar energy facility may offer. Thank you for your time and consideration.

Sincerely,

William Hodson Mary Hodson

William and Mary Hodson
34388 S. Sunland Gin Roadare
Eloy, AZ 85131
Cell: 209-617-9010
Parcel Numbers: 409-06-005H and 409-06-005J

Silverbell Estates was developed as a rural subdivision in the early 1970s with paved roads, community well water and power, yet 50+ years later the general area is still as described by Sona:

LAND USE:

According to the Pinal County's Major Comprehensive Plan Amendments, existing land uses on the Project site are Agriculture, Passive/Restricted Open Space, and Vacant/Undeveloped land. Land uses within 1 mile of the Project site
include Agriculture, Passive/Restricted Open Space, Public Land, Single-Family Low Density, and Vacant as follows:

- West: Vacant/Undeveloped State Trust Land; one parcel designated for agricultural use.
- East: Agriculture and Vacant/Undeveloped land.
- North: State Trust Land
- South: Vacant/Undeveloped land, with scattered Single-family residences starting 0.5 mile to the south and southwest including residences along West Aries Drive and Sunland Gin Road.

Residents of Silverbell Estates and other neighbors received a mailer from Enel. The first paragraph,

The **Sonak Solar + Storage Project** will continue to work closely with Pinal County in order to secure the permit applications, zoning, and land-use changes for development of the proposed project. Some of you may be aware that the site where our project will be built is slotted for **6,760 residential units**. We are currently in the process of working to transition the zoning on our site to host a single solar project instead. This permitting meeting will soon occur and will include the important step of canceling the previously mentioned residential building zoning.

Solar is not only a silent neighbor but also gives back! Solar power facilities provide positive impacts to the local economy through increased tax revenues to local governments and the creation of new jobs. At the same time, unlike permanent forms of development like warehouses or residential subdivisions with many new homes and people, solar farms do not increase traffic and do not take away from the local resources used to support public infrastructure, schools, or emergency services. A solar facility is a quiet, low-maintenance neighbor that benefits the entire community over several decades. We see this as a win-win for you and us: This will guarantee that you keep your peaceful and private lifestyle for 30 years or more and offer benefits for the broader community.

Although the statements may be factual regarding the 1998 zoning of a proposed mixed-use development, to insinuate that this long-debunked development is imminent if the soak Solar project is not rezoned for their use is disingenuous at best.

It is inconvenient to live in this area. Cell service is poor regardless of carrier. It's nearly 20 miles to the nearest gas station. It is a 60–70-mile round trip for any meaningful shopping in Casa Grande. The closest hospital is 25+ miles away and an ambulance can take upwards of an hour to arrive and then another 30 minutes to the hospital. Fire service is questionable. A burn permit issued from Pinal County must be called into the Forestry Service. Neither Arizona City Fire nor Eloy Fire are the local fire service.

Any reasonable person, especially in today's economic climate, would conclude that after 26 years the threat of 6760 residential units is unlikely.

We choose to live down here fully aware of the obstacles and inconvenience that ensue via that choice, however the solitude and desert and mountain views are worth it.

Another statement included in the mailer is as follows:

Bridge Support

Enel understands the challenges that your community faces a few times each year when Sunland Gin Road floods. In partnership with the Lower Santa Cruz River Alliance, we have advocated to your Arizona legislators to ask for more funding to build a bridge over the area that is prone to flooding. Our company will continue to engage with the county to see how we can best help alleviate this issue.

I'm not sure which scenario is more disheartening; that the Project Manager and management team are ignorant to the field conditions or that the rhetoric is deceitful. The pandering and cajoling that "ENEL" will help to mitigate the flooding issue by requesting taxpayer funds to build a bridge is rich. They wouldn't have a concern about our challenges if they weren't trying to rezone the proposed project site.

WEATHER

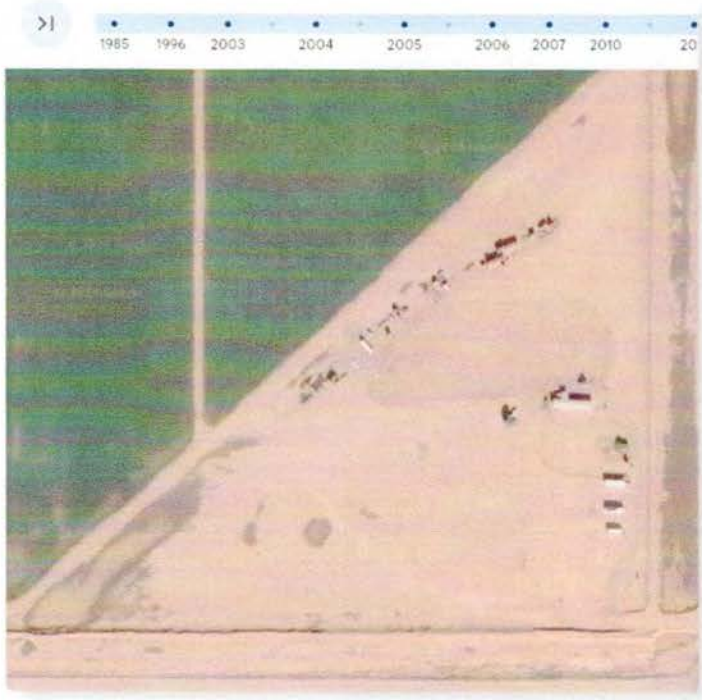
While local roadways in the vicinity of the Project site have not been recently affected by long term closures due to washouts
caused by heavy rainfall during extreme events, the area is prone to flooding during tropical storms, winter rains and summer.
monsoons. Flooding risks are mitigated through natural and human-made earth drainage channels, washes, and channels.
Future extreme precipitation events have the potential to disrupt delivery of the components to the Project site. Review
ADOT and Pinal County restrictions prior to travel. PAGE 249 OF PROPOSAL

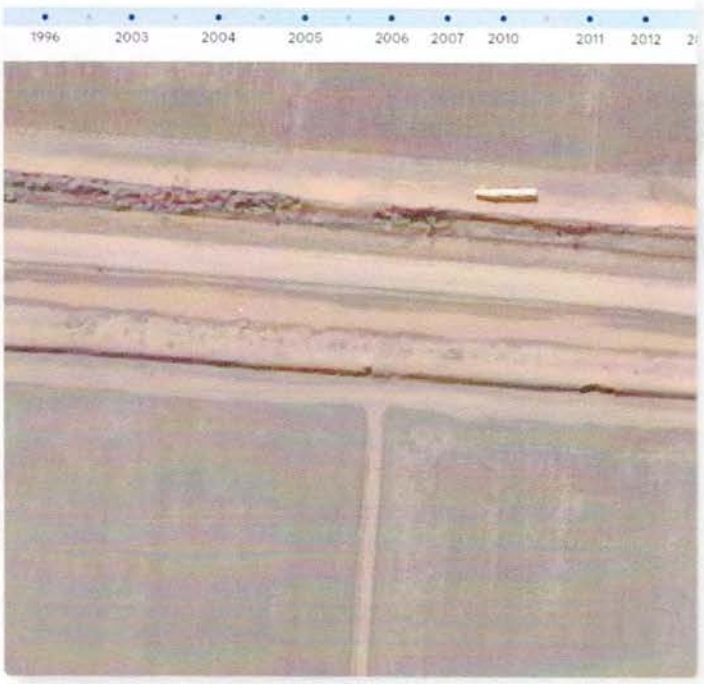
A series of photos will show the depth and breadth of the flooding issue. These photos and captures from historic Google Earth displays range from 2018-2021. The Google Earth captures show remnants of flooding on Pearce Rd and other interior drives within the project limits, so much so that on the north end (red arrows) show a breach in the drainage channels. Obviously, a bridge won't solve the challenge.



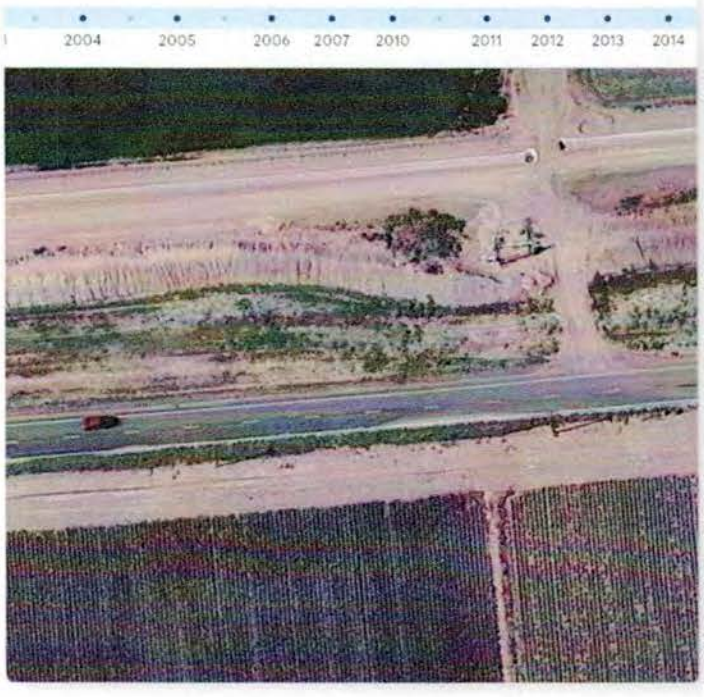
TAKEN 10-2018

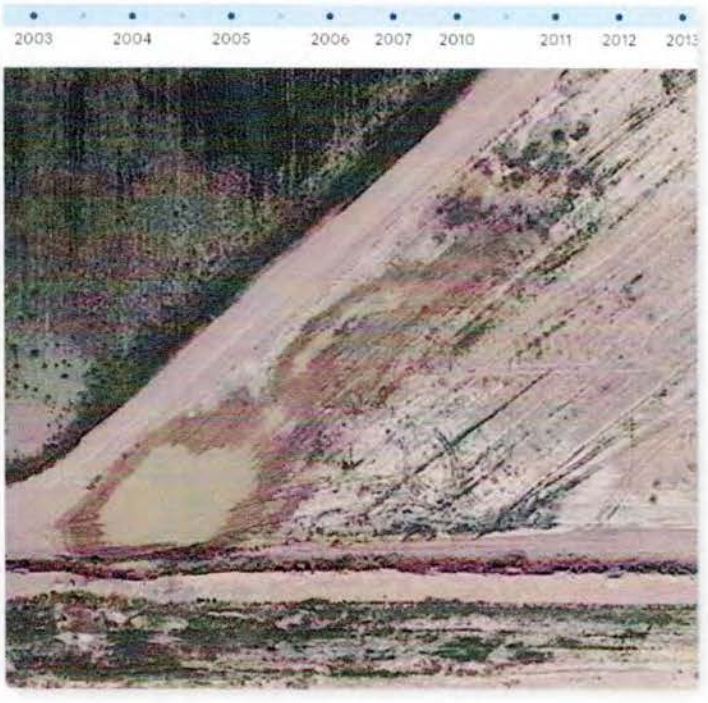

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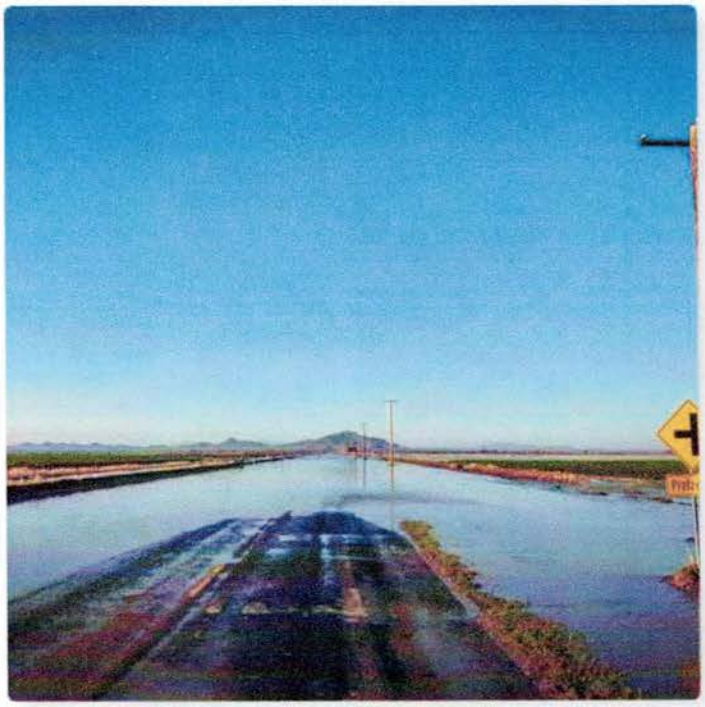

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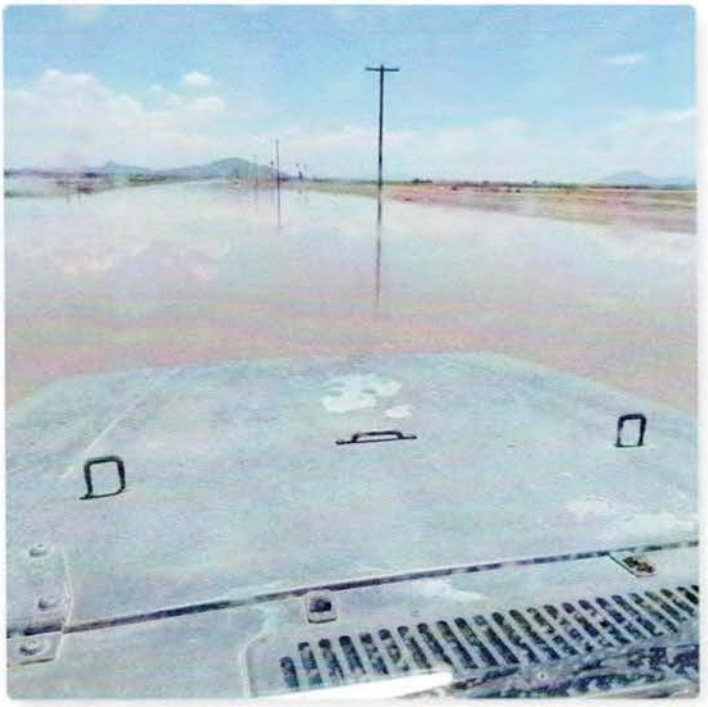



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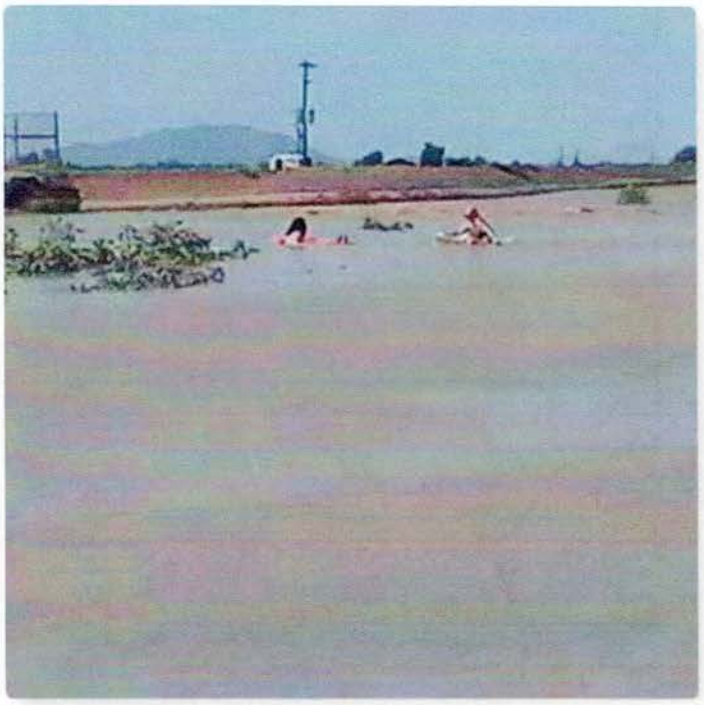




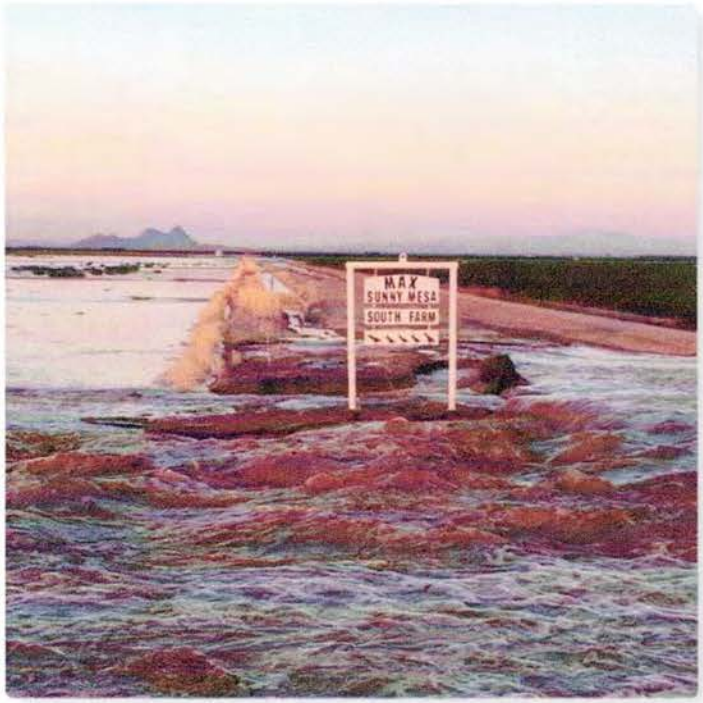


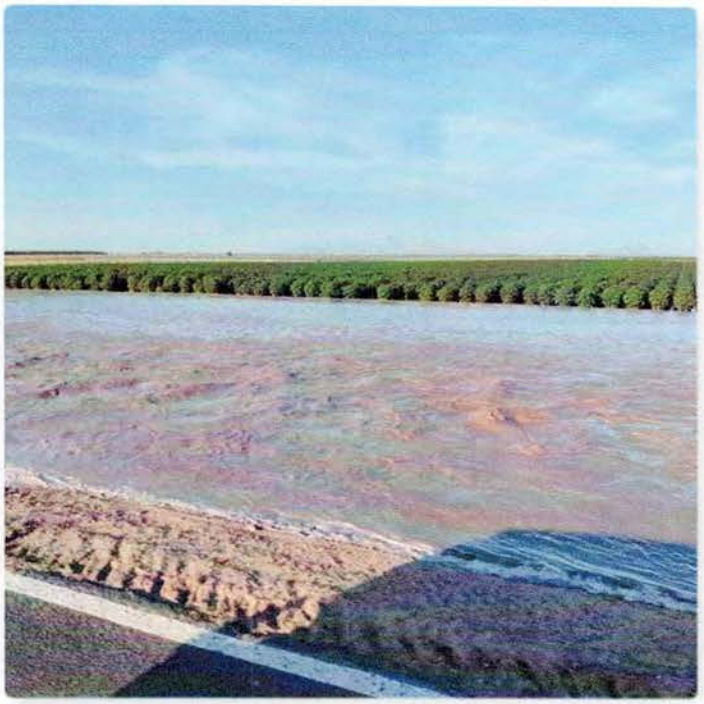


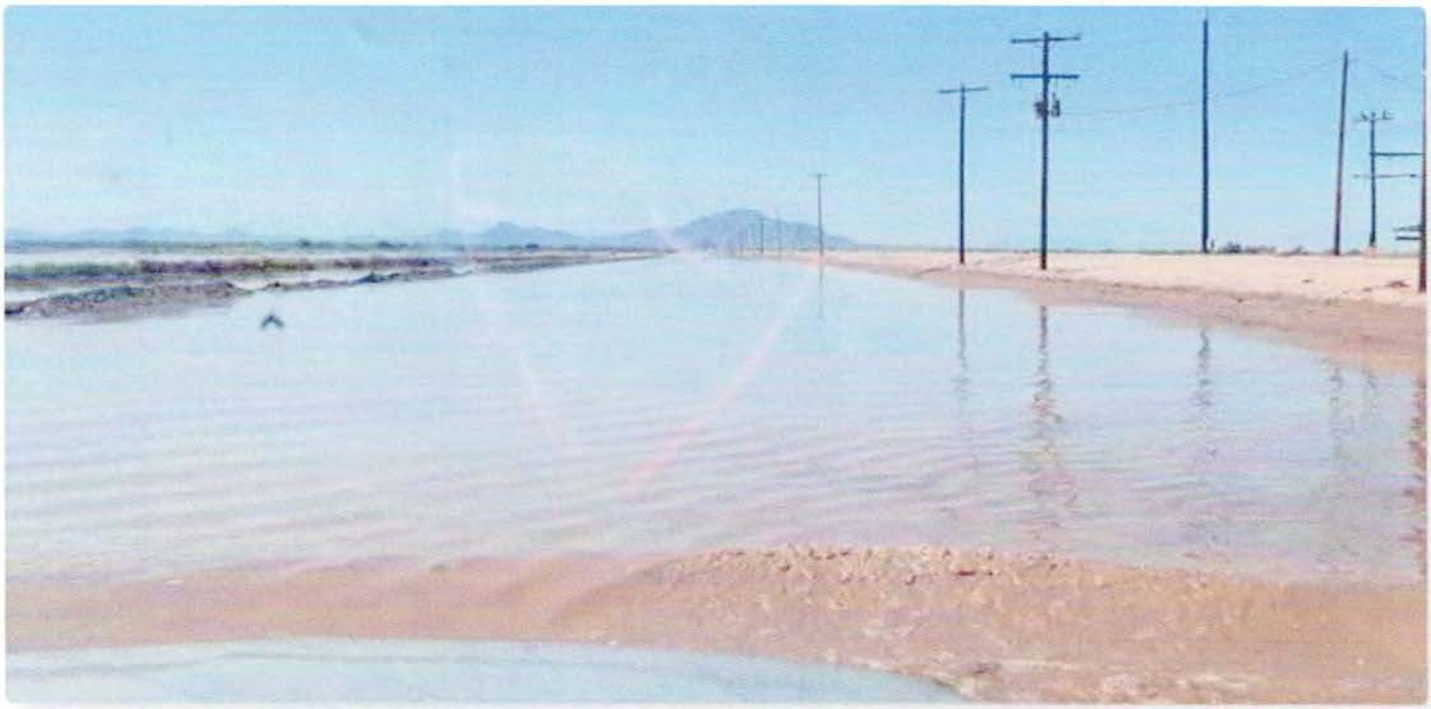


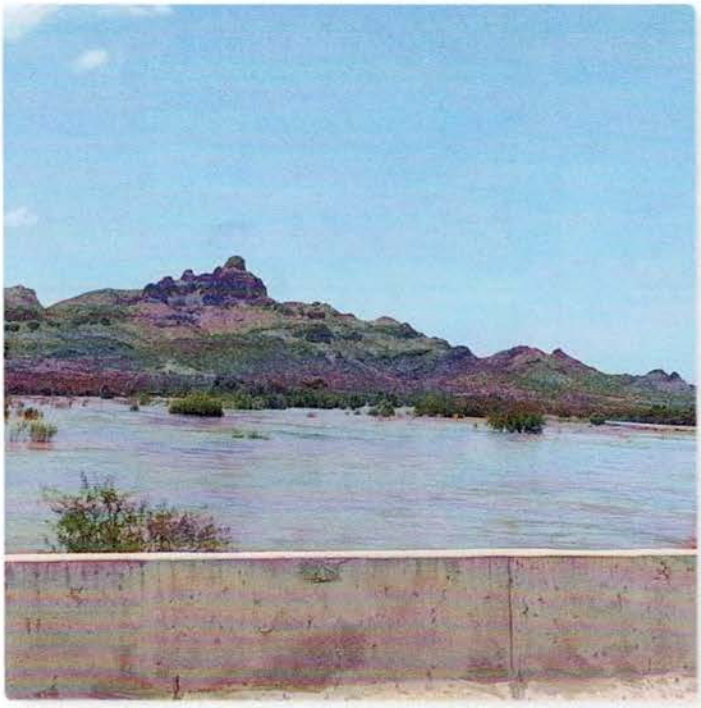





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SOUTH FARM

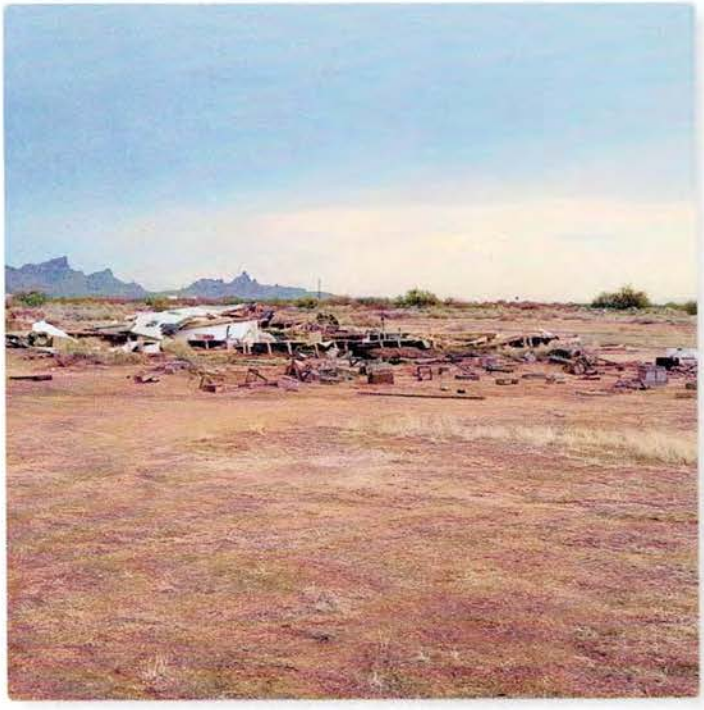














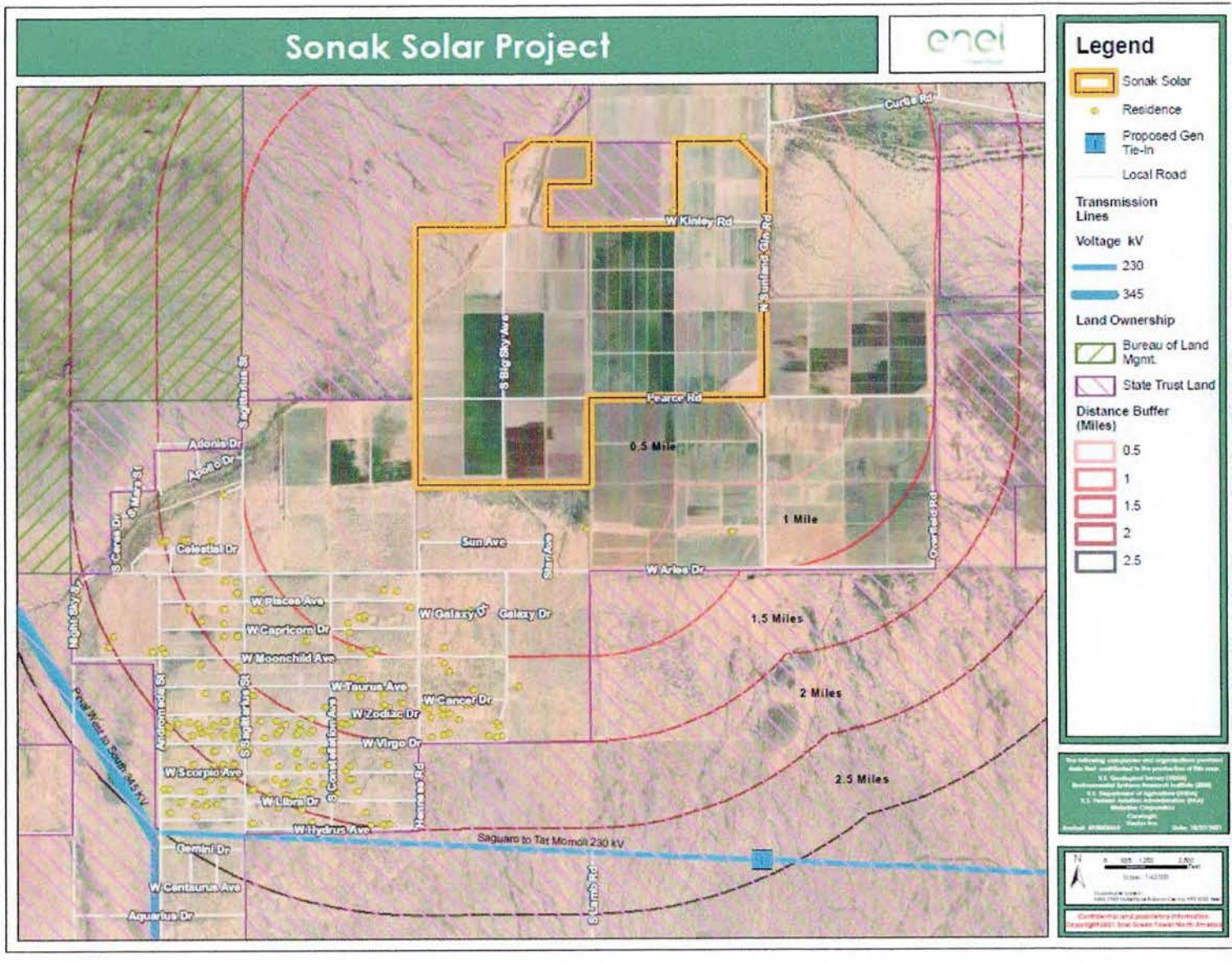
Community Engagement

Outreach to:

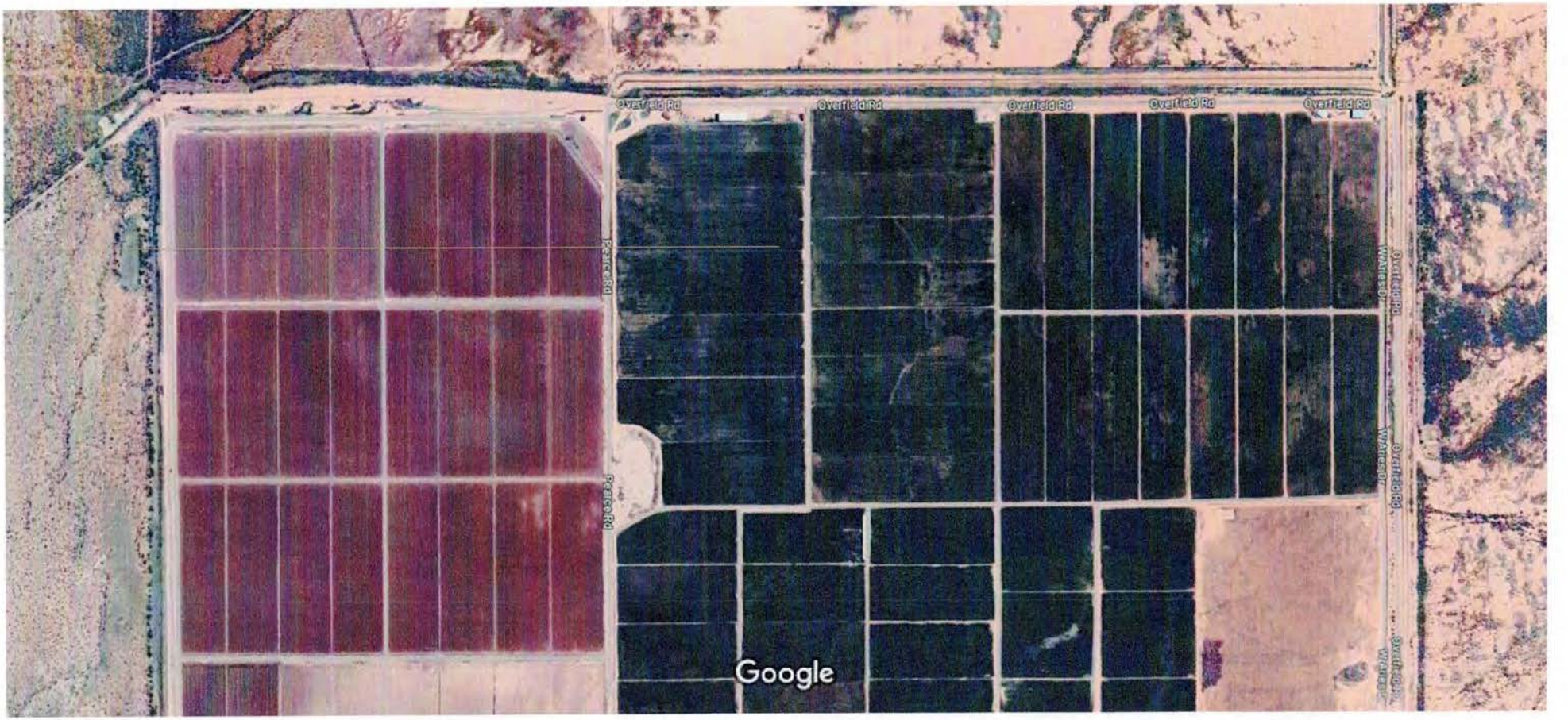
- Adjacent Landowners
- Silverbell Estates

Community Feedback:

- Aesthetic Changes
- Property Values
- Local Infrastructure
- Public Safety



Google Maps map showing no egress from Silverbell Estates if flooded or evacuation from incident at Sonakl facility part 1



Imagery ©2024 Airbus, Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024 500 ft

Google Maps egress at Pearce Rd , entrance to project or farm road at major flood area



Imagery ©2024 Airbus, Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies, Map data ©2024 500 ft

The next challenge is wind. The photos are just a sampling of damage due to microbursts, gusty winds, "dust devils", dust storms and the occcasioal tornado warned storm.

The original application included a map that indicated the buffer zones. If there was a BESS fire releasing toxic fumes the entirety of the neighborhood is within the stated buffer zones depending on wind direction and speed.. If evacuations were nescessary, one would have to drive into the affected area. There is only one way in and one way out. Google maps show that there are dirt farm roads to the east of Sunland Gin Rd, but they circle back to Sunland Gin Road at the heart of the proposed site.

Solar Energy is a global industry. Enel is based in Italy. China produces 80% of the components required to produce "green energy". Many nations across the globe have dedicated land and financial incentives to precipitate the forward movement of these ventures. The technology and methodology are similar nation and worldwide, therefore any data, recommendations, warnings and solutions should be applicable to all local projects. I have compiled data, articles, abstracts and news reports sighting the risks and ramifications due to FIRE both of panel components and BESS failures.

As per statements made in the submittal:

The Project site is outside of the fire districts, providing fire and EMS services. The closest fire districts are Eloy, Arizona City and Avra Valley.

FIRE PROTECTION SYSTEM

The Project will incorporate fire protection systems for the solar facility and the battery storage system that are required by the County. The Project has initiated discussions with Fire Chief Steven W. Kerber of the Regional Fire & Rescue Department and will subscribe to the department for fire protection service.

The aforementioned fire districts are a minimum of 30 minutes from the site. They are small departments with limited equipment. The Arizona fires, Surprise, Chandler and Flagstaff are part of much larger cities and closer fire stations.

ARTICLES:

GRID SCALE LITHIUM BATTERY FIRES: THEY'RE GOING TO HAPPEN UNLESS DEVELOPERS STOP IGNORING THE SAFETY PROBLEM PGS 1-3

SURPRIZE, AZ EXPLOSION PGS 4-6

Google Maps Eloy Fire District Station 522, 4015 N Toltec Rd, Eloy, AZ 85131 to Eloy, Arizona 85131 Drive 18.5 miles, 26 min



Imagery ©2024 Airbus, Imagery ©2024 TerraMetrics, Map data ©2024 Google 2 mi

via N Toltec Rd and Sunland Gin Rd Best route	26 min 18.5 miles
via Sunland Gin Rd	26 min 18.5 miles

Google Maps

Eloy Fire District Station 521, 500 S Sunshine Blvd, Eloy, AZ 85131 to Eloy, Arizona 85131

Drive 19.0 miles, 25 min



Imagery ©2024 Airbus, Imagery ©2024 TerraMetrics, Map data ©2024 2 mi

via S Sunshine Blvd	Fastest route	25 min 19.0 miles
via Sunland Gin Rd		28 min 21.3 miles

Google Maps

Regional Fire Rescue, 7951 W McCartney Rd, Casa Grande, AZ 85194 to Eloy, Arizona 85131

Drive 29.2 miles, 34 min

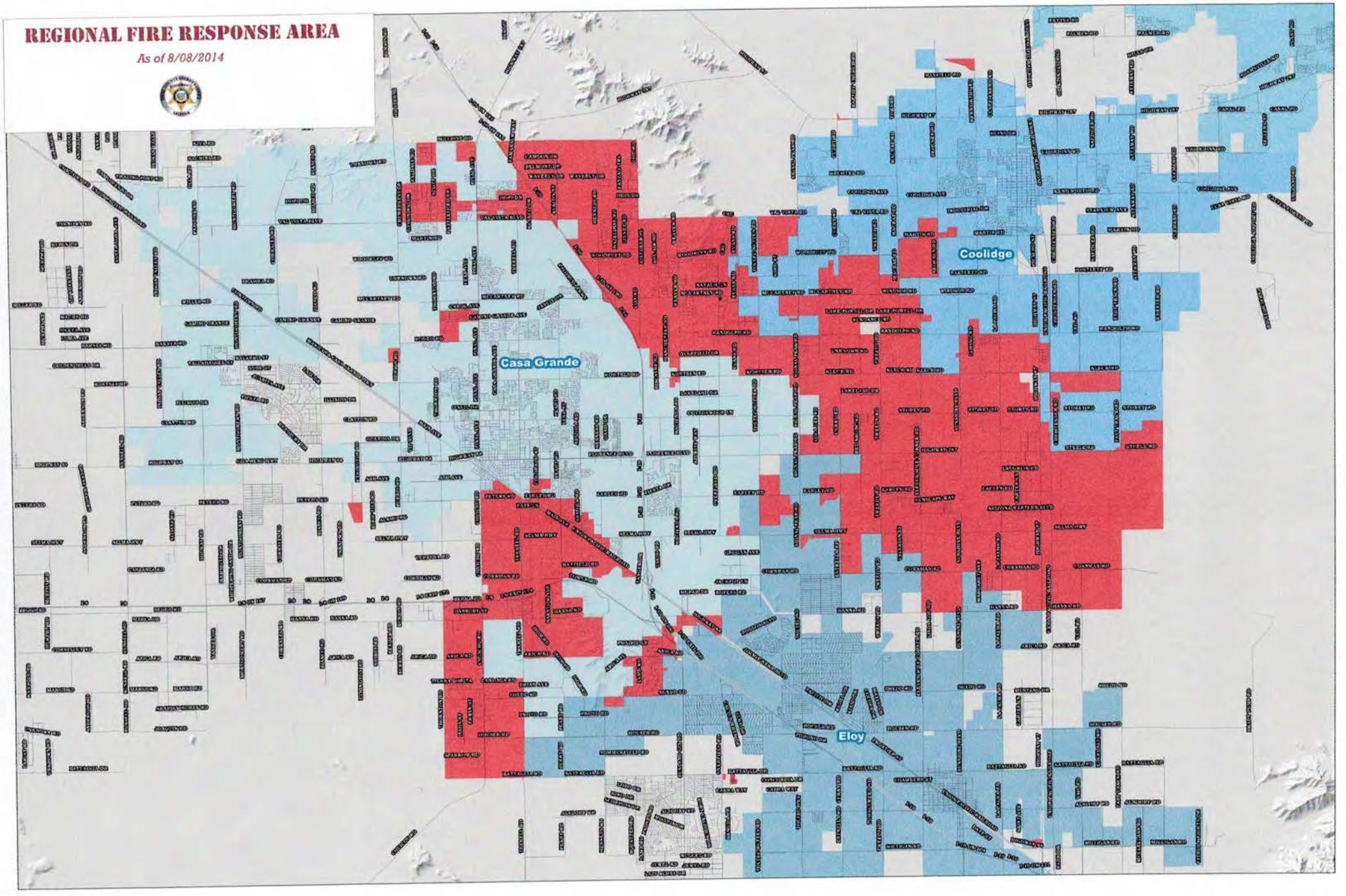


Imagery ©2024 Landsat / Copernicus, Imagery ©2024 TerraMetrics, Map data ©2024 Google 5 mi

via I-10 E and Sunland Gin Rd	Fastest route, the usual traffic	34 min 29.2 miles
via Sunland Gin Rd		41 min 31.2 miles

REGIONAL FIRE RESPONSE AREA

As of 8/08/2014



Google Maps

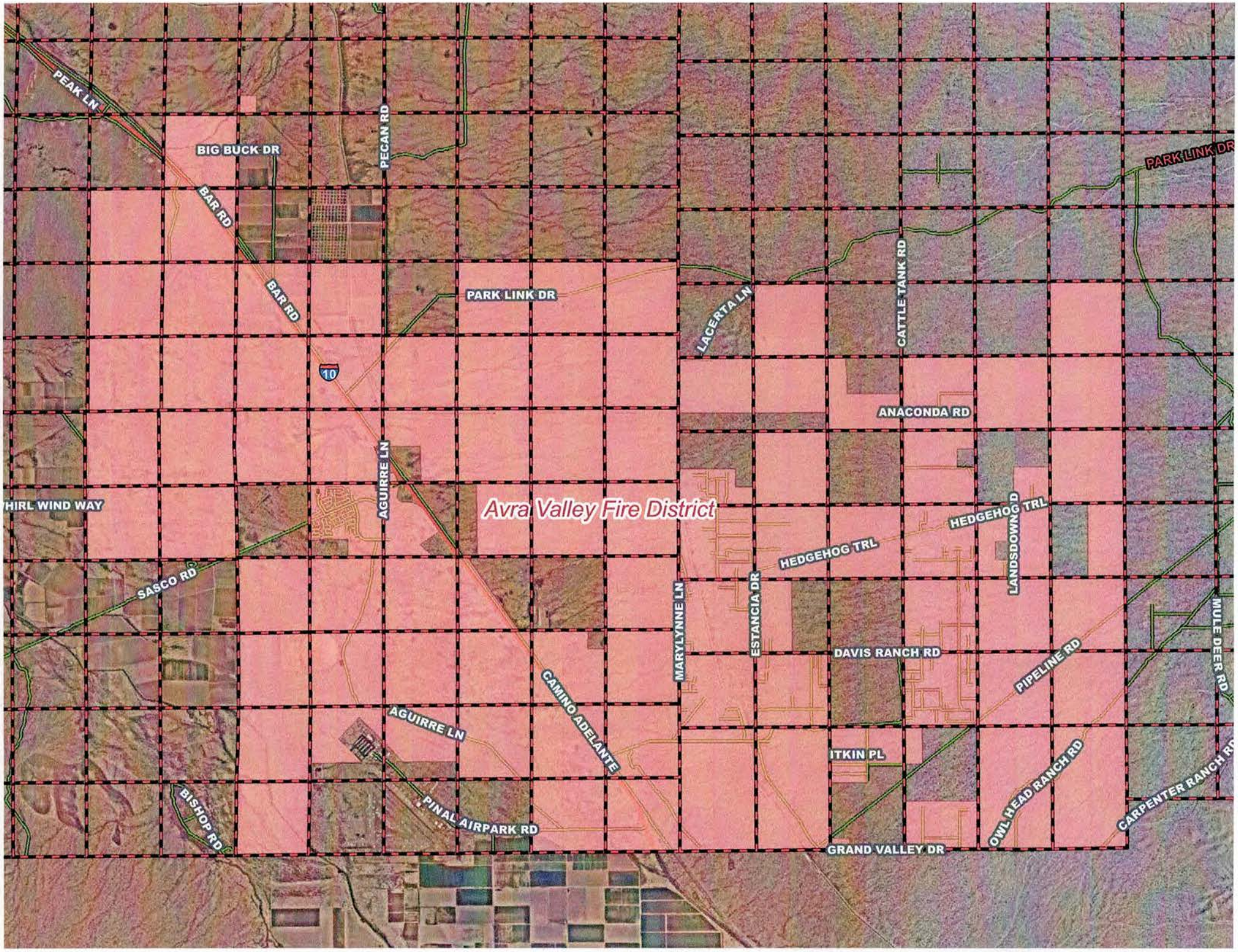
Avra Valley Fire Station # 194, 21021 E Homestead Dr, Red Rock, AZ 85145 to Eloy, Arizona 85131

Drive 38.3 miles, 44 min



Imagery ©2024 Airbus, Imagery ©2024 TerraMetrics, Map data ©2024 2 mi

via I-10 W Best route	44 min 38.3 miles
via Curtis Rd	43 min 26.5 miles


PEAK LN
BIG BUCK DR
PECAN RD
BAR RD
BAR RD
PARK LINK DR
PARK LINK DR
LACERTA LN
CATTLE TANK RD
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ANACONDA RD
AGUIRRE LN
HIRL WIND WAY
Avra Valley Fire District
HEDGEHOG TRL
HEDGEHOG TRL
LANDSDOWN D
SASCO RD
MARYLYNNE LN
ESTANCIA DR
MULE DEER RD
DAVIS RANCH RD
PIPELINE RD
CAMINO ADELANTE
AGUIRRE LN
ITKIN PL
BISHOP RD
PINAL AIRPARK RD
OWL HEAD RANCH RD
CARPENTER RANCH RD
GRAND VALLEY DR

SAN DIEGO GAS & ELECTRIC BESS FIRE PGS 7-9

CHANDLER AZ THERMAL RUNAWAY PGS 11-12

ESCONDIDO CA MORITORIUM PGS 13-15

JEFFERSON COUNTY NY residents told to shelter in place due to potentially toxic smoke from solar farm fire. PGS 16-17

LAKE ONTARIO NY SOLAR FARM LITHIUM ION BATTERY TOOK FOUR DAYS TO EXTINGUISH. PGS 18

PAGES 19-52 FAILURE EVENTS USA

BACK TO THE DUST MITIGATION.

In addition to the nursery stock plantings, an appropriate desert seed mix will be applied to disturbed areas after completion of Project construction. The new landscaped area will have a minimum 2-inchdeep layer of decomposed granite inert mulch to improve the visual appeal of the zone, contribute to dust control, and serve as a mulch to reduce water loss through evaporation. Per submittal.

EAGLE POINT, Ore. -- A solar farm at 1035 Highway 234 in Eagle Point is working with Fire District 3 after two grass fires in two months.

According to a Facebook post from Fire District 3, the first grass fire happened on July 31 and was about seven acres. The most recent fire happened on Sept. 30 at three acres. The farm currently operates 33,000 panels.

"After the fire on July 31st, our fire investigators immediately began working with the company (Soltage, LLC) who owns the solar panels to develop a plan," the release said. "Both grassfires were caused by overheated electronic panels that failed and then subsequently dropped molten electronics onto the dried grass."

Per submittal

The Project anticipates that the construction and operation workforce will be sourced from the local labor pool as much as practicable. The Project will employ a large number of temporary construction personnel, but it is unlikely that workers will relocate to the area with families for this time period. Therefore, the

Project will not place additional demand on local public schools or require the construction of new schools. Given that the applicant does not expect the Project to have any impact on schools, a school response letter is not warranted.

Otay Mesa CA, the battery storage fire that burned for 17 days, that was not installed or maintained by general electricians. How qualified are temporary workers?

This is an unmanned facility secured from public access. Small maintenance crews who visit the site infrequently will park on the private internal access roads, typically adjacent to the areas in which they are working. Due to the limited access and use of the Project Site, no open space, pedestrian and vehicle circulation, off-street parking and loading, signs, or nuisance control standards are proposed.

TRANSPORTATION STUDY

Load- or height-restricted bridges and culverts, based on inspection reports, do not have the reserve capacity to accommodate
vehicles over the identified posted weights or heights. Existing bridge posting data was acquired from AZGeo Open Data
Portal and cross referenced with ADOT *Weight Restrictions for State Highway Bridges, February 2022* list. Potential routes
for the delivery of the power transformer have the following height weight restricted bridges near the Project:

- Bridge ID 01102 and 01103, the over-pass ramps from I-8 to I-10, restricted height to 15 ft 11 over I-10 southbound
- Bridge ID 00941 located along Sunland Gin Road and overcrossing I-10, restricted to 15 ft 8 in over I-10 southbound and 15 ft 10 in over I-10 NB
- Bridge ID 02152, located along Toltec Rd and overcrossing I-10, restricted to 15 ft 8 in over I-10 northbound.

No weight restricted bridges or culverts in the Study Area have been identified through the sources available online to the
public. Arizona Administrative Code, Title 17, Chapter 6, Table 4 contains the most current information regarding height and
weight restrictions along state routes. Sonak Solar plans to continue to coordinate with Pinal County Public Works and will
coordinate with AZDOT as applicable to ensure compliance with relevant height and weight restrictions on the proposed
routes

THERE IS NO MENTION OF THE ARMY CORP OF ENGINEER BRIDGE ON SUNLAND GIN ROAD OVER GREEN WASH.

The Residents of Silverbell Estates and neighbors receive 0 benefits and all the liability in association with this project. Due diligence towards weather conditions or wildfire gives us ample time to prepare. An emergency caused by this project leaves us trapped. There is ONLY one way in and out. Any evacuation would cause transport through the affected area. How are livestock, horses to safely travel through potentially toxic smoke? Are you going to be financially responsible for lodging, meals, stabling, feed, vet and doctor bills? It is said that Solar farms do not affect property values, however in this instance the extenuating circumstances of public safety due to proximity to said project would devalue property. In the event there is an incident that requires large volumes of water to contain a fire, what is the source? Can we expect

that the Silverbell irrigation and drainage well would be used in an emergency? Is it ok to suck our well dry to control a man-made incident? This is a unique location, and that fact needs to be taken into consideration. We are your constituents and deserve the right to a financially stable and safe place to live.

Grid Scale Lithium Battery Fires: They're Going to Happen Unless Developers Stop Ignoring the Safety Problem

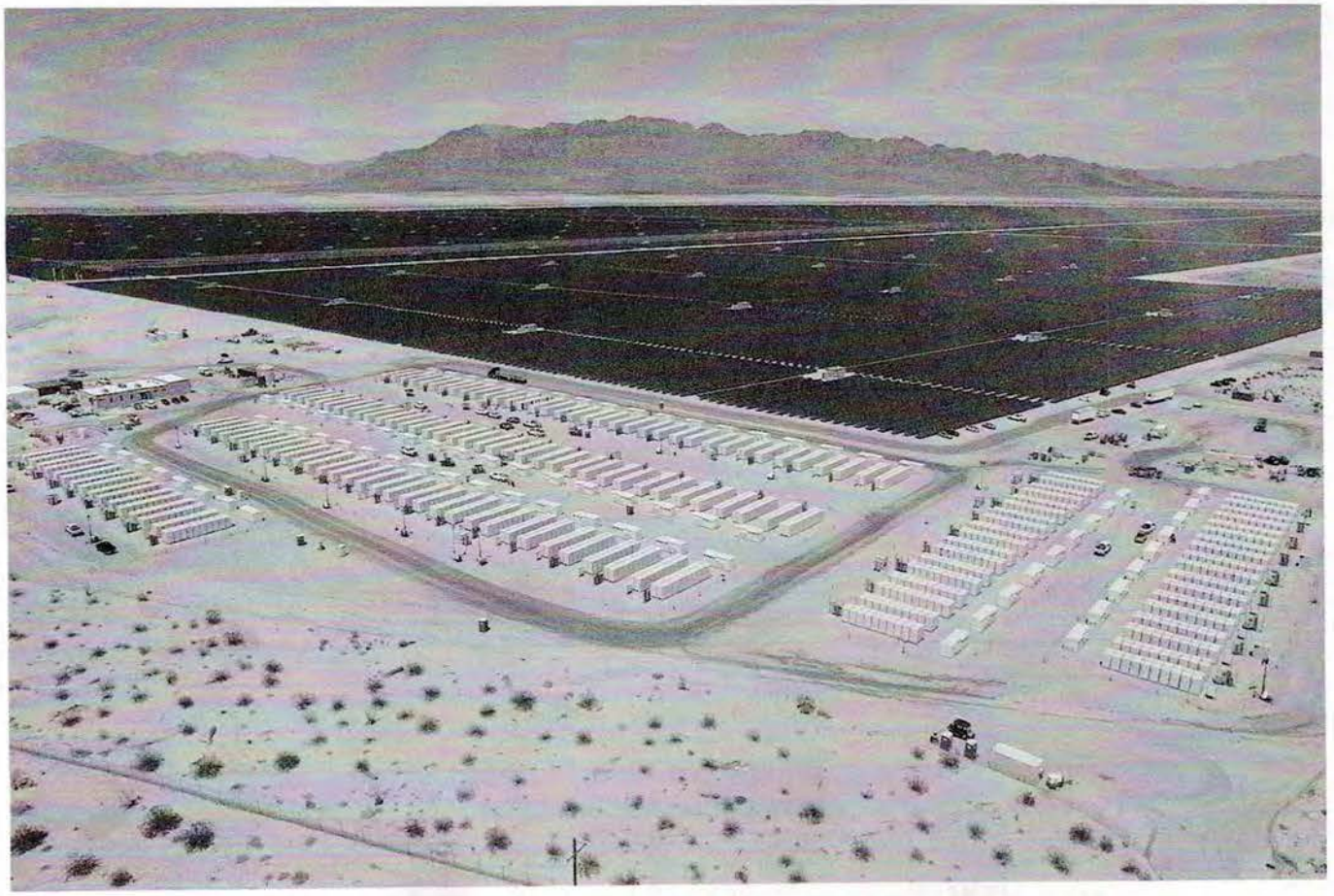
THOMAS J SHEPSTONE
OCT 02, 2024

16 5 Share

Guest Post from David Wojick of CFact.

America faces a growing threat from grid scale lithium battery fires. Construction of huge battery arrays with no concern for potentially catastrophic fires is out of control. There are no established standards to follow and local permitting authorities seem oblivious to this very real danger.

What follows is a brief introduction to the issue. To begin with look at this photo of an existing grid battery array called Desert Sunlight:



This image is a work of a Bureau of Land Management employee, taken or made as part of that person's official duties. As a work of the U.S. federal government, the image is in the public domain in the United States.*

The batteries are teamed with a big solar facility because until recently that was the only way to get the battery subsidies. Each lithium battery unit is the size of a tractor trailer or big shipping container and there are well over a hundred of them, with a rated storage capacity of 230 MW. This is a medium sized storage facility.

That these units can spontaneously burst into flames is well established. The question is how to design and prepare for this destructive event?

To scale the problem consider the following event. A battery powered tractor trailer rig recently crashed and it's battery burned on an interstate in California. Lithium battery fires cannot be put out so this one burned for around eleven hours. In order to keep the fire from spreading to create a wildfire the fire crew continuously sprayed it using a reported 50,000 gallons of water in the process. The interstate was closed due to the toxic fumes from the fire.

One of these grid scale battery units is easily 10 to 20 times the size of that truck battery. If the water usage required to keep a grid battery fire from spreading scales with size that is 500,000 to a million gallons of water. The actual amount is an engineering calculation that needs to be established and incorporated into battery facility design standards.

Note that we are not talking about the fire spreading to create a wildfire although that is certainly a concern. The vital need is to keep it from igniting the nearby batteries. If this happened the whole facility could go up with a hundred or more giant batteries burning. That would be truly catastrophic.

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So now look at the Desert Sunlight photo and note there is no water tank. There should be something like a million gallon water tank with a high volume system to deliver that water to every unit in the facility. Clearly there is not.

There is also the engineering question of how far apart these units should be to enable that water to work keeping the fire from spreading. I doubt the Desert Sunlight spacing is even close to big enough. It looks like just room to walk between them.

Now let's turn to permitting these facilities where I have another example that speaks volumes. This is a facility that just got permitted by Washington State. It is a combined wind, solar and battery project with a proposed storage capacity of 300 MW, which is considerably bigger than Desert Sunlight. It might have 200 huge lithium battery units. That number is not disclosed.

The project is named the Horse Heaven Wind Farm despite its massive solar and battery components. The name, usually shortened to Horse Heaven, is truly ironic because it will be no place for horses. Horse Hell might be better.

The permitting authority is the Washington Energy Facility Site Evaluation Council or EFSEC for short. The permit is called a Site Certification Agreement or CSA and Horse Heaven just got one, with a big push from the Governor.

The astounding point is that there was no discussion, or even recognition, of the fire threat posed by this enormous lithium battery facility. The CSA has numerous requirements for lots of issues, big and small, right down to the facility having water to keep the road dust down. There is nothing on having a million or so gallons to prevent a catastrophic conflagration, nor on the environmental impact of such.

This is wildfire country so there should be liability insurance for harm to others from a fire. Other potential sources of harm are huge amounts of contaminated water runoff as well as toxic air emissions, especially if the whole facility burns.

This neglect no doubt flows from the Horse Heaven Application. The App is over 500 pages long and I can find just one sentence about battery fires. Buried in a long paragraph on PDF page 366 we read "Lithium-ion battery storage may pose a risk of fire and explosion due to the tendency for lithium-ion batteries to overheat."

This single sentence does not even refer to the project. For that matter there are only a few paragraphs about the battery facility in the entire App, mostly just describing it in general terms. There is nothing about the number of giant battery containers or that it is a huge project in its own right, posing an equally huge fire threat. In fact the App says they might double deck these container sized battery units which is absurd given the risk of setting off a chain reaction in the whole complex.

One can easily think from the Application that the batteries are of no significance and that appears to be exactly what has happened at the EFSEC.

This systematic neglect looks to be what is happening around the country. We desperately need a national code or standard covering this issue. The National Fire Protection Association says it is working on one, but it is up to the permitting authorities to make something happen.

The growing threat of grid scale battery fires is a very serious issue calling for equally serious action.

#Batteries #Lithium #Climate #Fires #Safety #Grid #DesertSunlight



Report: Four Firefighters Injured In Lithium-Ion Battery Energy Storage System Explosion - Arizona

July 29, 2020

FSRI releases new report investigating near-miss lithium-ion battery energy storage system explosion.

Funded by the U.S. Department of Homeland Security (DHS) and Federal Emergency Management Agency (FEMA) Assistance to Firefighters Grant Program, *Four Firefighters Injured In Lithium-Ion Battery Energy Storage System Explosion - Arizona* is the first report issued as part of the Study of Firefighter Line of Duty Injuries and Near Misses.

This report details a deflagration incident at a 2.16 MWh lithium-ion battery energy storage system (ESS) facility in Surprise, Ariz. It provides a detailed technical account of the explosion and fire service response, along with recommendations on how to improve codes, standards, and emergency response training to better protect first responders, maintenance personnel and nearby communities.

This report is a first-of-its-kind research effort from FSRI to capture the experience of surviving firefighters to better understand a potentially devastating situation. Four career firefighters with specialized hazardous materials (HAZMAT) training were severely injured in the explosion. They recounted their experience to help inform the report, the investigation team's understanding of how the fire and gases behaved, and subsequent recommendations for ESS safety training.

> "The ability to study lithium-ion battery-related fires on this scale with first-person accounts from the responding firefighters is critically important to protecting the lives of first responders in similar situations. We're dealing with new technology, which brings about new fire-related hazards. We have an opportunity to learn from this incident and improve future outcomes by sharing resources and enhancing training and safety protocols."
>
> — Steve Kerber, Vice President, Research and Director of FSRI

Lithium-ion battery ESS facilities have proliferated in recent years, presenting a new challenge for the fire protection community. Sourcing the experiences of the firefighters, FSRI's report recommends new standards and codes for ESS sites, research programs, and curricula. Recommendations include HAZMAT training with an emphasis on ESS safety, remotely accessible gas monitoring systems, explosion prevention protection, and full-scale testing research to understand the most effective and safest tactics for fire service response to lithium-ion battery ESS incidents.

Abstract

On April 19, 2019, one male career Fire Captain, one male career Fire Engineer, and two male career Firefighters received serious injuries as a result of cascading thermal runaway within a 2.16 MWh lithium-ion battery energy storage system (ESS) that led to a deflagration event.

The smoke detector in the ESS signaled an alarm condition at approximately 16:55 hours and discharged a total flooding clean agent suppressant (Novec 1230). The injured firefighters

were members of a hazardous materials (HAZMAT) team that arrived on the scene at approximately 18:28 hours. The HAZMAT team noted low-lying white clouds of a gas/vapor mixture issuing from the structure and nearby components and drifting through the desert. The team defined a hot zone and made several entries into the hot zone to conduct 360-degree size-ups around the ESS using multi-gas meters, colorimetric tubes, and thermal imaging cameras (TICs). The team detected dangerously elevated levels of hydrogen cyanide (HCN) and carbon monoxide (CO) during each entry. The team continued to monitor the ESS and noted the white gas/vapor mixture stopped flowing out of the container at approximately 19:50 hours.

The HAZMAT leadership developed an incident action plan with input from a group of senior fire officers and information about the ESS provided by representatives from the companies that owned, designed, and maintained the ESS. The HAZMAT team made a final entry into the hot zone and found that HCN and CO concentrations in the vicinity of the ESS were below an acceptable threshold. In following with the incident action plan, the team opened the door to the ESS at approximately 20:01 hours. A deflagration event was observed by the firefighters outside the hot zone at approximately 20:04 hours. All HAZMAT team members received serious injuries in the deflagration and were quickly transported to nearby hospitals. Note: The lithium-ion battery ESS involved in this incident was commissioned prior to release of a first draft of the current consensus standard on ESS installations, NFPA 855; the design of the ESS complied with the pertinent codes and standards active at the time of its commissioning.

Research Project: Study of Firefighter Line of Duty Injuries and Near Misses
Report Title: **Four Firefighters Injured In Lithium-Ion Battery Energy Storage System Explosion - Arizona**
Report Authors: Mark McKinnon, Sean DeCrane and Steve Kerber
Download the Report: https://dx.doi.org/10.54206/102376/TEHS4612
Release Date: July 28, 2020

Research Partners



The 30MW/120MWh project at SDG&E's Northeast Yard (pictured) was inaugurated in late 2017. Image: SDG&E

A recent fire event at a large-scale battery storage project owned by California utility San Diego Gas & Electric (SDG&E) was dealt with effectively and in an exemplary manner.

That was the take of expert Nick Warner, founding principal at Energy Safety Response Group (ESRG), a consultancy which specialises in providing fire safety services for battery energy storage system (BESS) industry stakeholders.

Meanwhile, a representative of the technology provider that supplied services to the affected system said the event had as good an outcome as could be expected. The local fire department and project owner were well prepared to handle it, with no lives put at risk, said John Zahurancik, Americas president at system integrator Fluence.

The fire happened earlier this month, beginning at around noon on 5 September, at a BESS facility owned by investor-owned utility (IOU) San Diego Gas & Electric (SDG&E) (https://www.energy-storage.news/fire-at-battery-storage-facility-in-california-triggers-evacuation-order/) in Escondido, California, as reported by *Energy-Storage.news*.

It was limited to one containerised BESS unit out of 24 at the 30MW/120MWh site and burned out in around 13 hours at SDG&E's Northeast Yard. Air quality remained safe, although some people in the local area were ordered to evacuate while the situation remained active.

"The fire was, by all accounts, well managed by Escondido Fire and SDG&E and their personnel. The evacuation order was lifted relatively quickly after it was issued," and in accordance with industry best p[illegible]e, ESRG's Nick Warner said, as the fire department let the affected unit burn out while mo[illegible]oring it very closely, rather than trying to fight the flames.

"Generally, people did not come out [of the incident] with a concern of a major environmental impact," which Warner said was indicative that the industry is getting better at monitoring environmental impacts, but also that it is getting "better at leveraging findings from previous incidents".

Yesterday (19 September), the City of Escondido published a report and findings (https://www.escondido.gov/CivicAlerts.aspx?AID=96) from monitored air quality, first from the San Diego County Hazmat team and then SDG&E's third-party contractor, Haley & Aldrich Inc. The Hazmat found that "only normal products combustion of a structure fire were detected," and below exposure thresholds, while Haley & Aldrich Inc. found oxygen levels did not deviate from normal atmospheric levels.

The system deployed at Escondido uses AES Advancion 4 BESS units. AES' energy storage operations were rolled into Fluence, AES Corporation's joint venture (JV) with Siemens, which launched in early 2018, a few months after the project's inauguration (https://www.energy-storage.news/sdge-and-aes-complete-worlds-largest-lithium-ion-battery-facility/). Now one of the biggest BESS integrators worldwide, Fluence remains responsible for servicing the project for SDG&E.

In an interview last week at the RE+ clean energy trade show in Anaheim, about 80 miles from the project site, John Zahurancik said media and the public should "stay tuned" for further information about the system from SDG&E, as detailed investigations and analysis are now underway with the utility leading those efforts.

While declining to comment in detail, he did say that the Escondido Fire Department, SDG&E, and Fluence's teams "all worked very well together".

"You don't want to have any events like this, and I think we've worked very hard to make sure that we don't have any kinds of events with these [systems]," Zahurancik said.

"But then the next thing is, if you're going to have an event, you want it to fail safely and be able to be managed with no lives at risk, with nobody injured. I think that all happened well."

'Responsibility to educate'

What's important going forward, according to both ESRG's Warner and Fluence's Zahuaranick, is not only to include the best preventative fire safety features into the technology itself but also to educate stakeholders, including fire departments and local authorities having jurisdiction (AHJs), on what to do.

Escondido was a great example of that, said Warner. Fire departments need to be "properly trained in handling these things appropriately going forward, and also making appropriate decisions as to what the risk to the public actually is during one of these [fires]," he said.

"Despite the efforts of the industry to train folks across the country, we can't train everyone, e here, immediately, and even when we can, there's a lot of challenges that come just with the nature of the fire service, making sure that those trained people are the ones responding."

Zahurancik said Fluence's strategy to enhance fire safety includes sharing information about events that have occurred and learning lessons from them.

While that means incorporating new safety features into product design and potentially remediating existing facilities, it also means going out and educating stakeholders, he said.

"I think this is a good case where SDG&E was very well prepared. People knew what they were supposed to do. Things were taken care of relatively quickly. That's generally what we need to shoot for, for the future," Zahurancik said.

Earlier this year Fluence held an event in Phoenix, Arizona, gathering together first responders and representatives of utilities and hosting a day of discussion on best practices and safety for batteries. Zahurancik said the company intends to replicate this approach in other places where its projects are being deployed.

"Anybody in this industry doing anything with batteries has a responsibility to educate themselves and then educate the people around them."

"We are constantly looking for ways to either eliminate any sources of potential problems, create safeguards, or shut the system down quickly; things that contain any kind of issue. Those are all steps that you can keep doing, and every time you take another step in the industry, we try to incorporate the learning of what's going on," Zahurancik said.

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AES investigating cause of "thermal runaway" at Arizona site

By Cameron Murray (https://www.energy-storage.news/author/cameron-murray/)

May 4, 2022

Americas (https://www.energy-storage.news/regions/americas/), US & Canada (https://www.energy-storage.news/regions/us-canada/)

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Support



Chandler, Arizona, where the BESS is located. Image: Chris J/Flickr.

UPDATE 9 May 2022: *Salt River Project has described the incident as thermal runaway in its official statement. However, Energy-Storage.news has heard from a source close to the project that the exact cause of the fire is not yet known and so could have originated from outside the battery system itself. It is therefore too early to describe the incident as thermal runaway before the investigation has taken place, the source said.*

Power company AES Corporation is investigating the cause of what has been described as a thermal runaway incident at a 10MW battery energy storage system (BESS) site it owns and operates in Chandler, Arizona.

The fire at the Dorman battery storage facility, which provides energy to local utility Salt River Project (SRP), began on 18 April. The sprinkler system was deployed automatically and continued to spray water for several days to keep the temperature down, and was turned off on April 29.

SRP said that on 1 May the fire department turned control of the site back over to AES so that it could begin its investigation, with the battery building stable with no visible indication of smoke or fire for m[illegible]than two days.

"Since the turnover to AES, CFD (Chandler Fire Department) returned to the site to respond as needed. The situation is considered under control and remains under AES control," the statement said. "The investigation of the incident will be led by AES."

There have been no injuries associated with the event and no damage to SRP electrical electrical facilities, SRP told *Energy-storage.news* in a statement. The nearest freeway was closed, the City of Chandler notified nearby businesses to evacuate and SRP disconnected its adjacent Knox Substation from the BESS.

Dorman is a 10MW, four hour, standalone BESS project owned and operated by AES Corporation. It was completed in 2019 and provides energy storage to SRP under a 20-year agreement. The utility has enlisted several large system integrators to deliver projects in its region of responsibility in Arizona, including Fluence (https://www.energy-storage.news/fluence-supplying-arizona-utility-srps-first-standalone-40mwh-battery/) and Tesla (https://www.energy-storage.news/arizona-utility-srp-brings-online-25mw-100mwh-tesla-megapack-battery-storage-project/).

AES Corporation provided *Energy-Storage.news* with a statement from Mark Miller, AES Market Business Leader and General Manager for California who has been on site overseeing the response:

"On Monday, April 18, smoke was detected inside the Gilbert (the name of the holding company of the project) battery energy storage facility in Chandler, Arizona. Safety systems responded properly, and the local fire department was dispatched. The fire department effectively managed the situation until Sunday, May 1, when the facility was deemed combustion free, and management of the building was returned to AES."

"AES experts and consultants remain at the site as the situation shifts to the investigation phase. When safe conditions permit, we are committed to conducting a full analysis."

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City of Escondido passes temporary moratorium on battery energy storage sites

Kasia Gregorczyk

12 hours ago

0:00

ESCONDIDO, Calif. (FOX 5/KUSI) — Escondido became the first city in the region to impose a moratorium on battery energy storage sites, some of which have been linked to recent fires in the county.

City council voted unanimously to put temporary restrictions in place until they can iron out better regulations.

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Up Next - Cleanup begins after Hurricane Milton Closingclose

Cleanup_back_ios_new begins_forward_ios UP NEXT: Hurricane Milton Closingclose

"For the last couple years, we've heard all about how safe these projects are and then unfortunately Escondido experienced the fire, a relatively small fire, that interrupted that entire city block for two days. I think it's important now to learn from that lesson as opposed to wait to learn that lesson until the next one," said Escondido Mayor Dane White.

Despite state regulations, White says the goal is for the city to also create clear rules surrounding zoning, safety and an emergency response plan. However, not everyone was in favor of the idea.

"Rather than prohibition on battery energy storage systems, you should have options before you address the workforce and workforce safety standards who builds and installs these matters. For example, in Otay Mesa, the battery energy storage fire that burned for 17 days, that was not installed or maintained by general electricians," said Cori Schumacher from IBEW Local 569.

Proposed Pacific Beach high-rise sparks controversy ›

White amended the proposal to include minimum workforce standards. For now the moratorium will last just 45 days.

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AES, the company behind the currently proposed Seguro battery storage site near Escondido, issued a statement saying in part:

"AES supports the City's desire to study battery energy storage system (BESS) technologies and develop appropriate development guidelines and policies; however, we strongly oppose the proposed moratorium on issuing any land use entitlements or other approvals related to BESS projects. Such a moratorium is unnecessary, given existing standards, and would be harmful to City and regional climate and clean-air goals."

"We are not opposed to battery energy storage. This is the way that the state is going. We have our climate action plan with very specific goals. Battery energy storage facilities help meet those goals and we need them. We just have to do it the right way," White said.

The council is considering the possibility of a 10-month moratorium. They plan to revisit the topic at a meeting in late November where they will get an update from staff and vote on if they'd like to extend the moratorium and for exactly how long.

Categories: Local, News, North County

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Residents told to shelter in place due to potentially toxic smoke from solar farm fire

By Diane Rutherford
Published: Jul. 27, 2023 at 2:23 PM MST

TOWN OF LYME, New York (WWNY) - Potentially toxic smoke is coming from a fire at a Jefferson County solar farm.

It's on County Route 179 in the town of Lyme, just outside the village of Chaumont.

Residents within a 1-mile radius of the fire are being told to shelter in place due to the smoke from the fire.

Joe Plummer, director of the county's Fire and Emergency Management, says batteries are burning.

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The county's hazmat team and numerous fire departments are on the scene.

The fire started shortly after 1 p.m.

Governor Kathy Hochul issued the following statement shortly after 7 p.m.

"A large battery fire in Jefferson County has caused significant damage and is emitting large amounts of smoke that may pose health risks. I have directed all necessary State agencies to provide assistance to local and county officials, and have deployed State personnel from the Department of Environmental Conservation and the Office of Fire Prevention and Control to the site.

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"I urge all members of the local community to follow public health guidance to protect themselves and their families, and avoid exposure to smoke or other toxins. We will continue monitoring developments out of Jefferson County and are committed to helping this community address the ongoing situation."

We'll update this story when we get more information.

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Solar farm lithium-ion battery fire took four days to extinguish

EN

Lithium battery fires, Solar panel fires

A lithium-ion battery fire in a solar farm by Lake Ontario in New York state took four days to extinguish. The fire sparked air quality alerts as large amounts of potentially toxic smoke was affecting the community.

According to FireRescue1.com, fire crews officially halted water operations at the site of the solar farm fire at 11 a.m. Sunday July 30th. Officials said water operations were stopped as the battery storage fire was contained. They continue to check the area to ensure the air quality remains normal.

The fire started on Thursday July 27, and according to CBS News, New York Gov. **Kathy Hochul** issued an advisory Thursday night due to potentially toxic smoke coming from a battery fire at a solar farm burning near the Canadian border.

In a statement, Hochul said that the "large battery fire" had "caused significant damage and is emitting large amounts of smoke that may pose health risks."

The investigation into what caused the fire in **Chaumont, NY** will be done by Convergent Energy and Power, owners of the battery storage units, officials said.

Once the heat in the battery storage unite is gone, the investigation will start.

"Our goal is to de-escalate this as reasonably as we are able. We stopped flowing water but we kept resources available to flow water if something changed," said **Niel D. Rivenburgh**, deputy director for the **Jefferson County Fire and Emergency Services.**

Lyme Town Supervisor **Terry Countryman** said on Friday July 28 that there were no immediate health or safety concerns,no toxic byproducts in the air, and no indication of groundwater contamination or runoff contamination posing health risks.

Good opportunity to learn about solar farm fires

Niel D. Rivenburgh, deputy director for the **Jefferson County Fire and Emergency Services** said this is an opportunity for first-responders to learn from the incident as solar farms are emerging throughout the United States.

"There's been an incredible opportunity to learn from this incident... that's one of the reasons that we engaged, not just to let Chaumont stand down after their first 36 hours, but because if we get other chiefs and operators in here we are able to give them the tidbits of information to keep them safe when something happens in their solar projects."

Photo Credit: Three Mill Bay Fire Company Inc.

Failure Event - US, CA, Santa Ana - 17 Jul 2024

Overview

Event Details	
Location:	US, CA, Santa Ana
Capacity (MW):	
Capacity (MWh):	
Battery Module:	
Integrator:	
Application:	Industrial
Installation:	
Enclosure Type:	
Event Date:	17 July 2024
System Age (yr):	
Extent of Damage:	
State During Accident:	
Description:	A BESS fire occurred in an industrial area, leading to a 1 hour evacuation in the area due to smoke.
Root Cause:	
Failed Element:	
Source:	OC Register (https://www.ocregister.com/2024/07/17/fire-at-energy-storage-facility-prompts-evacuations-in-industrial-area-of-santa-ana/)
Additional Resources:	

Note: Missing values in this table reflect unknowns.

If you have any details or corrections you would like to contribute to the database please reach out to our Storag Safety email (mailto:Storage-Safety@epri.com).

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2024

Overview

Event Details	
Location:	USA, CA, San Diego
Capacity (MW):	250
Capacity (MWh):	250
Battery Module:	LG Chem
Integrator:	LS Power, NEC Energy Solutions
Application:	Energy shifting
Installation:	
Enclosure Type:	Indoor
Event Date:	15 May 2024
System Age (yr):	3.7
Extent of Damage:	
State During Accident:	
Description:	The Gateway Energy Storage Facility was involved in a fire, and water was pumped into the building's fire suppression system to extinguish it. A 600-foot safety barrier was maintained for over 22 hours due to air monitors showing high levels of hydrogen. A drone and unmanned robot were been used to monitor the fire, measure air quality and take temperature readings, and firefighters opened the building once heat was no longer detected. A shelter in place order and an evacuation warning were sent out as a precaution. The fire was declared extinguished the next day, but reignited several times until the fire department left the scene nearly 17 days later.
Root Cause:	
Failed Element:	
Source:	The San Diego Union-Tribune (https://epri.box.com/shared/static/xr9v1ji8bxbs9hwjdrgvuiwqe98zvie0.pdf)

Additional Resources:	[https://www.greentechmedia.com/articles/read/ls-power-energizes-worlds-biggest-battery-near-san-diego-just-in-time-for-heatwave Greentech Media (https://www.greentechmedia.com/articles/read/ls-power-energizes-worlds-biggest-battery-near-san-diego-just-in-time-for-heatwave%20Greentech%20Media%5d%3cbr%3e%5bhttps:/www.sandiegouniontribune.com/news/public-safety/story/2024-05-18/battery-fire-at-storage-facility-in-otay-mesa-keeps-reigniting%20The%20San%20Diego%20Tribune:%20Reignition%5d%3cbr%3e%5bhttps:/www.sandiegouniontribune.com/2024/06/20/fire-in-otay-mesa-puts-battery-storage-projects-under-scrutiny/%20The%20San%20Diego%20Tribune:%20Incident%20Summary) The San Diego Tribune: Reignition (https://www.sandiegouniontribune.com/news/public-safety/story/2024-05-18/battery-fire-at-storage-facility-in-otay-mesa-keeps-reigniting) The San Diego Tribune: Incident Summary (https://www.sandiegouniontribune.com/2024/06/20/fire-in-otay-mesa-puts-battery-storage-projects-under-scrutiny/)]

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This page was last edited on 1 October 2024, at 12:42.

2022

Overview

Event Details	
Location:	US, CA, Moss Landing
Capacity (MW):	182.5
Capacity (MWh):	730
Battery Module:	Tesla
Integrator:	Tesla
Application:	Energy Shifting, Ancillary Services
Installation:	Substation
Enclosure Type:	Container
Event Date:	20 September 2022
System Age (yr):	0.5
Extent of Damage:	
State During Accident:	Operational
Description:	Fire in one Megapack unit at PG&E Elkhorn battery facility
Root Cause:	Integration, Construction, or Assembly Design
Failed Element:	Balance of plant Controls
Source:	KSBW News (https://epri.box.com/shared/static/ajpl489n7uisy4dtvwa4c4cqnbedua7.pdf)
Additional Resources:	InsideEVs (https://insideevs.com/news/590551/pge-moss-landing-elkhorn-battery) Teslarati (https://www.teslarati.com/tesla-elkhorn-bess-battery-fire) PG&E (https://www.pgecurrents.com/articles/3832-pg-e-shares-findings-september-2022-moss-landing-megapack-incident)

Note: Missing values in this table reflect unknowns

2023

Overview

Event Details	
Location:	US, NY, East Hampton
Capacity (MW):	5
Capacity (MWh):	40
Battery Module:	LG Chem
Integrator:	Haugland Energy Group
Application:	Resiliency, Utility Peak Reduction
Installation:	Substation
Enclosure Type:	Building
Event Date:	31 May 2023
System Age (yr):	4.8
Extent of Damage:	
State During Accident:	Operational
Description:	A 'smoldering battery' was reported, closing down roads and stopping train service for about an hour until the fire was contained. NextEra reported that an internal sprinkler system contained the fire.
Root Cause:	
Failed Element:	
Source:	East Hampton Star (https://epri.box.com/shared/static/g5u5a66gkp7jtaljoefyja4e6xwj993p.pdf)
Additional Resources:	[https://www.27east.com/east-hampton-press/fire-shuts-down-east-hampton-energy-storage-batteries-2165549/ 27east (https://www.27east.com/east-hampton-press/fire-shuts-down-east-hampton-energy-storage-batteries-2165549/%2027east%5d%3cbr%3e%5bhttps:/hauglandgroup.us/blog/press-release-east-hampton-energized/%20Haugland%20Group%5d%3cbr%3e%5bhttps:/der.nyserda.ny.gov/facilities/752/%20NYSERDA%5d%3cbr%3e%5bhttps:/www.power-technology.com/marketdata/

Failure Event - US, NY, Warwick - 26 Jun 2023

Overview

Event Details	
Location:	US, NY, Warwick
Capacity (MW):	8
Capacity (MWh):	36
Battery Module:	Powin Energy
Integrator:	Convergent Energy and Power
Application:	Energy Shifting, Backup
Installation:	Substation
Enclosure Type:	Integrated products
Event Date:	26 June 2023
System Age (yr):	0.1
Extent of Damage:	Multiple racks destroyed
State During Accident:	Operational
Description:	This event is one half of a larger simultaneous failure across 2 discrete sites in Warwick, NY. Both sites deployed the new "Centipede" model from Powin and both failures seemed to have occuredwithin 24 hours of each other. The failure appeared to occur during a large storm that affected both sites in Warwick
Root Cause:	Design
Failed Element:	Balance of plant
Source:	Convergent Energy and Power (https://epri.box.com/shared/static/alxfty4t2nwmffw08o4vjju68p1xj7et.pdf)
Additional Resources:	Hudson Valley News 12 (https://hudsonvalley.news12.com/lithium-ion-batteries-removed-from-warwick-storage-site-following-2-fires) Energy Storage News (https://www.energy-storage.news/non-wires-alternative-batt

Failure Event - US, NY, Warwick - 27 Jun 2023

Overview

Event Details	
Location:	US, NY, Warwick
Capacity (MW):	4
Capacity (MWh):	17.9
Battery Module:	Powin Energy
Integrator:	Convergent Energy and Power
Application:	Energy Shifting, Backup
Installation:	Substation
Enclosure Type:	Integrated products
Event Date:	27 June 2023
System Age (yr):	0.1
Extent of Damage:	It is unclear if this site experienced a fire, but the system "was experiencing problems" and fire alarms were triggered. The batteries were later removed from the site to be disposed of.
State During Accident:	Operational
Description:	This event is one half of a larger simultaneous failure across 2 discrete sites in Warwick, NY. Both sites deployed the new "Centipede" model from Powin and both failures seemed to have occuredwithin 24 hours of each other. The failure appeared to occur during a large storm that affected both sites in Warwick.
Root Cause:	Design Integration, Construction, or Assembly
Failed Element:	Balance of plant Controls
Source:	Convergent Energy and Power (https://epri.box.com/shared/static/0w7jtekm9sw0w84q51ap97a2ohaevka4.pdf)

Overview

Event Details	
Location:	US, NY, Chaumont
Capacity (MW):	5
Capacity (MWh):	15
Battery Module:	General Electric
Integrator:	Convergent Energy and Power
Application:	Solar Integration
Installation:	Rural
Enclosure Type:	Container
Event Date:	27 July 2023
System Age (yr):	0.4
Extent of Damage:	
State During Accident:	Operational
Description:	Fire was reported in an outdoor storage facility co-located with solar PV. A shelter-in-place order was issued for the surrounding community within 1 mile of the facility.
Root Cause:	Design
Failed Element:	Controls
Source:	7 News WWNYTV (https://epri.box.com/shared/static/2ab8y88a0mu1p295xabx0lxx7vmn5lrc.pdf)
Additional Resources:	Convergent (https://www.convergentep.com/portfolio/chaumont-5) NYSERDA (https://der.nyserda.ny.gov/facilities/3072) Spectrum Local News (https://spectrumlocalnews.com/nys/central-ny/public-safety/2023/08/01/jefferson-county-solar-farm-battery-fire) 7 News WWNYTV (https://www.wwnytv.com/2023/07/28/convergent-offers-words-apology-solar-farm-fire-continues-burn/)

Failure Event - US, CA, Valley Center - 18 Sep 2023

Overview

Event Details	
Location:	US, CA, Valley Center
Capacity (MW):	140
Capacity (MWh):	560
Battery Module:	LG Energy Solution
Integrator:	Terra-Gen
Application:	
Installation:	Rural
Enclosure Type:	Container
Event Date:	18 September 2023
System Age (yr):	1.6
Extent of Damage:	Damage to single container
State During Accident:	Operational
Description:	Fire in one of the containers. This is the 2nd event that this system has experienced, the first event was on April 5, 2022 (https://storagewiki.epri.com/index.php/Failure_Event_-_US,_CA,_Valley_Center_-_5_Apr_2022)
Root Cause:	
Failed Element:	
Source:	Valley Road Runner (https://epri.box.com/shared/static/e4qgw3d06rhvyu6q3qcozxp2ock2lvas.pdf)
Additional Resources:	Energy Storage News (https://www.energy-storage.news/terra-gen-to-investigate-cause-of-valley-center-battery-storage-fire-with-incident-over) 7 San Diego (https://www.nbcsandiego.com/videos/a-valley-center-battery-storage-facility-caught-fire/3309108)

Failure Event - USA, ID, Melba - 2 Oct 2023

Overview

Event Details	
Location:	USA, ID, Melba
Capacity (MW):	2
Capacity (MWh):	8
Battery Module:	Powin Energy
Integrator:	Powin Energy
Application:	Distribution Resource
Installation:	Substation
Enclosure Type:	Integrated products
Event Date:	2 October 2023
System Age (yr):	0
Extent of Damage:	Several stacks appeared to be burnt
State During Accident:	Pre-commissioning
Description:	Battery fire at the substation was reported, leading to road closures. The fire was contained and allowed to burn out over 3 days, and air quality testing was conducted by the county. The substation remained operational through the fire.
Root Cause:	Design
Failed Element:	Balance of Plant
Source:	KTVB7 (https://epri.box.com/shared/static/xg87c55wzkxxnp5c4g215tdntwytp1s9.pdf)
Additional Resources:	NewsData (https://www.newsdata.com/clearing_up/briefs/idaho-powers-2-mw-battery-system-catches-fire-at-substation/article_0c8ad540-646d-11ee-932c-8fede7705d0a.html) KIVI-TV (https://www.kivitv.com/news/battery-fire-at-idaho-power-substation-south-

US, CA, Escondido - 5 Sep 2024

< BESS Failure Incident Database

One of 24 containers caught fire. Businesses adjacent to the substation or within approximately 0.25 mi were evacuated. A shelter-in-place order was issued for locations farther east. Classes were cancelled at some nearby schools. The fire started at noon on September 5, and was extinguished by 1 AM on September 6. Air quality and water runoff reports were made publicly available after the incident, and found that all readings taken were well below acceptable exposure limits and considered expected readings during a routine structure fire.[1][2]

US, CA, Escondido

Failure Incident Details	
Location	US, CA, Escondido
Date	5 September 2024
Power Capacity (MW)	30
Energy Capacity (MWh)	120
System Age (yr)	7.6
Battery Module	
Integrator	AES Energy Storage
Application	
Installation	Substation
Enclosure Type	Container
State During Incident	Undergoing maintenance
Source	San Diego Union Tribune (https://www.sandiegouniontribune.com/2024/09/06/sdge-battery-fire-in-escondido-burns-into-second-day/)
Additional Resources	Energy Storage News (https://www.energy-storage.news/sdge-and-aes-complete-worlds-largest-lithium-ion-battery-facility/) Air Quality & Water Runoff Reports (https://www.escondido.gov/CivicAlerts.aspx?AID=96)

References

1. San Diego Union Tribune (https://www.sandiegouniontribune.com/2024/09/06/sdge-battery-fire-in-escondido-burns-into-second-day/)
2. Energy Storage News (https://www.energy-storage.news/sdge-and-aes-complete-worlds-largest-lithium-ion-battery-facility/)
   Air Quality & Water Runoff Reports (https://www.escondido.gov/CivicAlerts.aspx?AID=96)

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This page was last edited on 23 September 2024, at 14:43.

Failure Event - USA, Wyoming, Yellowstone National Park - 6 Sep 2022

Overview

Event Details	
Location:	USA, Wyoming, Yellowstone National Park
Capacity (MW):	
Capacity (MWh):	
Battery Module:	
Integrator:	
Application:	Solar Integration
Installation:	Indoor
Enclosure Type:	
Event Date:	6 September 2022
System Age (yr):	
Extent of Damage:	Exterior of building was undamaged.
State During Accident:	
Description:	Smoke was seen coming from a building housing a solar plus storage system. West Thumb Geyser Basin was closed for 6 days following the incident.
Root Cause:	
Failed Element:	
Source:	National Park Service (https://epri.box.com/shared/static/m46rum88qse1bamxhsoqiprxteaanyze.pdf)
Additional Resources:	

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Failure Event - US, AZ, Chandler - 18 Apr 2022

Overview

Event Details	
Location:	US, AZ, Chandler
Capacity (MW):	10
Capacity (MWh):	40
Battery Module:	LG Chem [NMC]
Integrator:	AES/Fluence
Application:	
Installation:	Substation
Enclosure Type:	Building
Event Date:	18 April 2022
System Age (yr):	3
Extent of Damage:	
State During Accident:	Operational
Description:	
Root Cause:	
Failed Element:	
Source:	AZ Central (https://epri.box.com/shared/static/6g99qrtf68vg658xxakt00zspf78cg3d.pdf)
Additional Resources:	Fluence Energy (https://blog.fluenceenergy.com/srp-aes-launch-arizonas-first-standalone-energy-storage-project-to-provide-flexible-peaking-capacity)

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azcentral.

NERGY

Fire crews tend to massive, smoldering battery in Chandler facility

yan Randazzo and Perry Vandell Arizona Republic

ublished 8:45 p.m. MT April 21, 2022

handler fire crews on Thursday used a robot to open a door and ventilate a massive battery in handler that has been smoldering since Monday.

he battery is in an approximately 6,000-square-foot building off 56th street south of Loop 202, nd used to store electricity for the power grid. It is owned by a company called AES Corp., and it tores energy for Salt River Project.

Iark Miller, an AES Corp. spokesperson, said it's too early to speculate the cause of the incident and mphasized that resolving the situation safely was the top priority. Miller said an investigation into th ause will be underway over the coming weeks.

There will be extensive work to understand what happened," Miller said.

handler firefighters had been keeping an eye on the smoldering facility since Monday morning and hursday opened a door to the building with a robot to avoid risk to first responders, Battalion Chief eith Welch said.

fter nine first responders were injured by a similar battery fire at another utility in 2019 in Surprise, RP spokesman Scott Harelson said the utility was sure to communicate with local firefighters about ow to handle problems that might occur at the Chandler facility.

he facility is called the Dorman battery storage system and SRP announced it in 2018. It has a apacity to store four hours of electricity with an output of 10 megawatts of power, about enough for ,500 homes.

unnel Fire updates: Over 20,000 acres burned, Ducey declares state of emergency

Velch said crews used the robot to open the door shortly after 7 p.m. and planned to monitor the acility for several hours at least before sending another remote vehicle into the facility to check the nterior conditions.

It has gone as we hoped," he said.

An interior sprinkler system has been spraying water on the smoldering battery since Monday, he said.

"It's going as it's designed as far as suppressing the hazard in there and keeping the atmosphere cool," Welch said.

He said it's unknown how long it will take to get the problem under control but that about 30 businesses that were asked to voluntarily evacuate could be allowed to resume normal operations Thursday evening.

"It's going to be a slow process," he said of controlling the battery problem.

Several large batteries like the one having problems are installed around the state to store electricity and make it available on the power grid when customers need it.

The Dorman project was considered a pilot, though utilities in Arizona plan many more like it to take advantage of ample solar power generated during the day so that it can be used after dark, when customers still use lots of electricity but solar plants don't generate electricity.

The battery in Surprise that exploded in 2019 was storing energy for Arizona Public Service Co., and exploded when it was smoldering and fire crews opened a door to ventilate the facility.

Several things went wrong and led to the 2019 explosion, but the lack of a plan contributed to the injuries because firefighters opened a door on the facility about two hours after arriving on the scene, and two minutes later, the facility exploded, according to a technical report of the event.

The explosion sent eight firefighters and one police officer to the hospital.

The smoldering was caused when a battery cell essentially shorted out, overheated and damaged other battery cells nearby. That facility also was built by AES, using lithium ion batteries from LG Chem.

That was the second fire that APS has had at a battery installation. The other was in Flagstaff. APS installed that battery in 2010 and it ignited in 2012 and threatened to ignite a larger blaze.

Failure Event - US, CA, Moss Landing - 13 Feb 2022

Overview

Event Details	
Location:	US, CA, Moss Landing
Capacity (MW):	100
Capacity (MWh):	400
Battery Module:	LG Energy Solution
Integrator:	
Application:	Solar Integration
Installation:	Power Plant
Enclosure Type:	Building
Event Date:	13 February 2022
System Age (yr):	1
Extent of Damage:	Burnt racks
State During Accident:	Operational
Description:	
Root Cause:	Integration, Construction, or Assembly
Failed Element:	Balance of plant
Source:	KSBW News (https://epri.box.com/shared/static/t13m9uitve0393j2wqmirmyvwikgjzye.pdf)
Additional Resources:	Vistra Corp (https://investor.vistracorp.com/news?item=220)

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According to the county, Highway 1 near Moss Landing reopened shortly before 7 p.m. after members of the EPA were able to give the all-clear.

"While the fire is considered fully controlled, smoke may still occur in the area for several days," reported the North County Fire Department.

Sirens at the former Moss Landing power plant started blaring early Tuesday morning; a warning to all in Moss Landing.

“We were told there was a problem at the powerhouse and we received word that we should shelter in place,” said Mike Catron from Ventura, who is vacationing at a Moss Landing RV park.

“So we thought well ok we'll head the advice and we'll stay put,” added Rhonda Catron, Mike Catron's wife.

Recommended



Supreme Court allows cities to enforce bans on homeless people sleeping outside

A battery fire at the PG&E battery storage facility led to the shelter-in-place advisory. A Tesla mega pack was destroyed by fire, the cause is unknown and no injuries were reported. The fire was reported just after one-thirty Tuesday morning.

“With our training, when a battery gets involved we are directed to not actively extinguish that fire we are to let that battery burn and protect exposures around,” said John Hasslinger of the North Monterey

The mega batter
hours later but i

releasing toxins into the air. The shelter-in-place order was issued for Moss Landing and surrounding area. Highway 1 through the area was shut down. Businesses and storefronts were never allowed to open.

"Kind of quiet kind of quite you know I mean it's usually pretty busy here at moss landing boat works but today because of this battery situation everybody's just shelter in place and then they sent the employees home," said Phil Ditullio of Moss Landing.

By late afternoon, as first responders waited for EPA technicians to test the air quality many started venturing out including many at the RV park just across from the power plant; a fire scare wasn't going to ruin their vacation.

"No way, we have plenty of food and plenty of libations so we are going to keep ourselves going games having a great time," said Rhonda Catron.

Tuesday's fire is the third fire at the former power plant since it became a destination for energy storage.

There have been two incidents at Vistra where firefighters responded. According to an internal investigation, no batteries caught fire at the Vistra plant but they have had battery overheating.

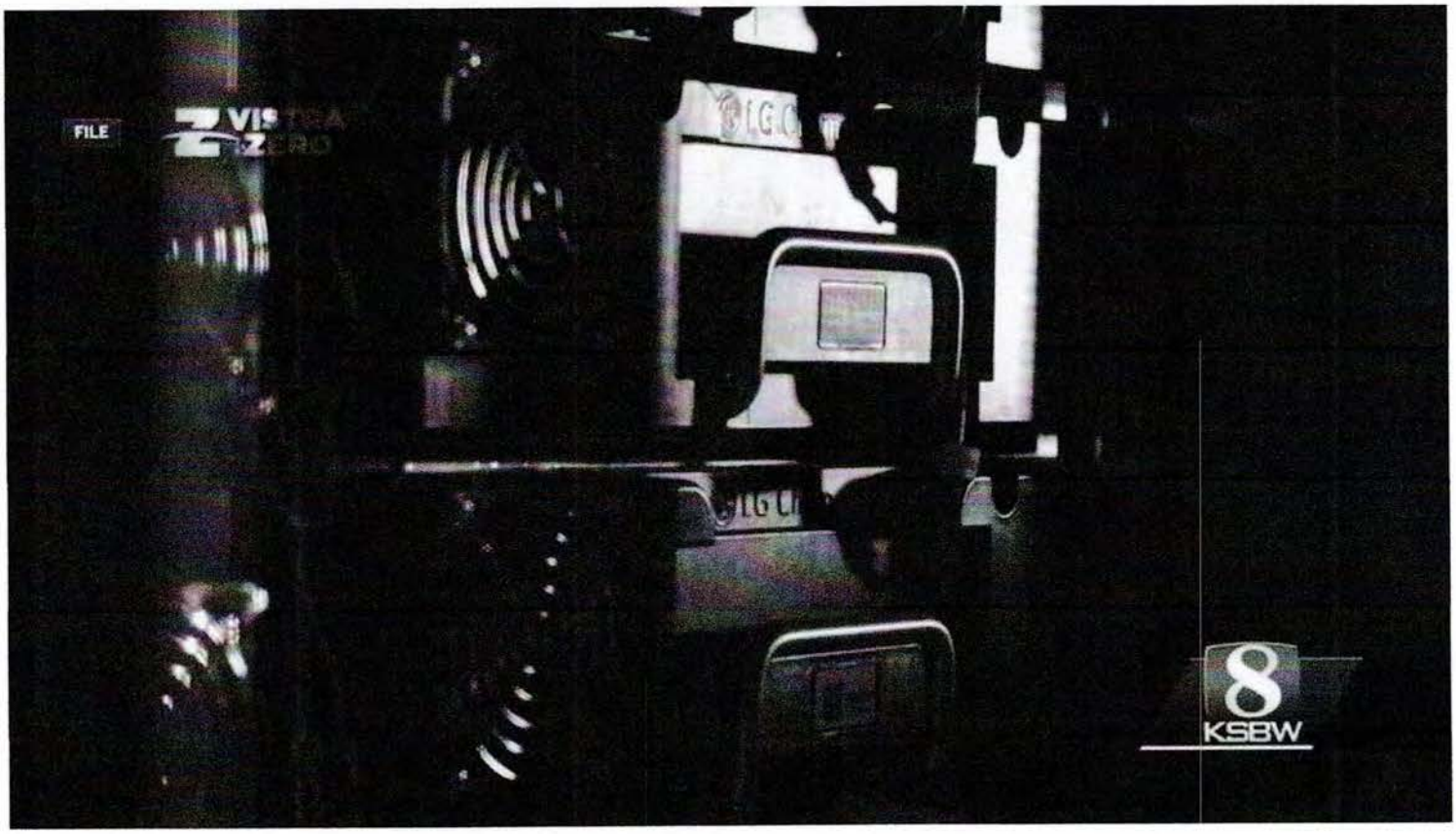
The PG&E plant just opened in April and according to a utility spokesman on the scene, the facility is capable of storing enough energy to power 275,000 homes for up to 4-hours.

"Roughly the size of San Francisco," the spokesman said.

But firefighters say the technology is new and they will now work with PG&E on an after-action report to try and determine what happened and what they can learn from the latest fire.

For now, the PG&E facility is shut down indefinitely and PG&E estimates the damage to exceed $50,000.

TOP PICKS



Advertisement

Second battery malfunction in less than 6 months reported at Moss Landing power plant

Updated: 7:11 PM PST Feb 14, 2022

Infinite Scroll Enabled

Josh Copitch
Managing Editor

Felix Cortez
Reporter

MOSS LANDING, Calif. — In Moss Landing, firefighters responded to another battery meltdown at the Vistra Energy Storage Facility Sunday night, when they arrived roughly 10 battery racks were melted.

It's the second incident at the plant in the last five months alone.

Advertisement

Firefighters say the two incidents should provide a learning opportunity to make any needed adjustments or improvements.

One concern is this plant is going to get bigger.

The energy storage facility is owned and operated by Vistra which opened the plant in December 2020. Just last month Vistra announced plans for an expansion project that will nearly double the storage capacity.

Vistra released the following statement:

"Late on Feb. 13, the early detection safety system activated at our Moss Landing site, and as is our protocol at all of our facilities, we have contacted off-site emergency response out of an abundance of caution. There are no injuries to personnel on the site. An investigation is underway to determine what caused the safety system to activate. The 100-megawatt Phase II system is currently offline. We will share more information after we get additional insights into this situation."

Recommended



A giant, mysterious fish rattles surfers at busy Santa Cruz beach

TOP PICKS

Failure Event - US, AZ, Surprise - 19 Apr 2019

Overview

Event Details	
Location:	US, AZ, Surprise
Capacity (MW):	2
Capacity (MWh):	2
Battery Module:	LG Chem [NMC]
Integrator:	AES/Fluence
Application:	Volt Reg., PQ, Solar int.
Installation:	Substation
Enclosure Type:	Prefab
Event Date:	19 April 2019
System Age (yr):	2.1
Extent of Damage:	Explosion
State During Accident:	
Description:	The cause was found to be an internal cell defect, which initiated a cascading thermal runaway event. Alarms and the clean agent fire suppression system activated but was not capable of preventing or stopping cascading thermal runaway in a BESS. Three hours after thermal runaway was intiated, firefighters opened a door to the battery container, agitating accumulated flammable gases and allowing the gases to contact a heat source or spark. Minutes later, an explosion occurred, injuring several firefighters.
Root Cause:	Manufacturing
Failed Element:	Cell/Module
Source:	APS Investigation Report (https://epri.box.com/shared/static/eapg9tmt5bize3yqjb0wmz1rj5z07b9i.pdf)
Additional	

Failure Event - US, MI, Standish - 19 Apr 2021

Overview

Event Details	
Location:	US, MI, Standish
Capacity (MW):	
Capacity (MWh):	
Battery Module:	
Integrator:	
Application:	Demand Charge Mgmt
Installation:	Substation
Enclosure Type:	Container
Event Date:	19 April 2021
System Age (yr):	
Extent of Damage:	Fire
State During Accident:	
Description:	Sparks were seen coming out of a BESS container. A fire broke out, and was limited to one container.
Root Cause:	
Failed Element:	
Source:	WSGW (https://www.wsgw.com/standish-battery-installation-fire-causes-shelter-in-place-no-adverse-conditions-found/)
Additional Resources:	

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Failure Event - US, IL, LaSalle - 19 Jul 2021

Overview

Event Details	
Location:	US, IL, LaSalle
Capacity (MW):	36
Capacity (MWh):	36
Battery Module:	Sinexcel [LFP]
Integrator:	Energport
Application:	Solar and Wind Integration, Frequency Regulation
Installation:	Rural
Enclosure Type:	Container
Event Date:	19 July 2021
System Age (yr):	1.6
Extent of Damage:	
State During Accident:	
Description:	One container at a BESS plant caught fire. The fire was extinguished later the same day.
Root Cause:	Integration, Construction, or Assembly
Failed Element:	Balance of Plant
Source:	WSPY (https://epri.box.com/shared/static/sb4xtyqqa1guk2bfbuoo29m9ga1z9rld.pdf)
Additional Resources:	Energy Storage News (https://epri.box.com/s/bqyf64pvqg94dhhqrjujrelz4uqeloct) WCMY (https://epri.box.com/s/5kdbf24m63i3a3zcdkfhoz7dh3lt9k3y)

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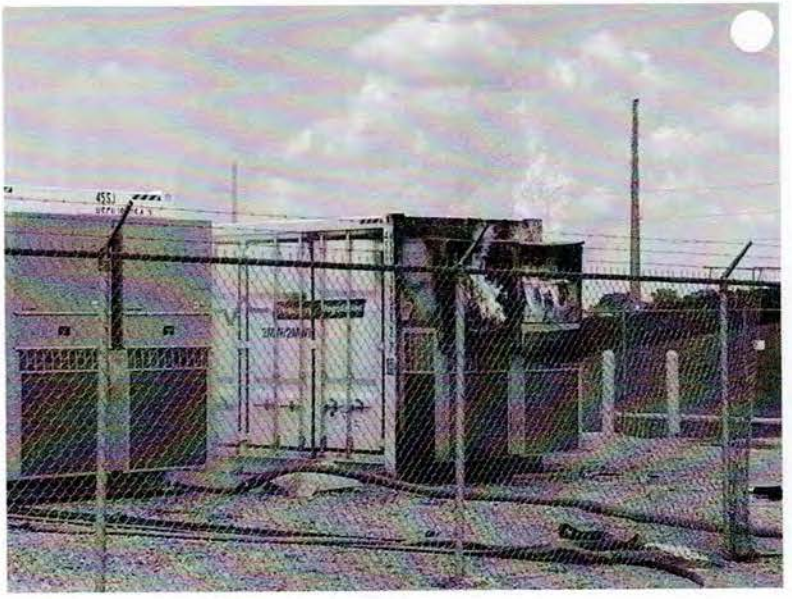
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https://www.wspynews.com/news/local/battery-fire-near-lasalle-county-nuclear-power-plant-contained/article_7280c292-e94f-11eb-bd8a-93d37d0a5771.html

POPULAR

Battery fire Near LaSalle County Nuclear Power Plant Contained

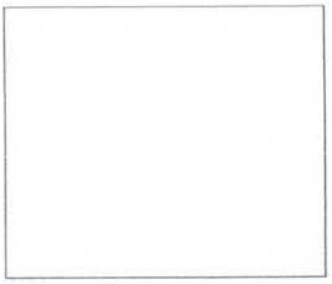
WSPYNEWS
Jul 20, 2021



LaSalle County Emergency Management Agency photo.

The LaSalle County Emergency Management Agency says the Marseilles Fire Protection District has a battery fire contained.

The blaze started sometime Monday afternoon west of the LaSalle County Generating Station nuclear power plant at a battery storage area. The plant is just south of Marseilles and Seneca.



The emergency management agency says there is no threat to the surrounding area and that it is a different kind of fire than the one that led to evacuations in Morris. To be safe, the Illinois Environmental Protection Agency is taking samples.

Authorities haven't said yet what caused the fire.



WSPYNEWS

Failure Event - US, WA, Port Angeles - 3 Jul 2013

Overview

Event Details	
Location:	US, WA, Port Angeles
Capacity (MW):	
Capacity (MWh):	
Battery Module:	
Integrator:	
Application:	Energy Shifting
Installation:	Mall
Enclosure Type:	
Event Date:	3 July 2013
System Age (yr):	
Extent of Damage:	Fire
State During Accident:	
Description:	The hybrid solar + wind + storage system caught fire inside Landing Mall.
Root Cause:	
Failed Element:	
Source:	Peninsula Daily News (https://epri.box.com/shared/static/b2cgyb29y5roy31umxmll2tjcqr4qapb.pdf)
Additional Resources:	

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Failure Event - US, WI, Franklin - 10 Aug 2016

Overview

Event Details	
Location:	US, WI, Franklin
Capacity (MW):	
Capacity (MWh):	
Battery Module:	
Integrator:	
Application:	
Installation:	Factory
Enclosure Type:	
Event Date:	10 August 2016
System Age (yr):	0
Extent of Damage:	Fire
State During Accident:	Assembly, Installation
Description:	S&C Electric was assembling a BESS at its facility. The batteries were not operating nor connected to a power source/load when the partially assembled lithium ion system caught fire, starting in one of the DC power and control compartments of a battery rack and then propagating. Fire suppression and containment systems were not yet functional, but propgation was limited to one container with water cooling. The fire extinguished in a few hours.
Root Cause:	
Failed Element:	
Source:	S&C (https://epri.box.com/shared/static/a634woxxwjqf2bx29k6fhsxdyfc2t1m6.pdf)
Additional Resources:	

Note: Missing values in this table reflect unknowns.

Failure Event - US, OR, Tualatin - 11 Apr 2019

Overview

Event Details	
Location:	US, OR, Tualatin
Capacity (MW):	
Capacity (MWh):	
Battery Module:	Powin Energy
Integrator:	
Application:	Manufacturing/Testing
Installation:	
Enclosure Type:	
Event Date:	11 April 2019
System Age (yr):	0
Extent of Damage:	Fire
State During Accident:	Testing
Description:	A fire broke out during a new product test of six large lithium ion batteries at a warehouse.
Root Cause:	
Failed Element:	
Source:	Oregon Live (https://epri.box.com/shared/static/y4wwm0713u4n2h5coidatjakmi0zfb38.pdf)
Additional Resources:	

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If you have any details or corrections you would like to contribute to the database please reach out to our Storag Safety email (mailto:Storage-Safety@epri.com).

Retrieved from "https://storagewiki.epri.com/index.php?title=Failure_Event_-_US,_OR,_Tualatin_-_11_Apr_2019&oldid=5319"

Tualatin Valley Fire & Rescue said crews responded to the 20000 block of Southwest 115th Avenue about 5:05 p.m. Someone from the business that was performing the testing reported the batteries were on fire.

Firefighters quickly contained the blaze, but it took a while to completely extinguish the flames. The building's automatic sprinkler system helped contain the fire and minimize damage to the building and its contents.

Advertisement

A hazmat team responded, and authorities carried out a water containment plan to minimize any environmental effects, according to Tualatin Valley Fire & Rescue. The hazmat team also monitored air quality and set up a decontamination process for crews that had been directly exposed to smoke and flames, the agency said.

Surrounding businesses were evacuated as a precaution, according to the agency, and no one was hurt.

A fire investigator responded to determine the cause of the one-alarm blaze.

The fire and rescue agency didn't publicly identify the business where the blaze occurred in a news release late Thursday.

-- Jim Ryan; jryan@oregonian.com; 503-221-8005; @Jimryan015

Visit subscription.oregonlive.com/newsletters to get Oregonian/OregonLive journalism delivered to your email inbox.

Fatal Wisconsin crash latest: 9 confirmed dead

Failure Event - US, AZ, Flagstaff - 26 Nov 2012

Overview

Event Details	
Location:	US, AZ, Flagstaff
Capacity (MW):	0.5
Capacity (MWh):	1.5
Battery Module:	
Integrator:	Electrovaya
Application:	Solar integration
Installation:	
Enclosure Type:	
Event Date:	26 November 2012
System Age (yr):	1.5
Extent of Damage:	
State During Accident:	
Description:	
Root Cause:	
Failed Element:	
Source:	AZ Daily Sun (https://epri.box.com/shared/static/pq87s90sqqkxa6zoz3nkdlg2d8cng05x.pdf)
Additional Resources:	

Note: Missing values in this table reflect unknowns.

If you have any details or corrections you would like to contribute to the database please reach out to our Storage Safety email (mailto:Storage-Safety@epri.com).

Retrieved from "https://storagewiki.epri.com/index.php?title=Failure_Event_-_US,_AZ,_Flagstaff_-_26_Nov_2012&oldid=5295"

This page was last edited on 7 October 2024, at 01:53.

APS fire probed

JOE FERGUSON Sun Staff Reporter
Jan 2, 2013

Officials with Arizona Public Service Company are still investigating the cause of an electrical fire atop McMillan Mesa in late November that caused significant damage to a $3 million installation.

The fire started in a state-of-the-art solar energy storage system the utility was testing, not the substation itself, said a spokesperson with APS.

APS began testing in February a new 1.5 megawatt system that is the size of a shipping container and resembles a giant battery.

The system was part of a federally-backed pilot project to measure the ability to store energy to be used during peak demand for electricity.



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The system is designed to generate the equivalent power output of 1,200 hybrid cars or 300,000 cellphone batteries.

"We plan to study a number of things, including how we can decrease equipment stress on high-demand days and how we can provide electricity from solar energy to our customers after sundown," says APS Director of Energy Innovation Barbara Lockwood in press release.

A spokesperson for APS said company officials are working closely with Electrovaya Inc., a lithium-ion battery manufacturing company, to determine the cause of the Nov. 26 fire.

The fire did not affect the nearby substation, as APS installed the equipment for the energy storage system away from the existing infrastructure.

Firefighters initially had let the blaze burn while they waited for an APS crew and then helped establish a path into the yard to allow utility workers to temporarily shut off power.

Joe Ferguson can be reached at 556-2253 or jferguson@azdailysun.com.

Learn more about your privacy options

Failure Event - US, HI, Kahuku - 1 Aug 2012

Overview

Event Details	
Location:	US, HI, Kahuku
Capacity (MW):	15
Capacity (MWh):	10
Battery Module:	Xtreme [PbA]
Integrator:	
Application:	Wind Integration
Installation:	Island
Enclosure Type:	Prefab
Event Date:	1 August 2012
System Age (yr):	1.5
Extent of Damage:	Fire
State During Accident:	
Description:	The BESS, co-located with a 30 MW wind farm, caught fire.
Root Cause:	
Failed Element:	
Source:	Hawaii News Now (https://epri.box.com/shared/static/xftkj6mfyetzshwsov81m341wm7sipbb.pdf)
Additional Resources:	

Note: Missing values in this table reflect unknowns.

If you have any details or corrections you would like to contribute to the database please reach out to our Storage Safety email (mailto:Storage-Safety@epri.com).

Retrieved from "https://storagewiki.epri.com/index.php?title=Failure_Event_-_US,_HI,_Kahuku_-_1_Aug_2012&oldid=5294"

This page was last edited on 7 October 2024, at 01:53.



Photo courtesy: Jay Armstrong

KAHUKU,OAHU (HawaiiNewsNow) - A costly fire is still smoldering at a wind farm on Oahu's North Shore. Flames destroyed a crucial building, raising questions about Kahuku Wind's future.

The trouble started shortly before 4:30 a.m. on Wednesday in the battery storage building where the energy collected by the 12 turbines is stored. A company spokesman declined an on-camera interview, but told Hawaii News Now that the warehouse contained 12,000 individual battery packs.

"This is a very dangerous environment to fight a fire in because of the confined nature of the warehouse. It's a big warehouse, but what's inside are rows of racks of batteries that have very small aisles in between," explained Capt. Terry Seelig of the Honolulu Fire Department.

Seelig said a fire at the same building in April 2011 burned itself out. The latest one didn't, so crews entered the facility more than seven hours after the blaze began. They used dry chemicals from Hawaiian Electric Company to try to extinguish the flames. Firefighters faced thick smoke, toxic fumes and other hazards.

"The fire had spread through some of the batteries and was now in front of the door so the use of the dry chemical was not sufficient to knock down the fire to the point where we could extinguish," Seelig said.

Parts of the building collapsed, but crews kept the flames from spreading to other structures. The facility's innovative battery system helped to secure a $117 million loan guarantee for construction from the U.S. Department of Energy, but the new technology also created special challenges.

"That's gonna be some of the outcome of our investigation in conferring with the company as to what really happened, and what we can do better in the future for not just here, but for other wind farms that are starting to be built," Seelig said.

The cause of the fire is under investigation, but Seelig said it appeared that the fire started in or near the battery banks and then spread.

On Thursday, a First Wind spokesperson said they have restricted access to the site due to continued safety concerns. According to the company, it will take some time for technical experts and fire inspectors to safely enter the facility and investigate the cause and extent of the damages.

The farm has been selling power to HECO since last year. A HECO spokesman said the company has enough generating capacity to meet customers' energy needs.

First Wind is in the process of building another new wind farm near Haleiwa.

See also:
SLIDESHOW: Kahuku Wind Farm Fire

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Taboola Feed

1 Odd Trick Restores Your Eyes To Perfect 20/20 Vision

EXHIBIT "A"

DESCRIPTION OF THE

PROPERTY

THE FOLLOWING REAL PROPERTY LOCATED IN THE COUNTY OF PINAL, STATE OF ARIZONA:

Tract 1: APN 409-01-001A

The Southwest Quarter of Section 1, Township 10 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Tract 2: APN 409-01-001B

Government Lots 1, 2, 3 and 4; The South Half of the North Half; and the Southeast Quarter of Section 1, Township 10 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Tract 3: APN 409-06-0040

Government Lots 1, 2, 3 and 4; the South Half of the North Half; and the South Half of Section 6, Township 10 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

LESS AND EXCEPT:

A parcel of land situated in a portion of Section 6, Township 10 South, Range 7 East of Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Northeast Corner of said Section 6; thence South 00 degrees 16 minutes 01 second West, along the East line of said Section 6, a distance of 474.75 feet; thence departing said East line, North 89 degrees 43 minutes 59 seconds West, a distance of 40.00 feet to the point of beginning; thence South 00 degrees 16 minutes 01 seconds, along a line parallel with and 40.00 feet West of said East line, a distance of 799.69 feet; thence North 89 degrees 43 minutes 59 seconds West, a distance of 10.00 feet; thence North 00 degrees 16 minutes 01 seconds East, along a line parallel with and 50.00 feet West of said East line, a distance of 599.69 feet; thence North 89 degrees 43 minutes 59 seconds West, a distance of 10.00 feet; thence North 00 degrees 16 minutes 01 seconds East, along a line parallel with and 60.00 feet West of said line, a distance of 200.00 feet; thence South 89 degrees 43 minutes 59 seconds East, a distance of 20.00 feet to the point of beginning.

Tract 4: APN 409-02-0010

The North Half of Section 12, Township 10 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Tract 5: APN 500-50-0020

Government Lots 13, 14, 23 and 24 in Section 36, Township 9 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona,

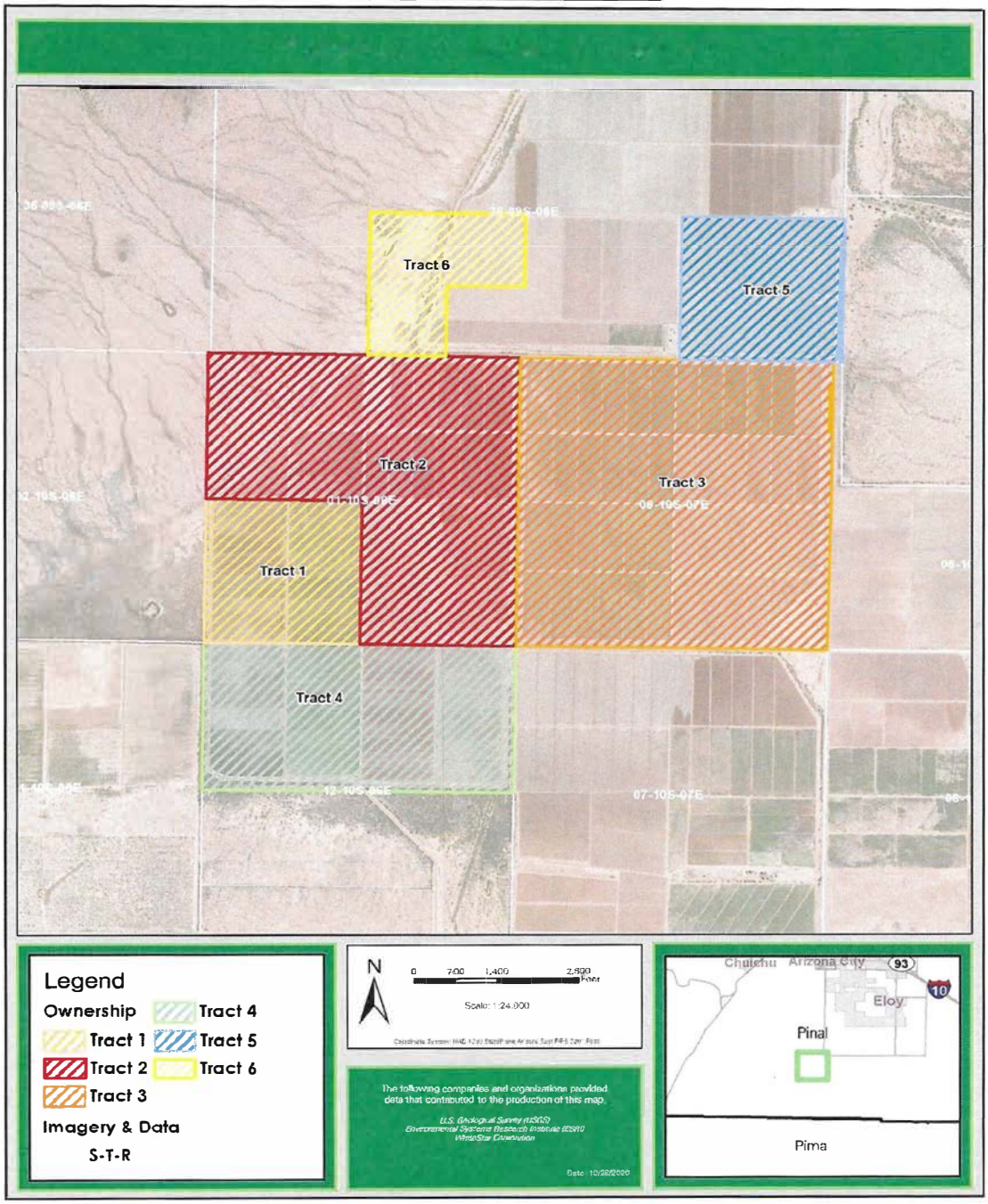
LESS AND EXCEPT:
A parcel of land situated in a portion of Section 36, Township 9 South, Range 6 East of Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:
Commencing at the Southeast Corner of said Section 36; thence South 89 degrees 48 minutes 53 seconds West along the South line of said Section 36, a distance of 40.00 feet to the point of beginning; thence continuing South 89 degrees 48 minutes 53 second West, a distance of 80.28 feet; thence departing said South line, North 09 degrees 29 minutes 23 seconds East, a distance of 299.15 feet; thence North 00 degrees 11 minutes 10 seconds West, along a line parallel with and 70.00 feet West of the East line of Government Lot 24, a distance of 850.63 feet; thence North 89 degrees 48 minutes 50 seconds East, a distance of 10.00 feet; thence North 00 degrees 11 minutes 10 seconds West, a distance of 171.85 feet; thence North 00 degrees 06 minutes 21 seconds East, along a line parallel with and 60.00 feet West of the East line of Government Lot 13, a distance of 198.07 feet; thence North 89 degrees 48 minutes 50 seconds East, a distance of 10.00 feet; thence North 00 degrees 06 minutes 21 seconds East, a distance of 700.21 feet; thence South 89 degrees 53 minutes 39 seconds East, a distance of 10.00 feet to a point 40.00 feet West of the East line of said Government Lot 13; thence South 00 degrees 06 minutes 21 seconds West, parallel to said East line, a distance of 898.18 feet; thence South 00 degrees 11 minutes 10 seconds East, along a line parallel with and 40.00 feet West of the East line of said Government Lot 24, a distance of 1317.42 feet to the point of beginning.

Tract 6: APN 500-50-0040

Lots 17, 18 and 19, Section 36, Township 9 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXHIBIT A-1

Depiction of the Property



Q#5150300

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M ON THE **20TH** DAY OF **NOVEMBER 2024**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR**, A PLANNED AREA DEVELOPMENT SEVERANCE, A REZONE & A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

PZ-PD-004-24 – PUBLIC HEARING/ACTION: Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of a **Planned Area Development Overlay District (PAD) severance** of 1887.5± acres from the existing PAD overlay district established under PZ-PD-052-98 and consistent with cases PZ-048-23 and PZ-PD-017-23 (1887.5± acres), situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-01-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040 (legal on file), located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

PZ-048-23 - PUBLIC HEARING/ACTION: Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of an approval of a **rezone** from **General Rural (GR), Suburban Ranch (SR), Single Residence (CR-2), Single Residence (CR-3), Multiple Residence (CR-4), Multiple Residence (CR-5), Industrial (CI-2), Local Business (CB-1), and General Business (CB-2)** to **Industrial Zoning (I-3)** on 1887.5± acres to develop a photovoltaic solar energy facility, consistent with cases PZ-048-23 and PZ-PD-017-23, situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-01-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040 (legal on file) located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

PZ-PD-017-23 – PUBLIC HEARING/ACTION: Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of a **Planned Area Development (PAD) Overlay District** on 1887.5± acres to develop a photovoltaic solar energy facility, consistent with cases PZ-048-23 and PZ-PD-017-23 (1887.5± acres), situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-01-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040, (legal on file) located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at:

https://www.pinal.gov/236/Notice-of-Hearings

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT. PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

DATED this **22ND** day of **OCTOBER 2024**, Pinal County Community Development Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132 STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not your wish to appear and be heard at the hearing

Contacts for this matter: Patrick Zaia-Roberts, Senior Planner
E-mail Address: Patrick.Roberts@pinal.gov
Phone #: (520) 866-6409 Fax: (520) 866-6530

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Pinal Central Dispatch
Tri-Valley Dispatch

Pinal Central Dispatch

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona,Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:
Oct. 31, 2024

NOTICE ID: twal0rnAX27BIFBsWXna
NOTICE NAME: PZ-PD-004-24 Sonak Solar

Rachel Cozart

(Signed)_____

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 11/01/2024

Nicole Burkholder

_____
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M ON THE 20TH DAY OF NOVEMBER 2024, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR, A PLANNED AREA DEVELOPMENT SEVERANCE, A REZONE & A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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Contacts for this matter: Patrick Zaia-Roberts, Senior Planner
E-mail Address: Patrick.Roberts@pinal.gov
Phone #: (520) 866-6409 Fax: (520) 866-6530
No. of publications: 1: date of publication: Oct 31, 2024

Tri-Valley Dispatch

AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Tri-Valley Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

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Oct. 31, 2024

NOTICE ID: 84Zf8idJXLljTN0XUocD
NOTICE NAME: PZ-PD-004-24 Sonak Solar

Rachel Cozart

(Signed)_____

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 11/01/2024

Nicole Burkholder

_____
Notary Public
Notarized remotely online using communication technology via Proof.

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3) A brief statement of reasons for supporting or opposing the request

4) Whether or not your wish to appear and be heard at the hearing

Contacts for this matter: Patrick Zaia-Roberts, Senior Planner

E-mail Address: Patrick.Roberts@pinal.gov

Phone #: (520) 866-6409 Fax: (520) 866-6530

No. of publications: 1: date of publication: Oct 31, 2024

Pinal County
AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-PD-004-24, PZ-048-23 and PZ-PD-017-23, personally caused at least one sign to be posted in a visible place on or near the proposed project site at W of Sunland and Pearce, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 10/30/24 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public

My Commission expires: 10-25-28

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/30/24
POST COPY OF ACTUAL NOTICE BELOW.
October 30, 2024 at 11:20 AM
+32 590120, -111 689576
Eloy AZ 85131
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/30/24
POST COPY OF ACTUAL NOTICE BELOW.
October 30, 2024 at 11:16 AM
+32 583350 -111.690186
Hoy AZ 8513
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/30/24
POST COPY OF ACTUAL NOTICE BELOW.
October 30, 2024 at 11:12 AM
+32.586231,-111.690207
Eloy AZ 85131
United States
Maps


PINAL COUNTY
Public Hearings
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date Posted: 10/30/24
Case Number: PZ-PD-004-24
Amendment of existing PAD (PZ-PD-052-98) for removal of 1,887.5+/- acres from overall 2,080+/- acres of Sawtooth PAD
Case Numbers: PZ-048-23 and PZ-PD-017-23
Rezone request from multiple zoning districts of GR, SR, CR-2, CR-3, CR-4, CR-5, CI-2, CB-1, and CB-2 to Industrial Zoning District (I-3) with a Planned Area Development (PAD) Overlay to allow for a Photovoltaic (PV) solar facility with a battery energy storage system (BESS)
Acreage: 1,877.5+/- acres
Applicant Name: Jordan Rose - Rose Law Group pc
Applicant Phone Number: 480-505-3938
Case Information Available at Pinal County Community Development
(520) 866-6442 or www.pinalcountyaz.gov
October 30, 2024 at 11:10 AM
+32.586626,-111.689516
Eloy AZ 85131
United States
Maps


PINAL COUNTY
Public Hearings
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date Posted: 10/30/24
Case Number: PZ-PD-004-24
Amendment of existing PAD (PZ-PD-052-98) for removal of 1,887.5+/- acres from overall 2,080+/- acres of Sawtooth PAD
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Applicant Phone Number: 480-505-3938
Case Information Available at Pinal County Community Development
(520) 866-6442 or www.pinalcountyaz.gov
October 30, 2024 at 11:08 AM
+32.586617, -111.689522
Eloy AZ 85131
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10 / 30 / 24
POST COPY OF ACTUAL NOTICE BELOW.
Maps
October 30, 2024 at 11:05 AM
+32.583064, -111.689530
Eloy AZ 85131
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/30/24
POST COPY OF ACTUAL NOTICE BELOW.
Maps
October 30, 2024 at 11:03 AM
+32.579278,-111.681458


PINAL COUNTY
Public Hearings
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date Posted: 10/30/24
Case Number: PZ-PD-004-24
Amendment of existing PAD (PZ-PD-052-98) for removal of 1,887.5+/- acres from overall 2,080+/- acres of Sawtooth PAD
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Acreage: 1,877.5+/- acres
Applicant Name: Jordan Rose - Rose Law Group pc
Applicant Phone Number: 480-505-3938
Case Information Available at Pinal County Community Development
(520) 866-6442 or www.pinalcountyaz.gov
October 30, 2024 at 11:01 AM
+32.579187,-111.676531
Pearce Rd
Eloy AZ 85131
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/30/24
POST COPY OF ACTUAL NOTICE BELOW.
October 30, 2024 at 10:58 AM
+32.579187 -111.676531
Pearce Rd
Eloy AZ 85131
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/30/24
POST COPY OF ACTUAL NOTICE BELOW.
Maps
October 30, 2024 at 10:56 AM
+32.583326, -111.672789


PINAL COUNTY
Public Hearings
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date Posted: 10/30/24
Case Number: PZ-PD-004-24
Amendment of existing PAD (PZ-PD-052-98) for removal of 1,887.5+/- acres from overall 2,080+/- acres of Sawtooth PAD
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Acreage: 1,877.5+/- acres
Applicant Name: Jordan Rose - Rose Law Group pc
Applicant Phone Number: 480-505-3938
Case Information Available at Pinal County Community Development
(520) 866-6442 or www.pinalcountyaz.gov
October 30, 2024 at 10:54 AM
+32.583415 -111.672847
31300–31398 S Sunland Gin Rd
Eloy AZ 85131
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/30/24
POST COPY OF ACTUAL NOTICE BELOW.
Maps
October 30, 2024 at 10:51 AM
+32.588980, -111.672797


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/30/24
POST COPY OF ACTUAL NOTICE BELOW.
October 30, 2024 at 10:49 AM
+32 591344, -111.672751
31300–31398 S Sunland Gin Rd
Eloy AZ 85131
United States
Maps


PINAL COUNTY
Public Hearings
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date Posted: 10/30/24
Case Number: PZ-PD-004-24
Amendment of existing PAD (PZ-PD-052-98) for removal of 1,887.5+/- acres from overall 2,080+/- acres of Sawtooth PAD
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Acreage: 1,877.5+/- acres
Applicant Name: Jordan Rose - Rose Law Group pc
Applicant Phone Number: 480-505-3938
Case Information Available at Pinal County Community Development
(520) 866-6442 or www.pinalcountyaz.gov
October 30, 2024 at 10:47 AM
+32.595450,-111.672618
31250 S Sunland Gin Rd
Eloy AZ 85131
United States
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 10/30/24
POST COPY OF ACTUAL NOTICE BELOW.
October 30, 2024 at 10:43 AM

By signing below, Owner acknowledges that the approval of the PAD _____, Case No. PZ-PD-017-23, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the PAD _____, Case No. PZ-PD-017-23, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of PAD in Case No. PZ-PD-017-23 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Arnold Summit
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: 11-8-24

OWNER: _____
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: _____

INDIVIDUAL ACKNOWLEDGMENT
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF Arizona)
) ss.
COUNTY OF Pima)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Arnoldo Burruel.
[Insert Name of Signor(s)]

Rebecca L Hintze
Notary Public
Pima County, Arizona
My Comm. Expires 05-27-27
Commission No. 650024

Rebecca L Hintze
Notary Public

My commission expires: 05/27/2027

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____ as _____
[Insert Name of Officer] ***[Insert Title]***
of _____, an _____ corporation,
[Insert Name of Company] ***[Insert State of Incorporation]***
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

INDIVIDUAL ACKNOWLEDGMENT
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF Arizona)
) ss.
COUNTY OF Pima)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Arnoldo Burruel.
[Insert Name of Signor(s)]

Rebecca L Hintze
Notary Public
Pima County, Arizona
My Comm. Expires 05-27-27
Commission No. 650024

Rebecca L Hintze
Notary Public

My commission expires: 05/27/2027

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____ as _____
[Insert Name of Officer] ***[Insert Title]***
of _____, an _____ corporation,
[Insert Name of Company] ***[Insert State of Incorporation]***
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

By signing below, Owner acknowledges that the approval of the PAD Severance _____, Case No. PZ-PD-004-24, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the PAD Severance, Case No. PZ-PD-004-24, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of PAD Severance in Case No. PZ-PD-004-24 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Arnoldo Bunuel
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: 11-8-24

OWNER: _____
[Print Entity Name]

_____
Signature

Its: _____
[Title, if applicable]

Dated: _____

By signing below, Owner acknowledges that the approval of the PAD _____, Case No. PZ-PD-017-23, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the PAD _____, Case No. PZ-PD-017-23, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of PAD _____ in Case No. PZ-PD-017-23 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Arnaldo Samuel
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: 11-8-24

OWNER: _____
[Print Entity Name]

Signature

Its: _____
[Title, if applicable]

Dated: _____

INDIVIDUAL ACKNOWLEDGMENT
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF Arizona)
) ss.
COUNTY OF Pima)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Arnoldo Burruel.
[Insert Name of Signor(s)]

Rebecca L Hintze
Notary Public
Pima County, Arizona
My Comm. Expires 05-27-27
Commission No. 650024

Rebecca L Hintze
Notary Public

My commission expires: 05/27/2027

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____ as _____
[Insert Name of Officer] ***[Insert Title]***
of _____, an _____ corporation,
[Insert Name of Company] ***[Insert State of Incorporation]***
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

By signing below, Owner acknowledges that the approval of the Rezone _____, Case No. PZ-048-23, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the Rezone, Case No. PZ-048-23, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of Rezone in Case No. PZ-048-23 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: Arnold Bimmel
[Print Entity Name]

Arnold Bimmel
Signature

Its: _____
[Title, if applicable]

Dated: 11-8-24

OWNER: _____
[Print Entity Name]

_____
Signature

Its: _____
[Title, if applicable]

Dated: _____

INDIVIDUAL ACKNOWLEDGMENT
[To be filled out if NOT a corporation, partnership, or trust]

STATE OF Arizona)
) ss.
COUNTY OF Pima)

The foregoing instrument was acknowledged before me this 8 day of November, 2024, by Arnoldo Borruel.
[Insert Name of Signor(s)]

Rebecca L Hintze
Notary Public
Pima County, Arizona
My Comm. Expires 05-27-27
Commission No. 650024

Rebecca L Hintze
Notary Public

My commission expires: 05/27/2027

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT
[To be filled out if a corporation, partnership, or trust]

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this ____ day of _____, _____, by _____ as _____
[Insert Name of Officer] ***[Insert Title]***
of _____, an _____ corporation,
[Insert Name of Company] ***[Insert State of Incorporation]***
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: OCTOBER 17, 2024

TO: PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-PD-004-24, PZ-048-23 & PA-PD-017-23 (SONAK SOLAR)**

CASE COORDINATOR: PATRICK ZAIA-ROBERTS, SENIOR PLANNER

Executive Summary:
Requesting approval of a Planned Area Development (PAD) Severance of the Sawtooth PAD, a rezone of 1,887.5± acres from General Rural (GR), Suburban Ranch (SR), Single Residence (CR-2), Single Residence (CR-3), Multiple Residence (CR-4), Multiple Residence (CR-5), Industrial (CI-2), Local Business (CB-1), and General Business (CB-2) Zoning Districts to Industrial Zoning (I-3) and the Sonak Solar Project PAD Overlay Zoning District to allow for development standards for a Photovoltaic (PV) Solar Energy Facility with battery energy storage for a photovoltaic Solar Power Plant.

If This Request is Approved by the Board of Supervisors:
The applicant will apply for a site plan application and applicable permits under the new development and design standards for a Solar Energy Project with Battery Energy Storage Systems.

LEGAL DESCRIPTION: (Legal on File)

LANDOWNER/APPLICANT: Arnoldo B. Burruel, landowner, Rose Law Group PC and Matthew Pagan – Sonak Solar Project LLC, applicant.

REQUESTED ACTION & PURPOSE: (Three Cases)

1. **PZ-PD-004-24 – PUBLIC HEARING/ACTION:** Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of a Planned Area Development Overlay District (PAD) severance of 1887.5± acres from the existing PAD overlay district established under PZ-PD-052-98 and consistent with cases PZ-048-23 and PZ-PD-017-23 (1887.5± acres), situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-01-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040 (legal on file), located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.
2. **PZ-048-23 - PUBLIC HEARING/ACTION:** Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of an approval of a rezone from General Rural (GR), Suburban Ranch (SR), Single Residence (CR-2), Single Residence (CR-3), Multiple Residence (CR-4), Multiple Residence (CR-5), Industrial (CI-2), Local Business (CB-1), and General Business (CB-2) to Industrial Zoning (I-3) on 1887.5± acres to develop a photovoltaic solar energy facility, consistent with cases PZ-048-23 and PZ-PD-017-23, situated in

portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-01-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040 (legal on file) located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

3. **PZ-PD-017-23 – PUBLIC HEARING/ACTION:** Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of a Planned Area Development (PAD) Overlay District on 1887.5± acres to develop a photovoltaic solar energy facility, consistent with cases PZ-048-23 and PZ-PD-017-23 (1887.5± acres), situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-01-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040, (legal on file) located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

LOCATION: the site is located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

SIZE: 1,887.5± acres.

COMPREHENSIVE PLAN: Current land use designation is "Green Energy Production" approved under the case PZ-PA-003-21.

EXISTING ZONING AND LAND USE: The subject site is currently zoned General Rural (GR) Suburban Ranch (SR), Single Residence (CR-2), Single Residence (CR-3), Multiple Residence (CR-4), Multiple Residence (CR-5), Industrial (CI-2), Local Business (CB-1), and General Business (CB-2) Zone. The property also holds a Planned Area Development Overlay District under the Sawtooth PAD approved under case number PZ-PD-052-98. This subdivision never developed. The property is currently used as farmland, with low density residential communities to the southwest.

SURROUNDING ZONING AND LAND USE:
North: General Rural (GR), Agricultural and Vacant.
South: General Rural (GR), Suburban Ranch (SR) Suburban Homestead (SH)
East: General Rural (GR), Agricultural and Vacant.
West: General Rural (GR), Ironwood Forest National Monument.

PUBLIC PARTICIPATION:

Neighborhood Meeting(s):	October 20, 2022
Agency Mailout	September 12, 2024
Newspaper Advertising:	September 26, 2024
Postcards/Letters:	September 27, 2024
Site posting:	September 24, 2024

FINDINGS/SITE DATA/HISTORY:
The parcels are privately owned and current use of the subject properties is agriculture. All parcels are irrigated farmland and leveled to facilitate irrigation. Nearly all surrounding parcels are currently used for agriculture. There are rural residences located near to the proposed site with low-density residential development to the southwest of the property. This community is known as Silver Bell Estates and was platted in 1974. The entire subject property is currently zoned largely for residential and associated commercial opportunities in a master-planned configuration under the Sawtooth Planned Area Development.

There are six parcels that are arranged in a largely square configuration north of the East Pearce Road alignment. One 320 acre parcel south of Pearce Rd is incorporated into the project area at the Southern end of the project. To the north of the project lies a fork of two parcels to the North of the project boundary. In the center of the forked properties lies an approximately 192.5± acre area of State Land dividing the northern end of the project area. This area of state land is omitted from the PAD Severance, Rezone, and new PAD Overlay. As such, the existing Sawtooth PAD is expected to persist on the portion of state land property.

Proposed Use:
The applicant is proposing to construct and operate a photovoltaic (PV) solar generation facility with an energy output of approximately 323 megawatts. The project further proposes a Battery Energy Storage System at 162MW. The proposal is intended to interconnect with Arizona Public Service or Tucson Electric Power transmission systems. Within proximity to the project lie two existing Western Area Power Administration (WAPA) transmission lines for 230kv and 115kv service. Tucson Electric Power (TEP) also offers potential to interconnect with the existing 345kv transmission line, and Arizona Public Service (APS) also holds two separate 230kv transmission lines that may provide service to the electrical grid through forthcoming interconnect and line-siting. Similar to many other solar facilities, the main components of the Sonak Solar Energy Center would include the following:

1. PV modules mounted on a single-axis tracking system (323MW).
2. Battery Energy Storage System (BESS) of 162MW.
3. Solar Field Infrastructure Components (Electrical collection systems, Switchgear, Power Conversions stations, inverters, transformers and collection lines).
4. Civil Infrastructure (fencing, access driveways, on-site parking, drainage channels and retention basins, landscaping and Signage.
5. An operations and maintenance building (O&M).
6. Onsite substation.

Flood Plain:
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.

Access:
Access to the Project site would be provided by four access points to be provided along Sunland Gin Rd. Sunland Gin Rd is a section line road, and is identified as a regionally significant route (RSR). The project anticipates increased traffic during the construction phase of the facility, but minimal traffic impacts during operational periods.

ANALYSIS:
Comprehensive Plan
The land-use designation for the project area is “Green Energy Production”. This land-use was approved under the case PZ-PA-003-21 changing the land use designation from Moderate Low Density Residential (1-3.5 du/ac) to Green Energy production.

“Green Energy Production” land-use allows Utility-scale solar farms to support the development of renewable sources to meet local energy needs. The Sonak Solar Project fulfills the goals and objectives of the Comprehensive Plan as identified within the applicant’s narrative. These have been analyzed and shared below:

Sense of Community:
The Sonak Solar project does not alter or reduce the number of urban centers or gathering places in the area. The property itself is designated Green Energy Production as described under case PZ-PA-003-21. The existing surrounding land use designations within 1 mile of the site are Very Low Density Residential (VLDR), Moderate Low Density Residential (MLDR) and Major Open Space. The project demonstrates Sense of Community in the area by recognizing the rural setting of the surrounding communities. The solar project siting places the project half a mile away from the nearest developed residence. Furthermore, the project abuts the Ironwood Forest National Monument, designated Major Open Space and Recreation/Conservation. Placement of this project capitalizes on a corner where more intensive forms of development would face extreme compatibility concerns. The Sense of Community in this area is enhanced by the location of this project.

Mobility and Connectivity:
Sonak Solar Provides adequate connectivity via access onto Sunland Gin Road. This roadway serves as a main access point for the Silver Bell Estates community to Eloy and Arizona City for services. Operation of the solar facility will not have a meaningful impact upon traffic in the region as a result of this development. Rather, due to access onto Sunland Gin Road, roadway improvements may be required at the discretion of Pinal County Public Works as this project advances to Site Plan formal submittal. These improvements will largely benefit the majority of property owners who commute through the area. Namely, residents of Silver Bell Estates.

Economic Sustainability:
Sonak Solar will create operational jobs during the life of the project, and temporary jobs during the construction period of the project. The project has further obligated to interface with local fire departments and colleges for the purpose of expanding training to contribute to workforce development and public safety initiatives. The project goal is to incorporate sources of environmentally sustainable power into Pinal County and the Arizona electrical grid. A significant number of corporate interests based in the U.S. have established green energy standards that establish a percentage of energy sources that need to be sourced from renewable sources on the electrical grid. These companies consider these factors in siting decisions that can lead to later development of economic significance in the county.

Open Spaces and Places:
Sonak Solar is sited with immediate proximity to Major Open Space areas, Riparian areas, and a proposed off-highway vehicle trail. The applicant has obligated to cooperate with the Pinal County Open Space and Trails Department to establish conscientious development of their project with proximity to these features.

Environmental Stewardship:
Sonak Solar has demonstrated significant consideration to environmental impacts that could be introduced through its development. Numerous environmental studies have been conducted to date to inform Project design, including a Critical Issues Analysis, Threatened and Endangered Species Habitat Assessment, Cultural Resources Desktop Study, Wetland Delineation, and Phase I Environmental Site Assessment. The applicant has taken the initiative to coordinate with the Arizona Game and Fish Department to minimize impact to environmentally sensitive species in this region. The project has further committed to cooperating with Pinal County Open Space and Trails due to Riparian areas identified to the Northwest of the site. At the recommendation of Pinal County Open Space and Trails, the applicant has agreed to restrict development in this area and adapt aspects of the project to protect the Riparian areas found.

Happy, Healthy Residents:
Sonak Solar is a project that seeks to capitalize on green energy measures that promote a cleaner method of powering the growth Pinal County is experiencing. The largest proponent of dissent that staff has observed from members of the public has been the concern that solar should be distanced from residential areas. This project seeks to fundamentally satisfy the concerns that other solar projects have been unable to avoid.

Pinal County has expanded definitions of the Happy, Healthy Residents section of the Comprehensive Plan. Well-designed neighborhoods, housing cost, public services and availability of healthy food contribute to this goal. The project anticipates lifetime tax revenue calculations of $95.4 Million.

Quality Educational Opportunities:
Sonak Solar will create operational jobs during the life of the project, and temporary jobs during the construction period of the project. The project has further obligated to interface with local fire departments and colleges for the purpose of expanding training to contribute to workforce development and public safety initiatives.

Rezone and Planned Area Development Overlay (PAD):
Staff notes the PAD overlay is utilized to make deviations to the Land Use Development Code and to remove incompatible allowed uses within the Industrial Zoning (I-3) District. The only allowed uses within the subject site if approved by the Board is Photovoltaic Solar Generation & Electric Battery Storage.

The following table provides a breakdown of the PAD amended development standards. Development services code for accessory buildings remains the same for the Rezone and PAD overlay.

Table 3. Amended Development Standards

Development Standards	Existing I-3 Standards	Proposed (I-3/Solar PAD)
Minimum lot area	None	N/A
Minimum lot width	None	N/A
Minimum building setbacks	20 feet front setback (with exceptions)	50 feet
	25 feet where development abuts a rural or a residential district:	
	0 feet where development abuts any other district	
Minimum building height	50 feet	The maximum height standard for the Project PV solar facilities, BESS, and affiliated infrastructure is proposed to be 12 feet. The Project gen-tie transmission line structures are expected to be between 90 and 100 feet tall; however, Pinal County Development Services Code Chapter 2.150.050 notes that height limits shall not apply to "electric power transmission towers."
Minimum distance between main and detached accessory buildings	7 feet	7 feet
Buildable area		1,866.6 acres (PAD Overlay District)

Open Space and Trails: The siting of this project includes riparian areas to the northwest of the project. These are the planned corridors that would remain as open space for Pinal County residents to use and enjoy. (Physical, social, historic, environmental) Historic connections are passed on to the next generations by use of these by current residents of the area.

Utilities and Electrical infrastructure: The location of Sonak Solar capitalizes on the existing transmittion lines with Arizona Public Service or Tucson Electric Power transmission systems. Within proximity to the project lie two existing Western Area Power Administration (WAPA) transmission lines for 230kv and 115kv service. Tucson Electric Power (TEP) also offers potential to interconnect with the existing 345kv transmission line, and Arizona Public Service (APS) also holds two separate 230kv transmission lines that may provide service to the electrical grid through forthcoming interconnect and line-siting.

PUBLIC PARTICIPATION:
Staff notes in regards to public participation, a solicitation for comments and questions was offered by the applicant prior to the formal submittal for this project. Letters were sent out to all property owners within the 1,200 feet of the site notifying neighbors of the general description of the request as well as contact information should they have any questions during the process.

Items for Commission Consideration:

- The site is designated as Green Energy Production as per the Pinal County Comprehensive Plan.
- The project as presented does adhere to the main principal of the approved Comprehensive Plan Amendment.
- Said project will not generate significant traffic to impact the roadways and the communities within proximity.
- Applicant has provided a Decommissioning Plan detailing end of life operations.

In addition, postcards were sent out to all property owners within 600 feet of the site notifying neighbors of the solicitation period and providing a general description of the request as well as contact information should they have questions regarding the project. Staff has received no letters of opposition.

The Open Space and Trails division has shared comments detailing expectations for sensitivity to the impacted riparian areas. The applicant has obligated to cooperate with the Open Space and Trails requirements, and has limited development of solar infrastructure in these areas.

Sonak Solar project location falls under the extended planning areas for Eloy. Pinal County has received no letters in support or opposition from the City of Eloy.

The Arizona Game and Fish Department (AGDF) tool was used to determine potential for sensitive biological resources. This report identified a Pinal County Riparian area crossing the project along the northwest corner of the project. Four species of concern (the western burrowing owl, Sonoran Desert Tortoise, California Leaf-nosed Bat and the antelope jackrabbit) are known to occur within five miles of the site. Being primarily used for agriculture, the majority of the site parcels support natural habitats.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this PAD Severance (PZ-PD-004-24), Rezone (PZ-048-23) and Planned Area Development (PZ-PD-017-23). Furthermore, the Commission must determine that this zone change and PAD overlay will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

a. LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
b. PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
c. NEIGHBORHOOD IMPACT
d. FLOOD CONTROL
e. TRAFFIC IMPACT
f. COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
g. BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY:

1. This land use request is for approval of a Planned Area Development Severance, Rezone and Planned Area Development for 1,887.5± acres
2. To date, no letters of opposition have been received.
3. The property has legal access and will be provided at four locations on S Sunland Gin Road.
4. The subject property is currently designated as "Green Energy Production" per the Comprehensive Plan.
5. Granting of the PAD will require, after the time of zoning approval, 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.

RECOMMENDED MOTIONS (PZ-PD-004-24):
*To Approve: I move the Planning and Zoning Commission forward a recommendation of **approval** of Case PZ-PD-004-24.*

*To Deny: I move the Planning and Zoning commission forward a recommendation of **denial** of Case PZ-PD-004-24 and to the Board of Supervisors.*

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then the Commission may forward PZ-PD-004-24 to the Board of Supervisors with a favorable recommendation with the attached 1 stipulations.

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.

RECOMMENDED MOTIONS (PZ-048-23):

*To Approve: I move the Planning and Zoning Commission forward a recommendation of **approval** of Case PZ-048-23 to the Board of Supervisors.*

*To Deny: I move the Planning and Zoning commission forward a recommendation of **denial** of Case PZ-048-23 to the Board of Supervisors.*

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone along with PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then the Commission may forward PZ-048-23 to the Board of Supervisors with a favorable recommendation with the attached 1 stipulation.

1. The stipulations enumerated herein pertain to the area described in case PZ-044-22 & PZ-PD-044-22;

RECOMMENDED MOTIONS (PZ-PD-017-23):

*To Approve: I move the Planning and Zoning Commission forward a recommendation of **approval** of Case PZ-PD-017-23.*

*To Deny: I move the Planning and Zoning commission forward a recommendation of **denial** of Case PZ-PD-017-23 and to the Board of Supervisors.*

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone along with PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then the Commission may forward PZ-PD-017-23 to the Board of Supervisors with a favorable recommendation with the attached 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;

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;

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;

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;

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.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **17th** DAY OF **OCTOBER, 2024**, IN THE PINAL COUNTY ADMINISTRATIVE COMPLEX, EMERGENCY OPERATIONS CENTER (EOC), 301 EAST 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **A PAD SEVERANCE, REZONE & A PLANNED AREA DEVELOPMENT OVERLAY** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

PZ-PD-004-24 – PUBLIC HEARING/ACTION: Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of a **Planned Area Development Overlay District (PAD) severance** of 1887.5± acres from the existing PAD overlay district established under PZ-PD-052-98 and consistent with cases PZ-048-23 and PZ-PD-017-23 (1887.5± acres), situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-01-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040 (legal on file), located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

PZ-048-23 - PUBLIC HEARING/ACTION: Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of an approval of a **rezone** from **General Rural (GR), Suburban Ranch (SR), Single Residence (CR-2), Single Residence (CR-3), Multiple Residence (CR-4), Multiple Residence (CR-5), Industrial (CI-2), Local Business (CB-1), and General Business (CB-2)** to **Industrial Zoning (I-3)** on 1887.5± acres to develop a photovoltaic solar energy facility, consistent with cases PZ-048-23 and PZ-PD-017-23, situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-01-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040 (legal on file) located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

PZ-PD-017-23 – PUBLIC HEARING/ACTION: Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of a **Planned Area Development (PAD) Overlay District** on 1887.5± acres to develop a photovoltaic solar energy facility, consistent with cases PZ-048-23 and PZ-PD-017-23 (1887.5± acres), situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-01-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040, (legal on file) located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at:

https://www.pinal.gov/236/Notice-of-Hearings

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

DATED this **18th** day of **September 2024**, Pinal County Community Development Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132 STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not your wish to appear and be heard at the hearing

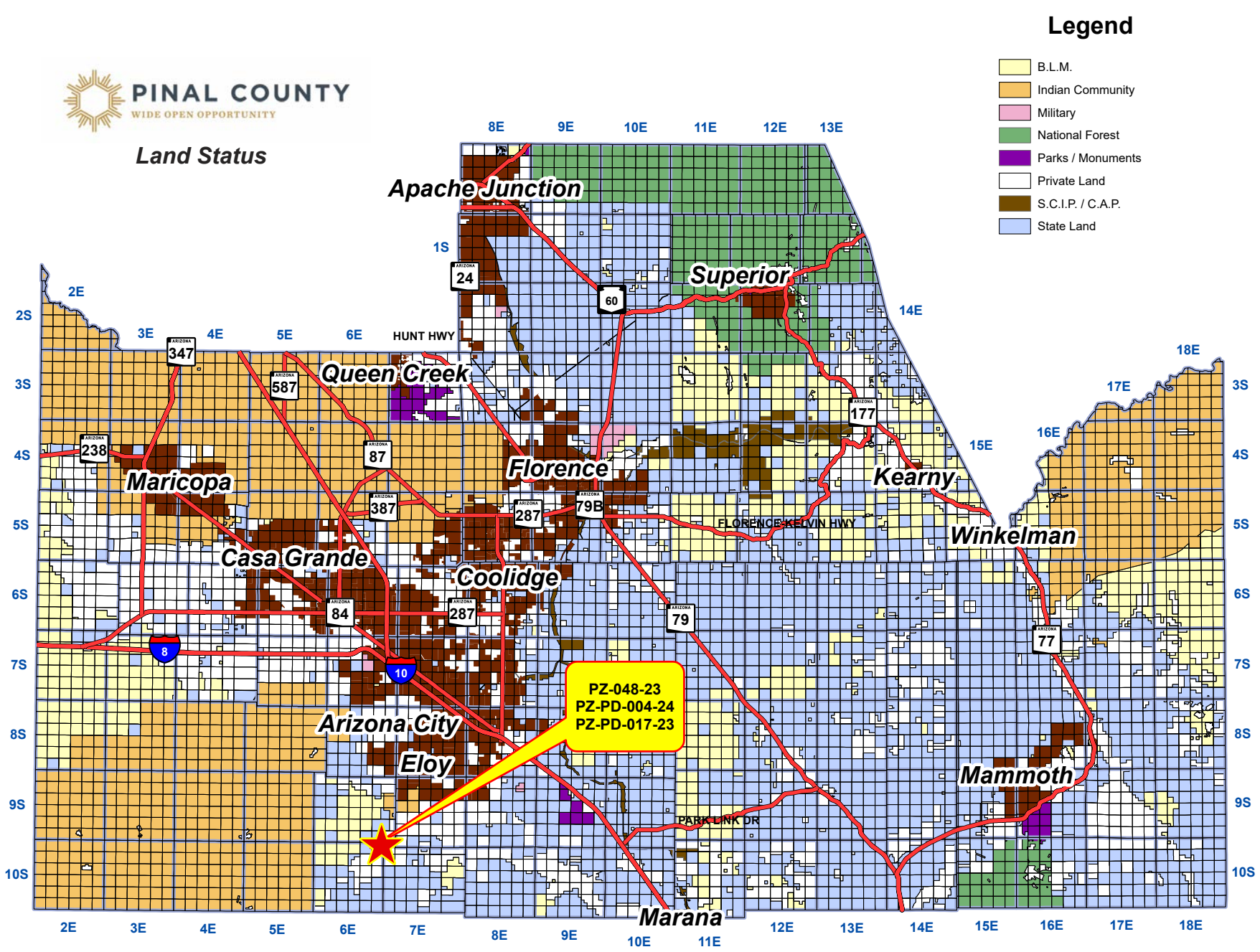
Contacts for this matter: Patrick Zaia-Roberts, Senior Planner
E-mail Address: Patrick.Roberts@pinal.gov
Phone #: (520) 866-6409

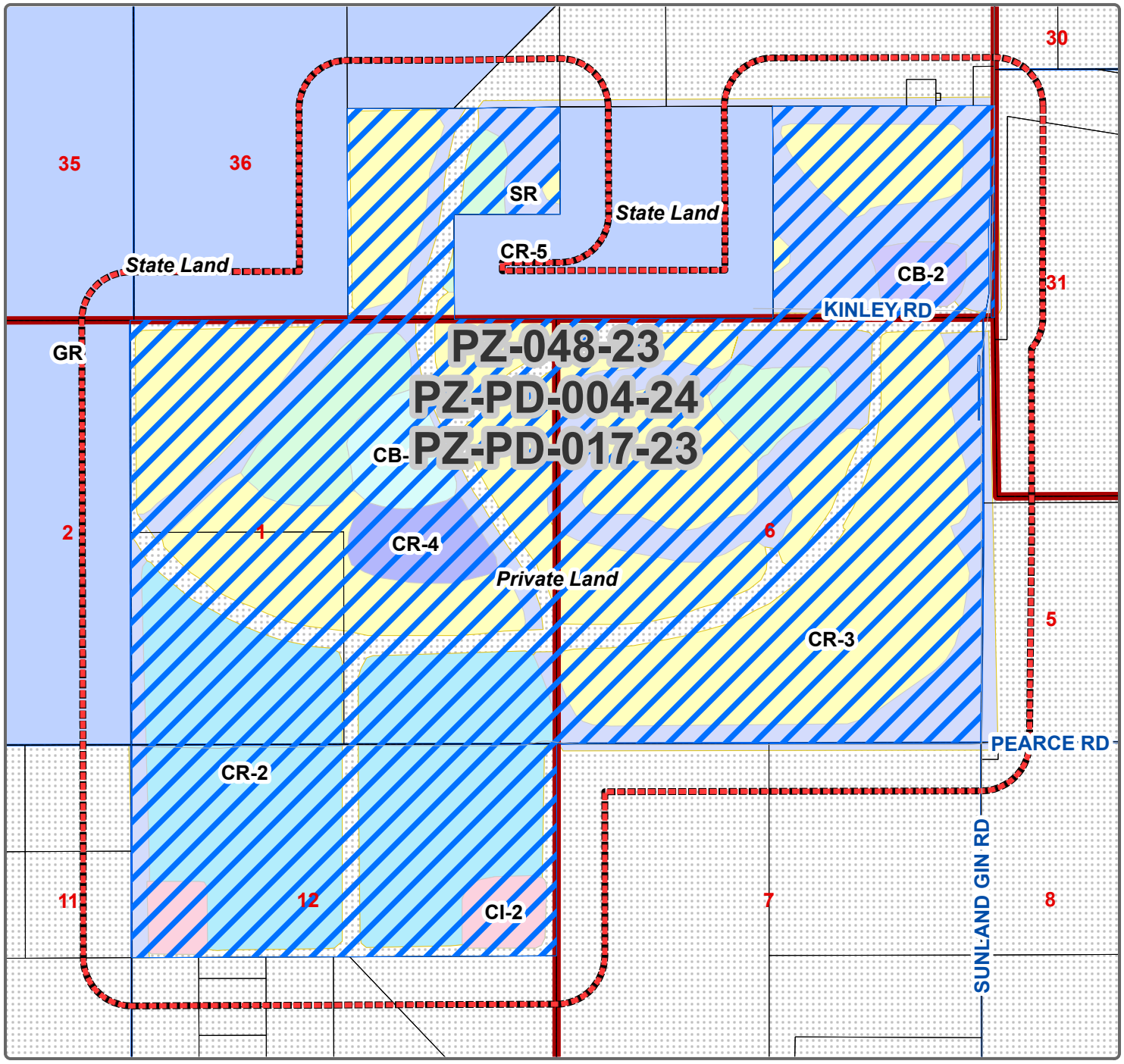
***Anything below this line is not for publication*.]**

PUBLISHED ONCE:
Pinal Central Dispatch
Tri-Valley Dispatch

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status





Community Development

PZ-PD-004-24 – PUBLIC HEARING/ACTION: Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of a Planned Area Development Overlay District (PAD) severance of 1887.5± acres from the existing PAD overlay district established under PZ-PD-052-98 and consistent with cases PZ-048-23 and PZ-PD-017-23 (1887.5± acres), situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-01-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040 (legal on file), located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

PZ-048-23 - PUBLIC HEARING/ACTION: Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of an approval of a rezone from General Rural (GR), Suburban Ranch (SR), Single Residence (CR-2), Single Residence (CR-3), Multiple Residence (CR-4), Multiple Residence (CR-5), Industrial (CI-2), Local Business (CB-1), and General Business (CB-2) to Industrial Zoning (I-3) on 1887.5± acres to develop a photovoltaic solar energy facility, consistent with cases PZ-048-23 and PZ-PD-017-23, situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-01-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040 (legal on file) located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

PZ-PD-017-23 – PUBLIC HEARING/ACTION: Rose Law Group PC, Agent, Matthew Pagan – Sonak Solar Project LLC, applicant, Arnoldo B. Burruel, Landowner, requesting approval of a Planned Area Development (PAD) Overlay District on 1887.5± acres to develop a photovoltaic solar energy facility, consistent with cases PZ-048-23 and PZ-PD-017-23 (1887.5± acres), situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, tax parcels 409-01-001A, 409-01-001B, 409-06-0040, 409-02-0010, 500-50-0020, and 500-50-0040, (legal on file) located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

Current Zoning: GR, SR, CR-2,CR-3,CR-4, CR-5, CI-2, CB-1 & CB-2 | Requested Zoning: Rezone | Current Land Use: Green Energy Production

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

SEC 01, TWN 10S, RNG 06E, SEC 06, TWN 10S, RNG 07E
SEC 12, TWN 10S, RNG 06E, SEC 36, TWN 09S, RNG 06E

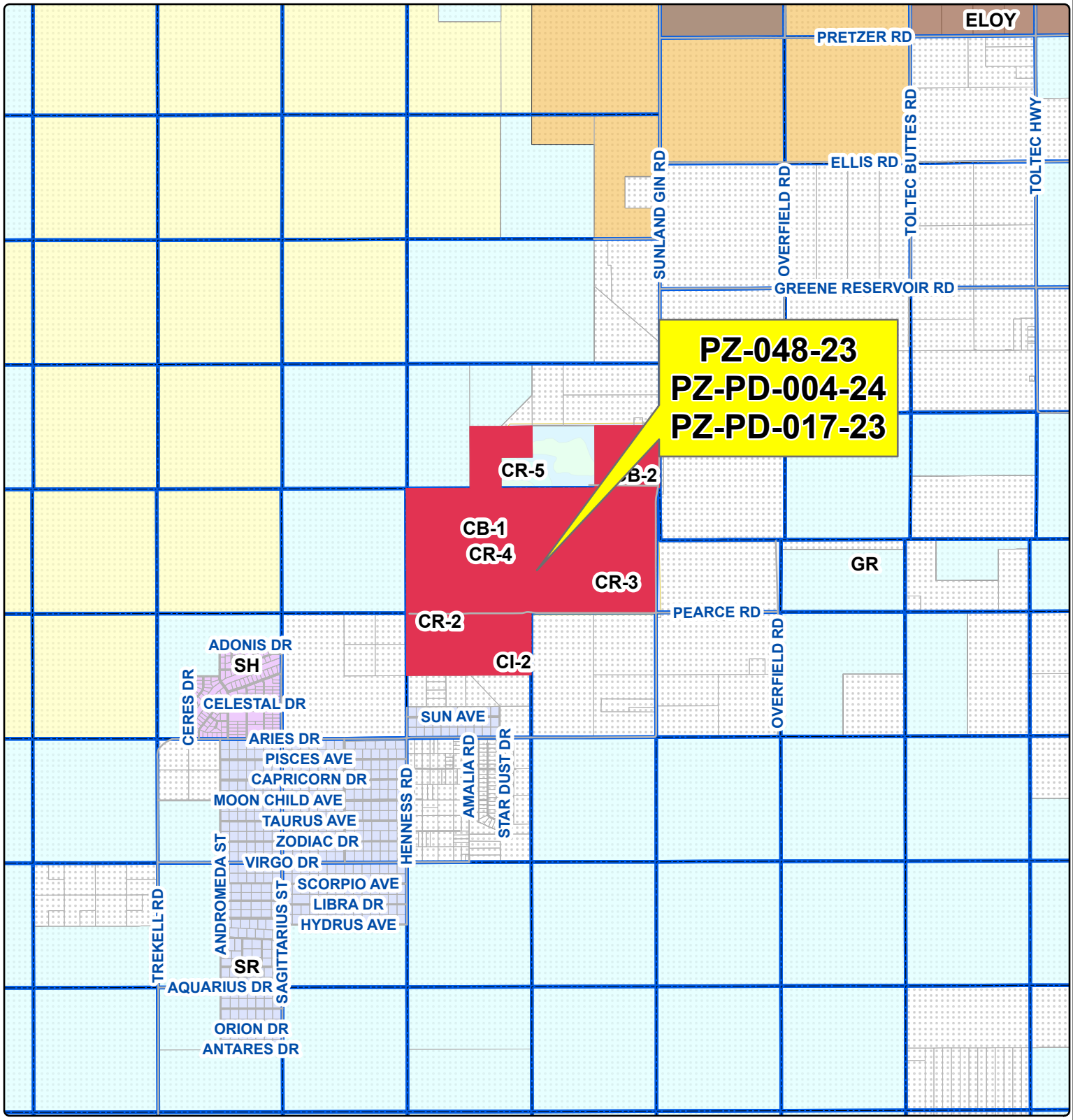
Owner/Applicant: ROSE LAW GROUP PC, AGENT, MATTHEW PAGAN – SONAK SOLAR PROJECT LLC, APPLICANT, ARNOLDO B. BURRUEL, LANDOWNER

Drawn By:	Date:
GIS / IT /SAH	09/23/2024

Section	Township	Range
01, 06, 12, 36	09S, 10S	06E, 07E

Sheet No. 1 of 1

Case Number: PZ-048-23, PZ-PD-004-24, PZ-PD-017-23



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:

Situated in portions of Section 01 10S 06E, 06 10S 07E, 12 10S 06E and 36 09S 06E G&SRB&M, located west of Sunland Gin Road, south of Arizona City in unincorporated Pinal County.

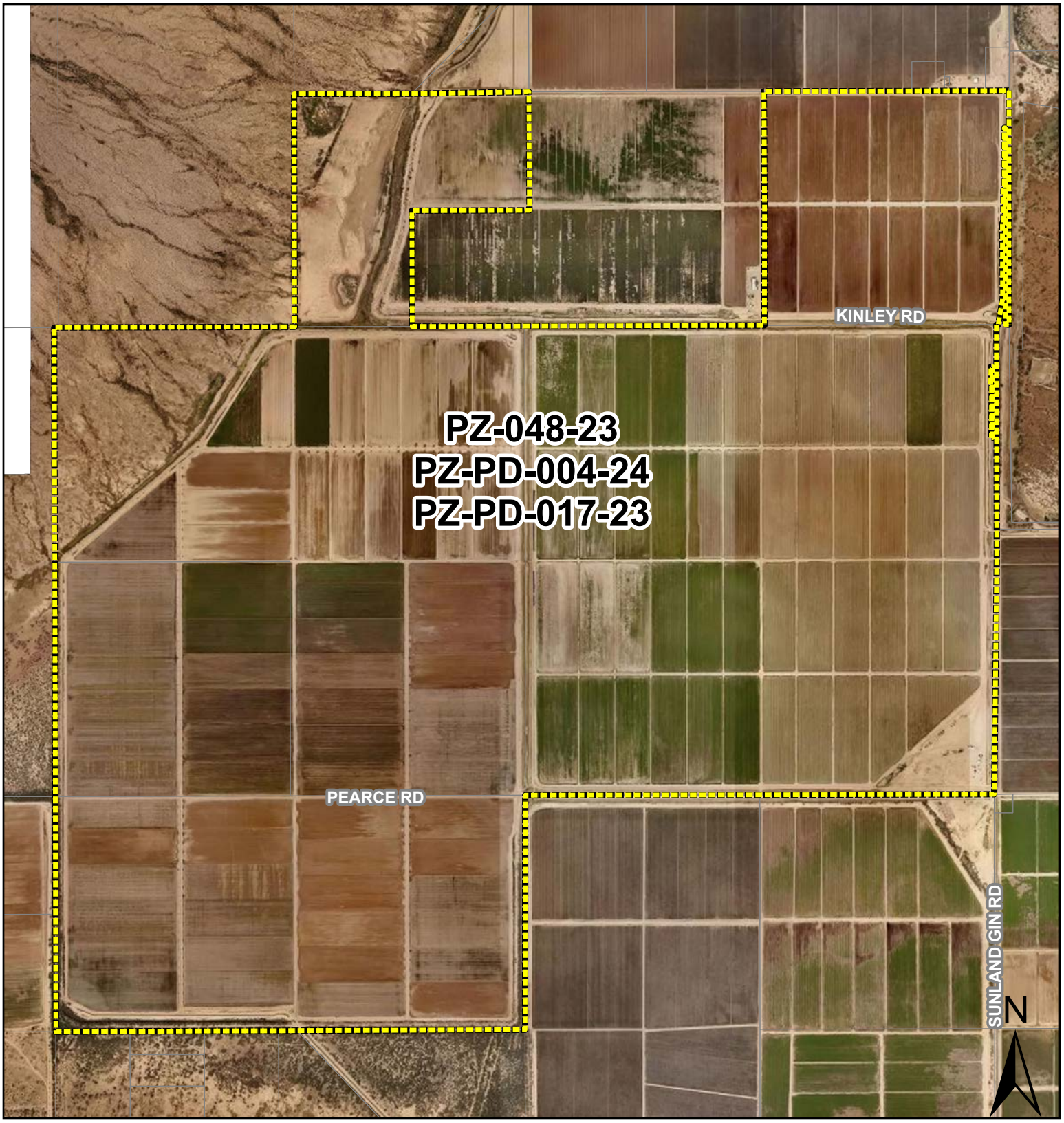
SEC 01, TWN 10S, RNG 06E, SEC 06, TWN 10S, RNG 07E
SEC 12, TWN 10S, RNG 06E, SEC 36, TWN 09S, RNG 06E

Owner/Applicant: ROSE LAW GROUP PC, AGENT, MATTHEW PAGAN – SONAK SOLAR PROJECT LLC, APPLICANT, ARNOLDO B. BURRUEL, LANDOWNER

Drawn By:	Date:
GIS / IT / SAH	09/23/2024

Sheet No.	Section	Township	Range
1 of 1	01, 06, 12, 36	09S, 10S	06E, 07E

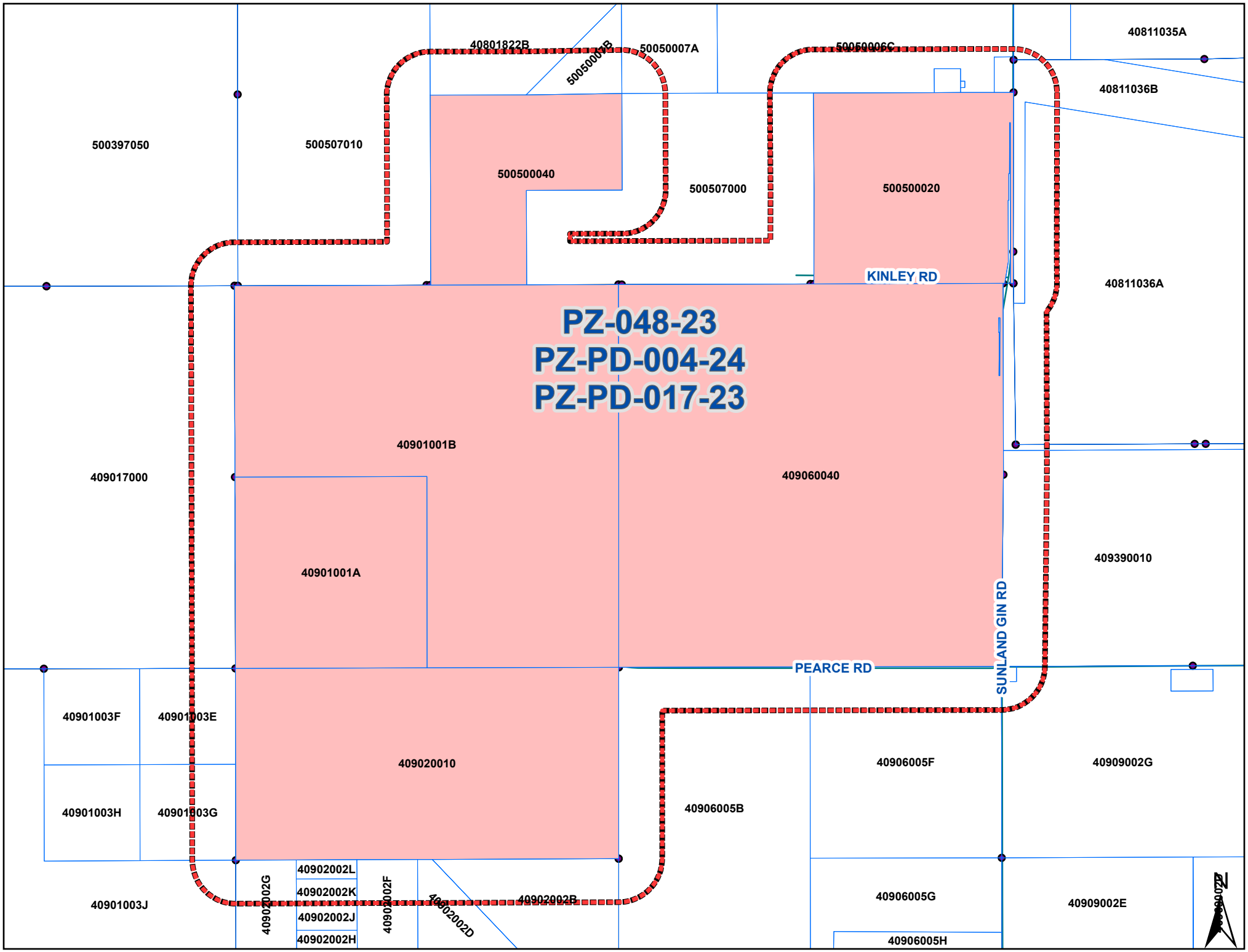
Case Number: PZ-048-23 PZ-PD-004-24 PZ-PD-017-23



Community Development

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

PINAL COUNTY
WIDE OPEN OPPORTUNITY


PZ-048-23
PZ-PD-004-24
PZ-PD-017-23
KINLEY RD
PEARCE RD
SUNLAND GIN RD
40801822B
50050007B
50050007A
50050006C
40811035A
40811036B
40811036A
500397050
500507010
500500040
500507000
500500020
40901001B
40901001A
409017000
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409390010
40901003F
40901003E
40901003H
40901003G
409020010
40906005B
40906005F
40909002G
40901003J
40902002L
40902002K
40902002J
40902002H
40902002G
40902002F
40902002D
40902002B
40906005G
40909002E
40906005H

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Christopher Wanamaker
County Engineer

Celeste Garza
Public Works Deputy Director

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other impacted County agencies. - (The Pre-application review is a separate application prior to applying for a PAD).*

2. Hold a Neighborhood / Community Meeting per requirements outlined in Section – [2.166.050 (E)] of the PCDSC.

3. Submit a PAD Application with the required supporting documentation using the attached forms.**

4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDSC:

   a. without accompanying zone change 0-499 mail-outs: $4,478.00
   b. without accompanying zone change 500 or more mail-outs: $4,880.00
   c. with accompanying zone change: $888.00
   d. Public Works Fees: TIA Review : $750.00; Drainage Review: $750.00
   (*Fees are due at application submittal and at subsequent reviews)

5. Attend Planning & Zoning Commission Public Hearing for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).

6. Attend Board of Supervisors Public Hearing for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your pre-application meeting request can be found here: https://www.pinal.gov/DocumentCenter/View/624/PAD-Pre-application-Form-PDF **

** Your application must be submitted digitally via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. Please call or email the Planning Division for more information

*** A PAD Overlay is not effective until 31 days after approval by the Board of Supervisor.

Office Use Only:
INV#:_____AMT:_____DATE:_____Case:_____Xref:_____

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

Formal PAD Application & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Patrick Roberts
2. Date of Pre-application Review: 10/11/2022
3. Pre-Application Review No.: Z – PA 157- 22
4. Current Zoning (Please provide Acreage Breakdown): PAD on 2080+/- acres
5. Requested Zoning (Please provide Acreage Breakdown): Industrial (I-3)(1887.5), with a PAD Overlay District
6. Parcel Number(s) (Please attach a separate list if more space is needed): 40901001A, 40901001B, 409060040, 409020010, 500500020, 500500040
7. Parcel Size(s): total- 1,887.5 acres
8. The existing use of the property is as follows: see PAD Book Narrative
8. The exact use proposed under this request: see PAD Book Narrative
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production, Major Open Space
10. Is the property located within three (3) miles of an incorporated community? ❑YES ☑ NO
11. Is an annexation into a municipality currently in progress? ❑YES ☑ NO
12. Is there a zoning violation on the property for which the owner has been cited? ❑YES ☑NO
    If yes, zoning violation # _____
13. Is this a major PAD Amendment request (no zone accompanying change)? X YES ☐ NO If yes what was the previous PAD case number PZ-PD-052-98
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes.

    see PAD Book Narrative

15. Explain how your proposed zoning modification will support and improve the surrounding area. see PAD Book Narrative

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600'/ 1,200' (circle one) feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No. **SEE ATTACHED LIST**	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____
Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____
Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____
Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____
Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____

I hereby verify that the name list above was obtained on the ____ day of _____, 20____ at the office of _____and is accurate and complete to the best of my knowledge.

(Source of Information)

_____

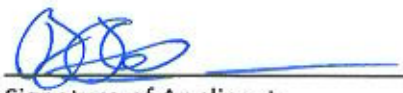
Printed Name

Signature_____ Date_____

***Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.**

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Sonak Solar Project, LLC	16105 W 113th St., Lenexa, KS 66219
Name of Applicant	Address
	ryan.prescott@enel.com 816.668.9105
Signature of Applicant By: Ryan Prescott, Its Authorized Representative	E-Mail Address Phone Number
Sarah Polachek, and/or Matthew Pagan of Sonak Solar Project, LLC	16105 W 113th St., Lenexa, KS 66219
Name of Agent/Representative	Address
	sarah.polachek@enel.com ~~Sarah.polacheek@enel.com~~; matthew.pagan@enel.com 978.773.0744; 978.719.8587
Signature of Agent/Representative	E-Mail Address Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Arnoldo B. Burruel	14155 North Luckett Rd., Marana, AZ 85653
Name of Landowner	Address
	arnold.burruel@icloud.com 520.631.2121
Signature of Landowner	E-Mail Address Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Arnoldo B.Burruel

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 1887.5 acres located at _____, and further identified

[Insert Address of Property]

As assessor parcel number 40901001A, 40901001B, 409060040, 409020010, 500500020, 500500040 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Sonak Solar Project, LLC

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a rezone and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature]

14155 North Luckett Rd., Marana, AZ 85653
[Address]

Dated: 8/18/2023

[Signature]

[Address]

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Pima)

OFFICIAL SEAL
JAMIE ARCHIBALD
NOTARY PUBLIC-ARIZONA
PIMA COUNTY
My Comm. #: 575601
My Comm. Exp. Jan. 1, 2024

The foregoing instrument was acknowledged before me, this 18th day August, 20 23
by Arnold Burruel

My Commission Expires Jan. 1. 2024

Jamie Archibald
Printed Name of Notary

Signature of Notary Public _____
Signature of Notary

PROPERTY OWNER / AGENT AUTHORIZATION

APPLICATION FOR ENTITLEMENTS

Assessor's Parcel Nos: 409-01-001A; 001B; 409-02-0010; 409-06-0040; 500-50-0020 and 0040.

Property Acreage: Approx. 1887.5 acres

As the Owner of the property identified above, I/we authorize Rose Law Group, pc, their attorneys, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the sole purpose of requesting zoning entitlements from Pinal County to allow for the construction and operation of a solar facility.

I/We understand that any application may be approved, modified or denied with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

Printed Name: Arnoldo Barrueel

Authorized Signature: Arnoldo Barrueel

Date: 4-18-24

APPLICANT / AGENT AUTHORIZATION

APPLICATION FOR ENTITLEMENTS

Assessor's Parcel Nos: 409-01-001A; 001B; 409-02-0010; 409-06-0040; 500-50-0020 and 0040

Property Acreage: Approx. 1887.5 acres

As the Applicant of the proposed solar facility on the property identified above, I/we authorize Rose Law Group, pc, their attorneys, representatives, agents, and/or consultants, to act as an agent on my/our behalf for the sole purpose of requesting zoning entitlements from Pinal County to allow for the construction and operation of a utility scale solar facility.

I/We understand that any application may be approved, modified or denied with conditions, and that such conditions or modifications must be complied with prior to issuance of building permits.

I/We further understand that signing of this authorization in no way creates an obligation of any kind.

Company: Sonak Solar Project, LLC

Printed Name/Title: Ryan Prescott - Authorized Representative

Authorized Signature: [signature]

Date: 4-23-24

This is a PAD Severance request.

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Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A ZONE CHANGE IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other affected County agencies. - (The Pre-application review is a separate application prior to applying for a rezone).*

2. Hold a **Neighborhood / Community Meeting** per requirements outlined in Section – [2.166.050 (E)] of the PCDSC. Applicant will be required to notify any jurisdiction within three (3) miles of the subject site boundary and provide proof via letter or email correspondence of sent notification and any jurisdiction response received.

3. Submit a **Zone Change Application** with the required supporting documentation using the attached forms.**

4. Submit the following fees made payable to Pinal County in accordance with Section [2.166.050] of the PCDSC:
   a. 0-499 mail-outs: $4,478.00
   b. 500 or more mail-outs: $4,880.00
   d. Public Works Fees: TIA Review : $750.00; Drainage Review: $750.00 (*Fees are due at application submittal and at subsequent reviews)
   e. Advertising and postage fees shall be paid by the applicant

5. Attend **Planning & Zoning Commission Public Hearing** for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).

6. Attend **Board of Supervisors Public Hearing** for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your **pre-application meeting request** can be found here: http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/2019%20NEW%20APPLICATIONS/Zone%20Change%20Pre-App.pdf

** ***Your application must be submitted digitally following the naming format at the end of the application form via the online submittal site at:*** https://citizenaccess.pinalountyaz.gov/CitizenAccess/.
Please call or email the Planning Division for more information.

*** **A Zone Change is not effective until 31 days after approval by the Board of Supervisors**

COMMUNITY DEVELOPMENT
Planning Division

85 N. Florence St., PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyaz.gov

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:
(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Patrick Roberts
2. Date of Pre-application Review: 10/11/2022 Pre-Application Review No.: Z-PA-157-22
3. Current Zoning *(Please provide Acreage Breakdown)*: GR, SR, CR-2, CR-3, CR-4, CR-5, CI-2, CB-1, and CB-2
4. Requested Zoning *(Please provide Acreage Breakdown)*: Industrial (I-3) (1887.5), with a PAD Overlay District (1,866.6 acres)
5. Parcel Number(s): 40901001A, 40901001B, 409060040, 409020010, 500500020, 500500040
6. Parcel Size(s): total - 1,887.5 acres
7. The existing use of the property is as follows: see PAD Book Narrative
8. The exact use proposed under this request: see PAD Book Narrative
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production, Major Open Space
10. Is the property located within three (3) miles of an incorporated community? ☐ YES ■ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ■ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ■ NO

    If yes, zoning violation # _____
13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. See PAD Book Narrative
14. Explain why the proposed development is needed and necessary at this time. See PAD Book Narrative

INV#:_____ AMT:_____ DATE:_____ CASE:_____ Xref:_____

COMMUNITY DEVELOPMENT
Planning Division

85 N. Pinal St., PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyaz.gov

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: See PAD Book Narrative

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: See PAD Book Narrative

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: See PAD Book Narrative

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

   See PAD Book Narrative

5. What type of landscaping are you proposing to screen this use from your neighbors?

   See PAD Book Narrative

6. What type of signage are you proposing for the activity? Where will the signs be located?

   See PAD Book Narrative

7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: N/A

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: See PAD Book Narrative

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?

   ■ YES ❑ NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ■ YES ❑ NO

PROPERTY OWNERSHIP LIST
(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: See Attached (PAD Book Appendix D)
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
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City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

I hereby verify that the name list above was obtained on the 16 day of August, 2023, at the office of Pinal County, AZ Assessor website and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 31st day of August, 2023 before me personally appeared Ryan Prescott
(Name of signor)

Signature _____ Date 8-31-23

State of Kansas
)ss.
County of Johnson

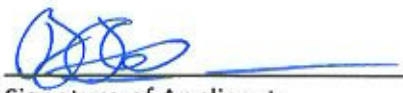
Trina R Green
Notary Public State of Kansas
My Appt Expires 12/22/2025

(SEAL)

My Commission Expires 12/22/2025

Signature of Notary Public Trina R. Green

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Sonak Solar Project, LLC	16105 W 113th St., Lenexa, KS 66219
Name of Applicant	Address
	ryan.prescott@enel.com 816.668.9105
Signature of Applicant By: Ryan Prescott, Its Authorized Representative	E-Mail Address Phone Number
Sarah Polachek, and/or Matthew Pagan of Sonak Solar Project, LLC	16105 W 113th St., Lenexa, KS 66219
Name of Agent/Representative	Address
	sarah.polachek@enel.com ~~Sarah.polacheek@enel.com~~; matthew.pagan@enel.com 978.773.0744; 978.719.8587
Signature of Agent/Representative	E-Mail Address Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Arnoldo B. Burruel	14155 North Luckett Rd., Marana, AZ 85653
Name of Landowner	Address
	arnold.burruel@icloud.com 520.631.2121
Signature of Landowner	E-Mail Address Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Arnoldo B.Burruel

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 1887.5 acres located at _____, and further identified

[Insert Address of Property]

As assessor parcel number 40901001A, 40901001B, 409060040, 409020010, 500500020, 500500040 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints Sonak Solar Project, LLC

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a rezone and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature]

14155 North Luckett Rd., Marana, AZ 85653
[Address]

Dated: 8/18/2023

[Signature]

[Address]

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Pima)

OFFICIAL SEAL
JAMIE ARCHIBALD
NOTARY PUBLIC-ARIZONA
PIMA COUNTY
My Comm. #: 575601
My Comm. Exp. Jan. 1, 2024

The foregoing instrument was acknowledged before me, this 18th day August, 20 23
by Arnold Burruel

My Commission Expires Jan. 1. 2024

Jamie Archibald
Printed Name of Notary

Signature of Notary Public _____
Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

_____
[Insert Company's or Trust's Name]

By: _____
[Signature of Authorized Officer, or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day of _____, 20____ by

_____,_____ _____
[Insert Signor's Name] *[Insert Title]*

_____, _____an,
[Name of Company or Trust] *[Insert State of Incorporation, if applicable]*

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: _____

_____ _____
Printed Name of Notary Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF_____)
) ss. (Seal)
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day of _____, 20____ by
_____, who acknowledges himself/herself to be
[Insert Signor's Name]

_____, of _____
[Title of Office Held] *[Second Company]*

As _____ for _____, and who being
[i.e. member, manager, etc.] *[Owner's Name]*

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires_____

_____ _____
Printed Name of Notary Signature of Notary

Application Checklist:

A. **Check the appropriate item:**

☐ This Zone Change is being submitted without a PAD request

☐ This Zone Change is being submitted in conjunction with a PAD request.

The applicant must complete a PAD application. – *(Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).*

B. **Hold a Neighborhood/Community Meeting:**

☐ Notify all property owners within 1200' (feet)

☐ Hold the meeting within five (5) miles of the subject property

☐ Hold the meeting between 5:00 pm – 9:00 pm

☐ Include with the application the following:

- Copy of Notice of Neighborhood/Community Meeting
- List of property owners notified - ***(Use page 5 of this application)***
- Minutes of the meeting
- Attendance sign-in sheet with names & addresses

C. **Submit** a completed **"Agency Authorization"** form *(if applicable).*

D. **Submit** a written **Narrative** concerning the proposed development ***(if not submitting in conjunction with a PAD Application)*** to include:

☐ **1.** Title Page

☐ **2.** Purpose of Request

☐ **3.** Description of Proposal

- **a.** Nature of the Project including Proposed Land Use
- **b.** Conformance to adopted Comprehensive Plan
- **c.** Answers to the questions from the **Supporting Information** sheet
- **d.** Location & Accessibility
- **e.** Utilities & Services
- **f.** Neighborhood Meeting Information
- **g.** Appendix, as applicable

E. **Submit** a **Site Plan** ***(if not submitting in conjunction with a PAD Application)***. The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

- ☐ **1.** Legal Description of total site.
- ☐ **2.** Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- ☐ **3.** North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- ☐ **4.** Location of all Existing & Proposed Structures & Buildings
- ☐ **5.** Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- ☐ **6.** All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- ☐ **7.** All Points of Ingress & Egress.
- ☐ **8.** Location & Types of Existing & Proposed Landscaping.
- ☐ **9.** Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
- ☐ **10.** Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.

F. **Submit** the following information regarding **Water Supply**:

- ☐ **1.** Identify the water service provider
- ☐ **2.** Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- ☐ **3.** Provide information about water supply and source, including renewable and non-groundwater supplies
- ☐ **4.** If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:
  - o Depth to bedrock & Depth to groundwater
  - o Known fissures or land subsidence in the area
  - o Known wells in the area, available information on status and water levels
  - o Summary of data-gathering efforts and sources of information

G. **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of proposed zoning districts.

H. Submit a **Drainage report** and a **TIA report.** ***(Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable).***

I. **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.

J. **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). - ***(This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well).***

K. **Complete and Submit** the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here: http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf

L. **Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.

M. **Submit** all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. *

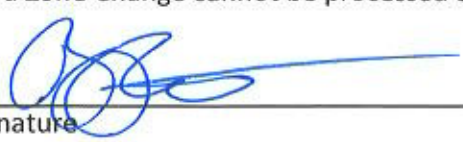
   a. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

   ** Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.*

N. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 10 & 11 of this application for illustrative details*). **Aware** that newspaper advertising fees and postage must be paid **by the applicant.** *(in addition to application fees)*

O. Signature at the end of the **"Checklist"** stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.



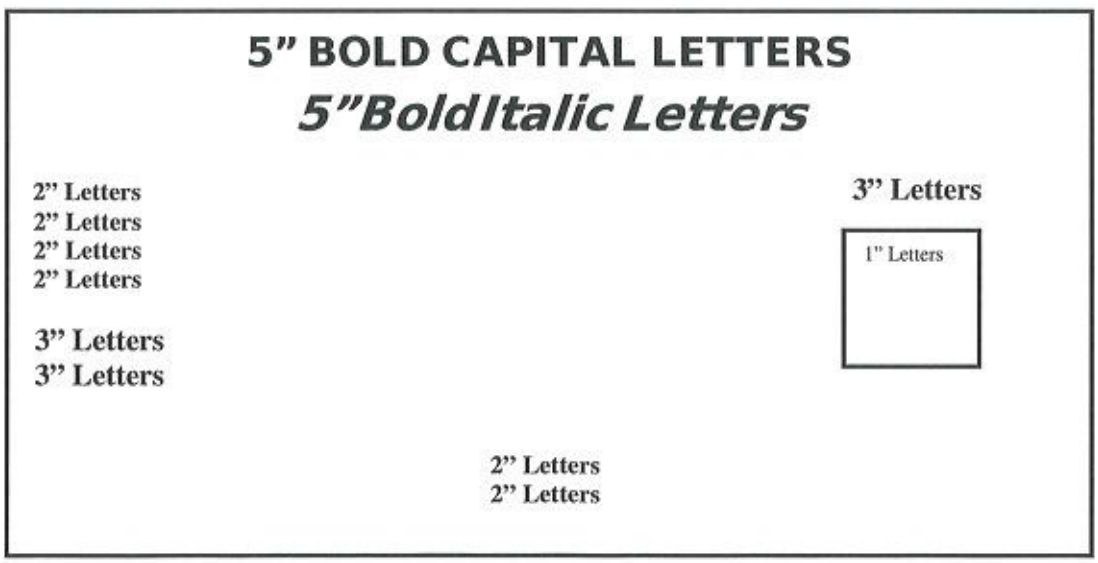
8-31-23

Signature Date

Pinal County Broadcast Notification Signs:
Zoning, Planned Area Developments, Special Use Permits and Industrial Use Permits
Site Posting Requirements

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County Staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
    a. 4 Feet Tall by 8 Feet Wide
    b. Top of the sign shall be 6 feet above the ground
    c. Laminated plywood or MDO board
    d. Attached to 2 – 4" by 4" wooden poles
    e. All surfaces, including edges shall be painted **Yellow**
    f. **Black** letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

Letter Sizes: All Letters Upper and Lower Case Unless Specified



Zoning and Planned Area Development Cases:
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY
Public Hearings

Case Number:
Existing Zoning:
Proposed Zoning:
Acreage:

Public Hearing Information

Hearing Info Posted by Pinal County

Applicant Name: Applicant
Phone Number:

Case Information Available at Pinal County Planning and Development Services (520) 866-6442

Special Use Permit and Industrial Use Permit Cases
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY
Public Hearings

Case Number:
Existing Zoning: Proposed
SUP/IUP Use: Acreage:

Public Hearing Information

Hearing Info Posted by Pinal County

Applicant Name: Applicant
Phone Number:

Case Information Available at Pinal County Planning and Development Services (520) 866-6442

E-Submittal Requirements:

All Zoning Case reviews must be submitted through the online permitting portal which can be found at https://citizenaccess.pinalountyaz.gov/CitizenAccess/ and follow the naming convention provided below.

ePlan Reviews

Plans **MUST** be in **one multi-page PDF** and use following naming format:
Review Type #_Plan Type. For example:

- First Substantive Review
  - SUB1_Application
  - SUB1_PAD Book or Narrative
  - SUB1_TIA
  - SUB1_ALTA
  - SUB1_Drainage Report...etc
  - SUB1_...etc
- Second Substantive Review
  - SUB2_Application
  - SUB2_Drainage Report
  - SUB2_TIA
  - SUB2_ALTA
  - SUB2_...etc

** Documents that are uploaded which do not follow the appropriate naming convention will be rejected.*
** Online submittals are subject (up to) a 5 day processing timeframe for invoicing based on uploaded documents please do not pay until your staff coordinator has provided a fee amount*

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other affected County agencies. - (The Pre-application review is a separate application prior to applying for a PAD).*

2. Hold a **Neighborhood / Community Meeting** per requirements outlined in Section – [2.166.050 (E)] of the PCDSC.

3. Submit a **PAD Application** with the required supporting documentation using the attached forms.**

4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDSC:

   a. without accompanying zone change 0-499 mail-outs: $4,478.00
   b. without accompanying zone change 500 or more mail-outs: $4,880.00
   c. with accompanying zone change: $888.00
   d. Public Works Fees: TIA Review : $750.00; Drainage Review: $750.00 (*Fees are due at application submittal and at subsequent reviews)

5. Attend **Planning & Zoning Commission Public Hearing** for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).

6. Attend **Board of Supervisors Public Hearing** for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your **pre-application meeting request** can be found here:
http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/2019%20NEW%20APPLICATIONS/Zone%20Change%20Pre-App.pdf

** Your **application must be submitted digitally** via the online portal at:
https://citizenaccess.pinalcountyaz.gov/CitizenAccess/.
Please call or email the Planning Division for more information.

*** **A PAD Overlay is not effective until 31 days after approval by the Board of Supervisors**

COMMUNITY DEVELOPMENT
Planning Division

85 N. Florence St., PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyaz.gov

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

APPLICATION FOR PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

Formal PAD Application & Property Information:

(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Patrick Roberts
2. Date of Pre-application Review: 10/ 11 /2022 Pre-Application Review No.: Z-PA-157 -22
3. Current Zoning *(Please provide Acreage Breakdown)*: GR, SR, CR-2, CR-3, CR-4, CR-5, CI-2, CB-1, and CB-2
4. Requested Zoning *(Please provide Acreage Breakdown)*: Industrial (I-3) with a PAD Overlay District (1,866.6 acres)
5. Parcel Number(s) (Please attach a separate list if more space is needed): see PAD Book Narrative
6. Parcel Size(s): 1,887.5 acres (Rezone); 1,866.6 (PAD Overlay District)
7. The existing use of the property is as follows: see PAD Book Narrative
8. The exact use proposed under this request: see PAD Book Narrative
9. What is the Comprehensive Plan Designation for the subject property: Green Energy Production, Major Open Space
10. Is the property located within three (3) miles of an incorporated community? ☐ YES ■ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ■ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ■ NO

    If yes, zoning violation # _____
13. Is this a major PAD Amendment request (no zone accompanying change)? ☐ YES ■ NO If yes what was the previous PAD case number PZ-PD-_____
14. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. See PAD Book Narrative
15. Explain why the proposed development is needed and necessary at this time. see PAD Book Narrative

INV#:_____ AMT:_____ DATE:_____ CASE:_____ Xref:_____

COMMUNITY DEVELOPMENT
Planning Division

85 N. Florence St., PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyaz.gov

PROPERTY OWNERSHIP LIST
(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600/ 1,200 (circle one) feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: See Attached (PAD Book Appendix D)
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
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City/ST/Zip:

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Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

Parcel No.:
Name:
Address:
City/ST/Zip:

I hereby verify that the name list above was obtained on the 16 day of August, 2023, at the office of Pinal County, AZ Assessor Website and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 31st day of August, 2023 before me personally appeared Ryan Prescott
(Name of signor)

Signature _____ Date 8-31-23

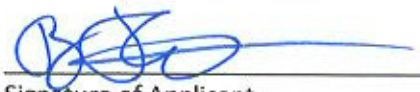
State of Kansas
)ss.
County of Johnson

Trina R Green
Notary Public State of Kansas
My Appt Expires 12/22/2025
(SEAL)

My Commission Expires 12/22/2025

Signature of Notary Public Trina R. Green

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Sonak Solar Project, LLC	16105 W 113th St., Lenexa, KS 66219
Name of Applicant	Address
	ryan.prescott@enel.com (816) 668-9105
Signature of Applicant By: Ryan Prescott, Its Authorized Representative	E-Mail Address / Phone Number

Sarah Polachek; and/or Matthew Pagan	16105 W 113th St., Lenexa, KS 66219
Name of Agent/Representative	Address
	Sarah.polachek@enel.com ~~Sarah.polachek@enel.com~~; matthew.pagan@enel.com 978.773.0744; 978.719.8587
Signature of Agent/Representative	E-Mail Address / Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Arnoldo B.Burruel	14155 North Luckett Rd., Marana, AZ 85653
Name of Landowner	Address
	arnold.burruel@icloud.com (520) 631-2121
Signature of Landowner	E-Mail Address / Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Arnoldo B.Burruel

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 1,887.5 acres located at _____, and further identified

[Insert Address of Property]

As assessor parcel number 40901001A, 40901001B, 409060040, 409020010, 500500020, 500500040 and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Sonak Solar Project, LLC

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a PAD overlay and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature]

14155 North Luckett Rd., Marana, AZ 85653

[Address]

Dated: 8/18/2023

[Signature]

[Address]

Dated: _____

STATE OF Arizona)
) ss.
COUNTY OF Pima)

OFFICIAL SEAL
JAMIE ARCHIBALD
NOTARY PUBLIC-ARIZONA
PIMA COUNTY (SEAL)
My Comm. #: 575601
My Comm. Exp. Jan. 1, 2024

The foregoing instrument was acknowledged before me, this 18th day of August, 20 23
by Arnold Burruel.

My Commission Expires Jan. 1, 2024

Jamie Archibald
Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

The appropriate corporate officer or trustee signs this signature block NOT the block on the previous page

_____

[Insert Company's or Trust's Name]

By: _____

[Signature of Authorized Officer, or Trustee]

Its: _____

[Insert Title]

Dated: _____

STATE OF_____)

) ss.

COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day of _____, 20____ by

_____,_____ _____

[Insert Signor's Name] *[Insert Title]*

_____, _____an,

[Name of Company or Trust] *[Insert State of Incorporation, if applicable]*

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: _____

_____ _____

Printed Name of Notary Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF_____)

) ss. (Seal)

COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day of _____, 20____ by

_____, who acknowledges himself/herself to be

[Insert Signor's Name]

_____, of _____

[Title of Office Held] *[Second Company]*

As _____ for _____, and who being

[i.e. member, manager, etc.] *[Owner's Name]*

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires_____

_____ _____

Printed Name of Notary Signature of Notary

Application Checklist:

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN UNINCORPORATED PINAL COUNTY

A. Check the appropriate item:

☐ This PAD is being submitted without a zone change request

☐ This PAD is being submitted in conjunction with a zone change request.

The applicant must complete a zone change application. – ***(Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).***

B. Hold a Neighborhood/Community Meeting:

☐ **1.** Notify all property owners within 1200' (feet)

☐ **2.** Hold the meeting within five (5) miles of the subject property

☐ **3.** Hold the meeting between 5:00 pm – 9:00 pm

☐ **4.** Include with the application the following: See PAD Book Narrative Appendix D

- ☐ Copy of Notice of Neighborhood/Community Meeting
- ☐ List of property owners notified - ***(Use page 2 of this application)***
- ☐ Minutes of the meeting
- ☐ Attendance sign-in sheet with names & addresses

☐ **5.** Applicant will be required to notify any jurisdiction within three (3) miles of the subject site boundary and provide proof via letter or email correspondence of sent notification and any jurisdiction response received.

C. Submit a completed **"Agency Authorization"** form ***(if applicable, Use page 4 of this application).***

D. Submit a **"PAD Book"** (written narrative) concerning the proposed development to include the following sections – *Refer to Chapter 2.176.240 (B) of the PCDSC* for further clarification ***(NOTE: Please No Spiral Binding)****:*

☐ **1.** Title Page

☐ **2.** Purpose of Request

☐ **3.** Description of Proposal

- ☐ Nature of the Project
- ☐ Proposed Land Uses
- ☐ Building Types & Densities
- ☐ Conformance to adopted Land Use Plans
- ☐ Circulation and Recreation Systems

- **4. Relationship to surrounding properties within onemile**
- **5. Schools**
- **6. Public Services/Community Services and how will the need for these services be addressed**
- **8. Location & Accessibility**
- **9. Compliance with RSRSM, Access Management Manual, October 2008**
- **10. Utilities & Services**
- **11. Ownership & Control – [*See Section 2.176.240 (B)11*]**
- **12. Timing of Development (Phasing Schedule)**
- **13. Conformance with the Comprehensive Plan**
- **14. Recreational Amenities**
- **15. Fences, Walls & Screening**
- **16. Total number of dwelling units**
- **17. Maximum Residential Density of each planning unit**
- **18. Total number of parking spaces for recreational facilities**
- **19. Type of landscaping**
- **20. Preliminary hydrologic data and a statement on drainage**
- **21. Additional Information for Commercial & Industrial Uses *(if applicable)*:**
  - Total Area in acres proposed *(Commercial & Industrial Separated)*
  - Approximate retail sales floor area *(Commercial)*
  - The uses proposed uses based on permitted uses in the base zone.
  - The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.
- **22. Tables:**
  - **Land Use Table(s) to include the following:**
    - Total Acreage of the site
    - Total Area of arterial & collector streets
    - Total Area & Percent of Open Space
    - Total Number of each type of dwelling unit
    - Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
    - The Overall proposed Density

- **Amended Development Standards Table comparing proposed and current zoning code standards for:**
  - ☐ Minimum Lot Area
  - ☐ Minimum Lot Width
  - ☐ Minimum Building Setbacks
  - ☐ Maximum Building Height
  - ☐ Minimum Distance between main & detached accessory buildings
  - ☐ Buildable Area
- **Amended Use Tables:**
  - ☐ Permitted Uses
  - ☐ Non-Permitted Uses
- **Utilities & Services Table of type and source:**
  - ☐ Sewer
  - ☐ Water
  - ☐ Electric
  - ☐ Telephone
  - ☐ Police
  - ☐ Fire
  - ☐ Schools
  - ☐ Solid Waste Disposal

☐ 24. Appendix, as applicable (Cultural Biological/environmental studies, or other items) Summary of results included in narrative starting on page 14. AGFD Online Review Tool included as Appendix I.

E. **Submit** a **map** that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map shall contain the following information:

- ☐ Zoning Boundaries
- ☐ Street Alignment
- ☐ Open Space
- ☐ Trails

F. **Submit** a current preliminary **Title Report** *(dated within 60 daysprior to application)*

G. **Submit** a **Development Plan.** The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than **24" X 36"** with **11" X 17"** reductions to be included in the PAD Overlay District Application where the lettering is of sufficient size to be readable. The Development Plan shall include:

- **1. Site Plan:**
  - Title of project as shown in the narrative report, such as ***"Planned Area Development for (insert name of Development)"*** in bold letters.
  - Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
  - North Arrow, Scales *(written & graphic)*, Preparation Date & Subsequent Revision Dates.
  - Vicinity Map showing project, surrounding development and applicable zoning districts *(scale no less than 1" = 2,000')*
  - Existing Zone designation & requested zone change *(as applicable)*
  - Legal Description of total site
  - Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
  - All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
  - Location & Identification of all existing and proposed utilities, location and width of associated easements.
  - Location of all existing structures and significant natural features.
  - Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008.
  - All points of ingress and egress.
  - Parking Areas.
  - Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
  - Indicate and/or label *(as applicable)*:
    - Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
    - Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
    - Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
    - Phase Lines *(as applicable)*
  - Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
    - Each type of dwelling unit
    - Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur.
  - Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
  - Indicate location, type, height, and materials for proposed walls, fences, and signs.

- Location and types of existing and proposed landscaping.
- Designated Flood Zone

2. Quantitative Development Data Tables

- Land Use table to include:
  - Total Gross Acreage of site
  - Total Area of Streets (Public & Private)
  - Total Area of Public Open Space
  - Total Net Area of all intended uses
  - Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
  - Total Dwelling Units permitted under base zoning district
  - Total number of each dwelling type including range and mixture of lot sizes within each base zone
  - Grand Total of Dwelling Units
  - Overall Density proposed
- Zoning Comparison Table of Existing & Proposed to include:
  - Lot area per dwelling unit
  - Setbacks
  - Minimum Lot Widths
  - Maximum Building Heights
- Parking (number of spaces)
- Utility & Services Table indicating type and source:
  - Sewer
  - Electric
  - Telephone
  - Water
  - Police/Security
  - Fire
  - Schools
  - Solid Waste Disposal
- Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.

3. Submit an **Open Space & Recreation Plan** ("OSRP") that includes – *Refer to Chapter 2.176*

- **Reviewed** the Pinal County Open Space & Recreational Area Guideline
- **Site Analysis**

- Aerial Photo
- Preferred scale of 1"=50' *(maximum scale of 1"=100')*
- Site Analysis should be produced in an **8½" X 11" format for text**
- Site Analysis should be produced in an **24" X 36" format for plans* (coordinate this requirement with your case coordinator)**

- [ ] Total acreage of proposed development
- [ ] Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- [ ] A concept drawing of the proposed development including:
  - Gross Site Area
  - Number of proposed lots
  - Proposed Arterial & Collector street circulationsystem
  - Proposed lot size(s),
  - Proposed Retention/detention areas
  - Proposed Development Phasing
- [ ] Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- [ ] A concept drawing of the proposed development including:
  - Gross Site Area
  - Number of proposed lots
  - Proposed Arterial & Collector street circulationsystem
  - Proposed lot size(s),
  - Proposed Retention/detention areas
  - Proposed Development Phasing
- [ ] A pedestrian circulation system
- [ ] A Slope Analysis identifying the following slope categories:
  - 1) 0% - 5%
  - 2) 5% - 10%
  - 3) 10% and greater
- [ ] Identification of wash corridors and preliminary hydrologic information for the contributing watershed.
- [ ] Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.
- [ ] Identification of potential view corridors

- Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.
- A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys
- The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions
- The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.

4. Submit a **Landscape Plan** that includes – *Refer to Chapter 2.176.240 (C) of the PCDSC*:

- A Vegetation Salvage Plan
- Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.)
- Extent and location of all plant materials and other landscape features.
- Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.
- Location of Water Outlets.

5. Submit a report utilizing the Arizona Game and Fish ERT online review tool for Habitat and Riparian area identification.

Reviewed, Met, and/or **addressed the** following in Chapter 2.176of the PCDSC:

- ❑ Minimum requirements for Open Space – (Section 130)
- ❑ Uses permitted within open space areas – (Section 140)
- ❑ Uses prohibited within open space areas – (Section 150)
- ❑ Minimum requirements for recreation areas – (Section 160)
- ❑ Minimum requirements for multi-use paths and trails – (Section 170)
- ❑ Minimum requirements for storm water retention & detention basins – (Section 180)
- ❑ Minimum requirements for streetscapes & entryways – (Section 190)
- ❑ Minimum requirements for conservation open space – (Section 200)

Submit a **Master Sign Plan** detailing the location and type ofall proposed signage for the project. *(signage must be approved under separate permit, the PAD document cannot alter development standards for signs)*

- **Submit** a **Preliminary Drainage Report***

- **Submit** a **Preliminary Traffic Impact Assessment** (TIA)* (Your TIA must be approved prior to scheduling of your Public Hearing)

- **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of the PAD boundary and legal descriptions of all zoning district boundaries

- **Aware** that earth fissure maps are available online from theArizona State Geologic Survey.

- **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is Acceptable*). - ***(This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application).***

- **Submit** separate preliminary reports or master plans for:
  - Storm water drainage
  - Wastewater & Domestic water service.

- **Submit** additional materials required for specific types ofcommercial and industrial uses as follows *(as applicable)*:
  - **Commercial Uses:**
    - Retail sales floor area and total area proposed for commercial development
    - Type of uses proposed
  - **Industrial Uses**
    - Total Area proposed for industrial uses
    - Types of uses proposed
    - Anticipated employment for development per major phases
  - **Standards of:**
    - Height
    - Open Space
    - Buffering
    - Landscaping
    - Pedestrian & Vehicular circulation
    - off-street parking & Loading (the PAD document cannot alter minimum requirements for parking)

- Signs (the PAD document cannot alter the maximum amount of signage)
- Nuisance Controls

☐ **Complete and Submit the** "Comprehensive Plan ComplianceChecklist"

☐ Non-Refundable filing fee for a Planned AreaDevelopment & Non-Refundable Public Works Fees

☐ **Submit** documentation outlined in the PAD application in a multi-PDF format per item of the application with all supporting documentation via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/.
Please call or email the Planning Division for more information.

☐ **Submit**

- ☐ An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR

- ☐ An AutoCAD (.dwg file), which includes the followinglayers:
  - Parcel
  - Right-of-way
  - Sub-perimeter
  - Centerlines
  - Section Lines
  - Street names
  - Lot-numbers
  - Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments. *(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).*

☐ **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 16 of this application for illustrative details*).

☐ **Aware** that all newspaper advertising fees must be paid by the applicant in addition to application fees.

☐ **Aware** that all public works fees are due at application submittal and for each subsequent submittal

☐ **Aware** that on property owner notifications that exceed 30 mail outs the applicant will be responsible for **notice prep and postage**

☐ **Aware** that this application will be submitted to AZGF Department for review and analysis with the ERT online review tool for Habitat and Riparian area identification.

☐ Signature at the end of the **"Checklist"** stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Planned Area Development cannot be processed until all required information is submitted

Signature

8.31.23

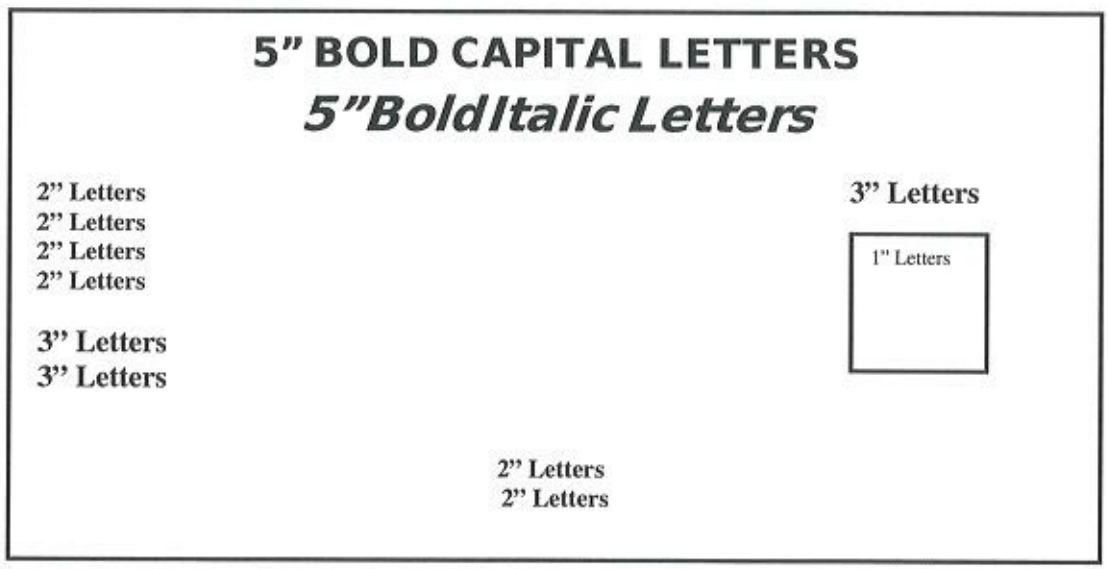
Date

Pinal County Broadcast Notification Signs:
Zoning, Planned Area Developments, Special Use Permits & Industrial Use Permits

Site Posting Requirements

1. Broadcast signs shall be installed and removed by theapplicant
2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
    a. 4 Feet Tall by 8 Feet Wide
    b. Top of the sign shall be 6 feet above the ground
    c. Laminated plywood or MDO board
    d. Attached to 2 – 4" by 4" wooden poles
    e. All surfaces, including edges shall be painted **Yellow**
    f. **Black** letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

Letter Sizes: All Letters Upper and Lower Case Unless Specified



Zoning and Planned Area Development Cases:

(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY

Public Hearings

Case Number:
Existing Zoning:
Proposed Zoning:
Acreage:

Applicant Name:
Applicant Phone Number:

Public Hearing Information

Hearing Info Posted by Pinal County

Case Information Available at Pinal County Planning and Development Services
(520) 866-6442

Special Use Permit and Industrial Use Permit Cases

(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY

Public Hearings

Case Number:
Existing Zoning:
Proposed SUP/IUP Use:
Acreage:

Applicant Name:
Applicant Phone Number:

Public Hearing Information

Hearing Info Posted by Pinal County

Case Information Available at Pinal County Planning and Development Services
(520) 866-6442

E-Submittal Requirements:

All Zoning Case reviews must be submitted digitally through the online permitting portal using the following naming convention:

ePlan Reviews

Plans can be submitted electronically through the Citizen Access Portal, which can be found at https://citizenaccess.pinalcountyaz.gov/CitizenAccess/ When plans are submitted through the ePlan review system, they **MUST** be in **one multi-page PDF** and use following naming format:
Review Type #_Plan Type. For example:

- First Submittal Review
  - SUB1_Application
  - SUB1_PAD Book or Narrative
  - SUB1_TIA
  - SUB1_ALTA
  - SUB1_Drainage Report...etc
  - SUB1 _...etc

- Second Substantive Review (only resubmit items that are being amended)
  - SUB2_Application
  - SUB2_Drainage Report
  - SUB2_TIA
  - SUB2_ALTA
  - SUB2_...etc

** Documents that are uploaded which do not follow the appropriate naming convention will be rejected.*
** Online submittals are subject (up to) a 5 day processing timeframe for invoicing based on uploaded documents please do not pay until your staff coordinator has provided a fee amount*

PAD Amendment

for

Sawtooth

Pinal County Application: PZ-PD-052-98

Project Narrative

Prepared by:

ROSE LAW GROUP pc
RICH • CARTER • FISHER

Jordan Rose
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On behalf of:

Sonak Solar Project, LLC
16105 W 113th Street Ste 105
Lenexa, KS 66219
Attn: Lisa Garbett
Attn: Matthew Pagan

1st Submittal: April 2024
Revised: August 2024

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OVERVIEW

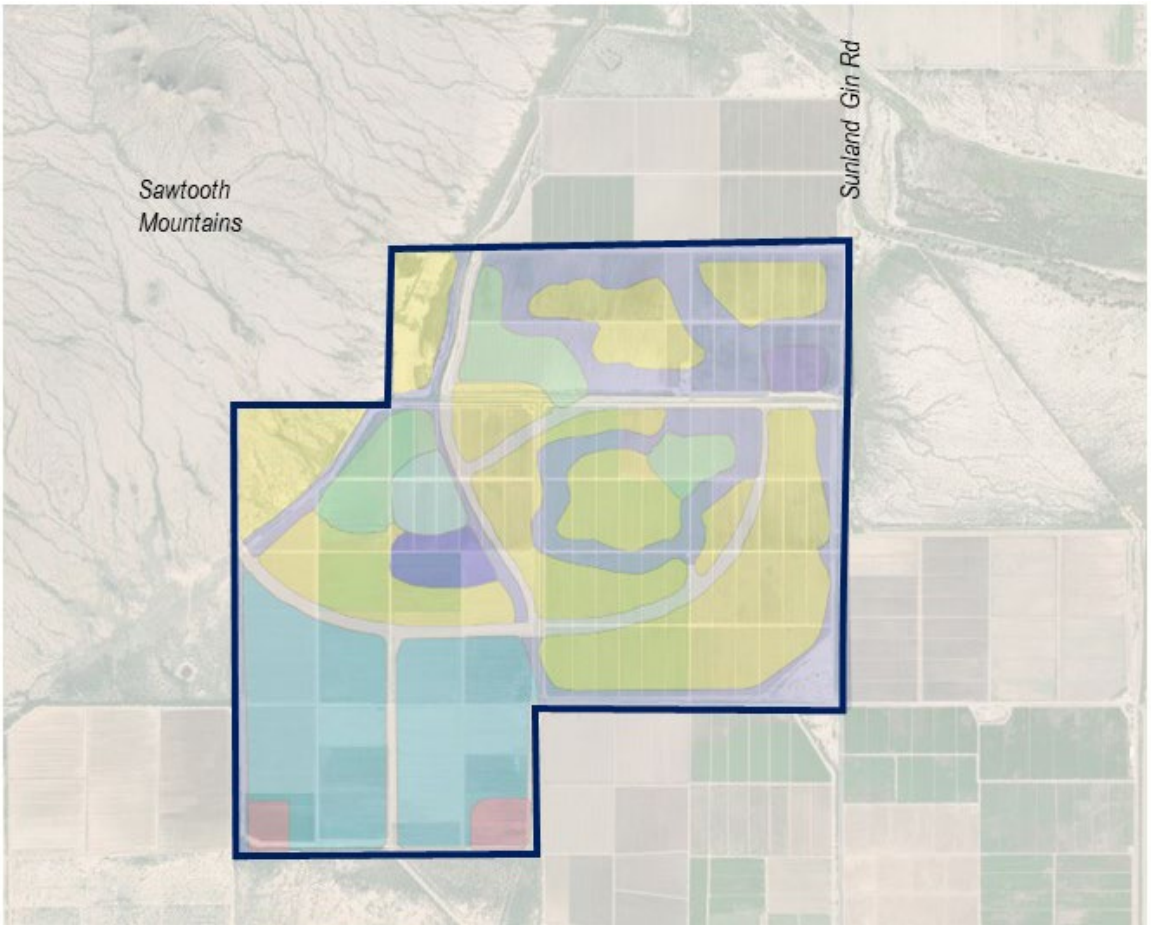
The purpose of this application is to amend the existing 2,080-acre Sawtooth Planned Area Development (PAD) approved as Case # PZ-PD-052-98 by severing a portion of the property to allow it to develop consistent with the recent Board of Supervisors approved Comprehensive Plan that envisions this property developing as “green energy production”. This amendment will remove approximately 1,887.5 acres of land that is currently approved to build up to 6,760 residential units and allow development of a state of the art solar generation facility with onsite battery storage which is what the BOS approved in Resolution No. 2021-PZ-PA-003-21 on November 17, 2021.

PURPOSE OF REQUEST

Sawtooth PAD was approved 26 years ago as a retirement community and destination resort (Case# PZ-PD-052-98). However, the project was never developed and the property has remained dormant. Sawtooth consists of 2,080 acres of unimproved and agricultural land located within unincorporated Pinal County, 11 miles south of Arizona City and approximately 6 miles north of Pima County line. Greene Wash is north and east of the site and the Sawtooth Mountains are adjacent on the northwest. Sunland Gin Road is the eastern boundary of the property.

See Figure 1: Existing Sawtooth PAD Site Map

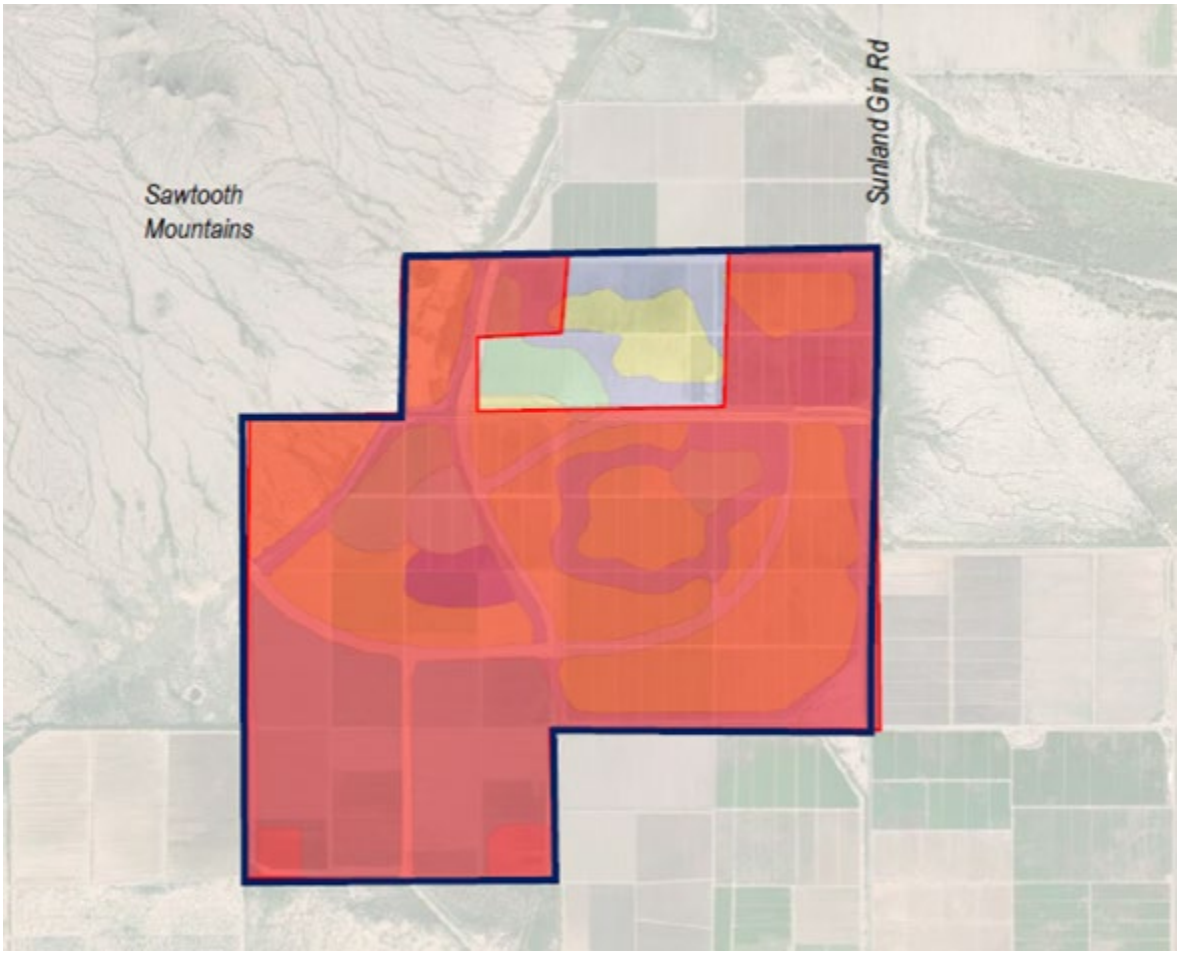
Figure 1 – Existing
Sawtooth PAD Site Map



This application is requested on behalf of Sonak Solar Project, LLC (Sonak). Sonak holds a purchase option to purchase the Project parcels from the current landowner. The property would be purchased prior to construction in order to develop a solar generation facility that will tie into the existing transmission lines and substations nearby. The solar generation facility is compatible with the 2021 BOS approved amendment to the Pinal County Comprehensive Plan, which changed the lang-use designation to "Green Energy Production".

This PAD severance request will remove approximately 1,887.5 acres from the existing Sawtooth PAD, resulting in approximately 192.5 acres to remain. Please see approximate parcels to be removed shaded in red on Figure 2 – Proposed Severance Parcel Map.

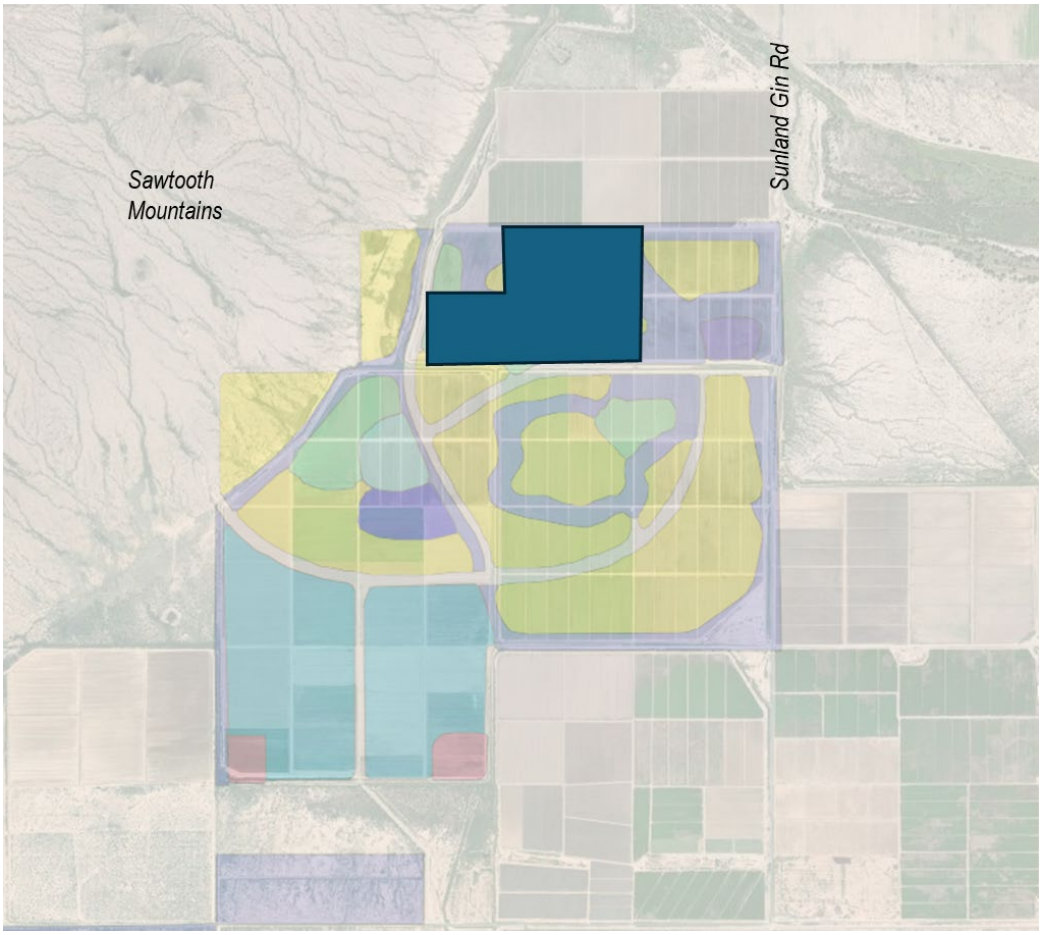
Figure 2 – Proposed Severance Parcel Map (approximate)



Approval of this request will allow approximately 192.5 acres to remain regulated by the 1998 Sawtooth PAD for future development.

See Figure 3 – Remnant Sawtooth PAD Parcel Map.

Figure 3 – Remnant Sawtooth PAD Parcel Map (approximate)



EXISTING PAD LAND USES

The PAD that was approved in 1998 allows for a mix of uses on the property including Residential (CR-2, CR-3, CR-4, and CR-5), Commercial (CB-1 and CB-2) and Open Space/Recreation and Golf Course (SR). See Table 1: Land Use Data

Table 1: Sawtooth Approved Land Use Data

Zoning District	Land Use	Acreage	Number of Units
CR-2, CR-3, CR-4, and CR-5	Residential Dwelling	1,518	6,760
CB-1 and CB-2	Recreational Vehicle Park	281	NA
SR	Commercial	281	NA
Totals:		2,080 acres	6,760 units
Density:	3.25 du/acre		

PROPERTY DESCRIPTION

The parcels under the existing Sawtooth PAD consists of privately owned land located in unincorporated Pinal County just south of Arizona City. The terrain in this area of Pinal County is mostly flat which makes it ideal for future development of a solar generation facility.

Sawtooth consists of 2,080 acres and this application intends to remove 1,887.5 acres as shown below in Table 2: Parcel Identification with acreage:

Table 2: Sawtooth Parcel Identification with acreages

Parcel Number	Existing Acreage	Remnant Acreage
409-01-001A	160	-
409-01-001B	480	-
409-06-0040	641.5	-
409-02-0010	320	-
500-05-0020	166	14.1
500-05-0040	120	5.5
500-50-7000	172.9	172.9
Total Acres:	**2,080**	**192.5**

CURRENT LAND USE / SITE CONDITIONS

The current use of the subject properties is primarily active agriculture with associated irrigation. Some portions of the subject parcels are inactive. The parcel topography is mostly flat, which few areas of existing berms, and small portions of the western area are comprised of undisturbed desert vegetation, which would remain intact under the proposed solar design.

RELATIONSHIP TO SURROUNDING PROPERTIES WITHIN ONE MILE

Land uses within one mile of the Project site include Agriculture, Passive/Restricted Open Space, Public Land, Single-Family Low Density, and Vacant as follows.

West: Vacant/Undeveloped State Trust Land; one parcel designated for agricultural use.

East: Agriculture and Vacant/Undeveloped land.

North: State Trust Land

South: Vacant/Undeveloped land, with scattered Single-family residences starting 0.5 mile to the south and southwest including residences along West Aries Drive and Sunland Gin Road.

The closest residences to the Project site border the Project boundary in the northeast corner along Sunland Gin Road and West Kinley Road. The next closest residence is approximately 0.5 miles south of the southwest corner of the Project site along West Aires Drive. To the east of Sunland Gin Road, the closest residence is 0.7 miles south of the Project site.

SCHOOLS

The proposed amendment will not impact the surrounding school system. In fact, this proposal will alleviate additional strain on the local schools by replacing proposed residential development with a quiet, no traffic, solar generation facility.

PUBLIC SERVICES

This amendment will decrease the potential demand for public services by significantly decreasing the amount of residential development proposed for the area. Sonak Solar, LLC has initiated discussions with local fire services.

COMMUNITY SERVICES

This proposal will decrease the demand for additional community services by decreasing the amount of proposed residential development.

LOCATION AND ACCESSIBILITY

Primary access to the Project site will be from Sunland Gin Road. There will be construction traffic to develop the project; however, this use will generate little-to-no daily traffic once operational. Only routine maintenance inspections will bring employees to the site.

COMPLIANCE WITH RSRSM ACCESS MANAGEMENT MANUAL

Future development of the site whether under the Sawtooth PAD or the newly created Sonar Solar PAD will comply with the County's RSRSM Access Management Manual.

TIIMING OF DEVELOPMENT

This application to sever a portion of the existing Sawtooth PAD is critical for the approval of the concurrent Sonak Solar PAD application. Sonak Solar PAD is being proposed in direct response to local utility provider's demand for more green energy. Sonak is currently in negotiations related to a Power Purchase Agreement(s) or PPAs for the Project's green energy output to be acquired and added to the local electrical grid. Sonak Solar is hopeful to process a site plan and pull building permits immediately after the necessary zoning approvals.

CONFORMANCE WITH COMPREHENSIVE PLAN

Pinal County Board of Supervisors recently amended the Comprehensive Plan covering much of the Sawtooth PAD to be designated as "Green Energy Production" to allow the development and operation of the proposed solar facility. The remnant Sawtooth PAD still complies with the current Comprehensive Plan designation. l.

CONCLUSION

The existing Sawtooth PAD has sat dormant for over 25 years and is currently zoned to allow for up to 6,760 residential units, which comes with associated traffic and water use that has been of great concern in this area lately. This application to sever 1887.5 acres from the existing Sawtooth PAD will allow for this property to bring the property into conformance with the previously amended Comprehensive Plan of “Green Energy Production”.

Sonak Solar Project
Application for a Planned Area Development and Rezone
Narrative Report – PAD Book

PREPARATION DATE

August 16, 2023

APPLICANT

Sonak Solar Project, LLC

SONAK SOLAR PROJECT
APPLICATION FOR A PLANNED AREA DEVELOPMENT AND REZONE
NARRATIVE REPORT – PAD BOOK

PAD CASE NO: Z-PA-157-22

Prepared for

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Prepared by

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August 2023 (v2)

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A. PURPOSE OF REQUEST

The report shall give a description of the proposed PAD overlay zoning district, the nature of the proposed development and explain why the development is proposed. Discuss why the site has been chosen. The applicant shall state the advantages and benefits of the proposed development to the county in detail and any disadvantages and how the disadvantages will be addressed.

Sonak Solar Project, LLC (Sonak Solar Project), an affiliate of Enel Green Power North America, Inc., is requesting approval of a Planned Area Development (PAD) Overlay District and Zone Change to I-3 Industrial Zoning District (I-3) to construct and operate the Sonak Solar Project (Project), a photovoltaic (PV) solar facility with a battery energy storage system (BESS) and associated infrastructure. The Project Site Plan (Development Plan) is attached as Appendix A, and the Project American Land Title Association (ALTA) survey is included as Appendix B.

The proposed Project is a PV solar facility with a nameplate generating capacity of up to 323 megawatts alternating current (MWac) including a BESS of up to 162 MWac. The Project is proposed to connect through a generation intertie (gen-tie) transmission line into the nearby Arizona Public Service (APS) and/or Tucson Electric Power (TEP) transmission system. Placement of the gen-tie transmission line will be evaluated by the Arizona Corporation Commission.

Sonak Solar Project plans to construct the Project within unincorporated Pinal County, Arizona (Figure 1) west of Sunland Gin Road, east of South Sagittarius Street, and north of West Aries Drive, as shown on the Development Plan (see Appendix A). The Project is proposed for development on six parcels identified in Table 1 ("Project Parcels"). Rezoning of the underlying zoning district is proposed for the full acreage (1887.5 acres) of the Project Parcels as reflected in Table 1, including the Major Open Space designated property. Project development would take place on 1,866.6 acres of that property which would be designated for the PAD Overlay District ("Project Site" and "PAD area" are used interchangeably in this document) excluding the land designated as Major Open Space. As shown in Appendix A, Appendix C, and Table 1, development is restricted to the portions of the Project Parcels designed as Green Energy Production (referred to herein as the Project Site) and will exclude two portions of the Project Parcels that are currently designated as Major Open Space. Full legal descriptions for the Project Site and Project Parcels are attached as Appendix C.

Table 1. Proposed Rezone and PAD Overlay District Parcels

APN	Acreage	PLSS Location
40901001A	160.0	01 10S 06E
40901001B	480.0	01 10S 06E
409060040	641.5	06 10S 07E
409020010	320.0	12 10S 06E
500500020	166.0	36 09S 06E
500500040	120	36 09S 06E
Total*	1,887.5	–

* The total acreage value is an approximation.
APN = Assessor's Parcel Number; E = east; PLSS = Public Land Survey System; S = south