

April 30, 2025

Valley Farms Energy Center, LLC

Rezone and PAD (PZ-017-24 and PZ-PD-011-24)

Pinal County Board of Supervisors

Introductions

Ralph Pew, Pew & Lake

Ashley Johnson, NextEra Energy Resources, Project Manager

Josh Adams, NextEra Energy Resources, Fire Safety Expert

Kyle Whittier, NextEra Energy Resources, Director

Maggie Vettel, NextEra Energy Resources, Community Engagement Coordinator

Greg, Loralee and Bobby Wuertz, Property Owners

About NextEra Energy Resources

NextEra Energy Resources is an American owned and operated company with more than 30,000 MW of total net generating capacity

One of the largest wholesale generators of electric power in the U.S

Owns and operates over 20% of all Battery Energy Storage Systems (BESS) in the U.S

Investing in Arizona for over decade

Approximately $2.4 billion total capital investments

NextEra Energy Resources' subsidiaries own and operate three wind, four solar, and four energy storage sites and a portfolio of private or distributed generation solar facilities

Also have several projects in development

$3.2 million in property taxes in 2023 to local counties and cities

$5 million annual land payments to landowners

Approximately $7.1 million in annual payroll for solar and wind technicians and site managers

NextEra Energy Resources' assets in Arizona

3 wind energy centers in operation

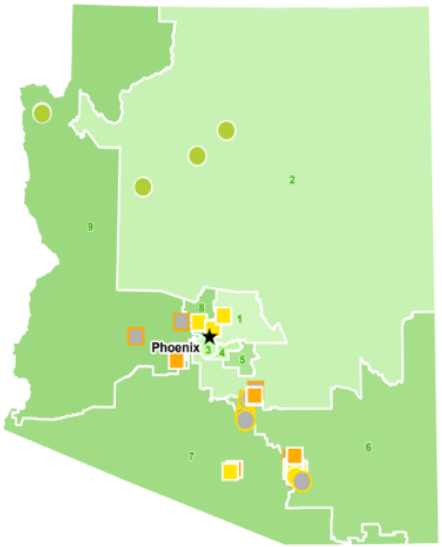
32 distributed energy resources in operation

4 battery energy storage sites in operation

9 battery energy storage projects in development

5 utility-scale solar energy centers in operation

4 utility-scale solar projects in development



*Some symbols represent more than one asset.

Legend: Wind · Utility-Scale Solar · Distributed Energy Resources · Battery Energy Storage · Development/Construction

Commitment to Building Long-Lasting Relationships in Pinal County

Examples of Pinal Relationships

United Way of Pinal County

Central Arizona College

Cesar Chavez Foundation

Recent Activities

Donated $50,000 to Coolidge Unified School District



Donated $80,000 to the South Florence Volunteer Fire Department



Community Outreach

Hosted neighborhood meeting with 50-60 in attendance

Sent personalized letters to neighbors, totaling 13 notifications outside the required area

Met with County and Coolidge City Officials to gain insight and feedback

Ongoing coordination with local fire departments for emergency response coverage and safety



Valley Farms Neighborhood Meeting at Coolidge Youth Center

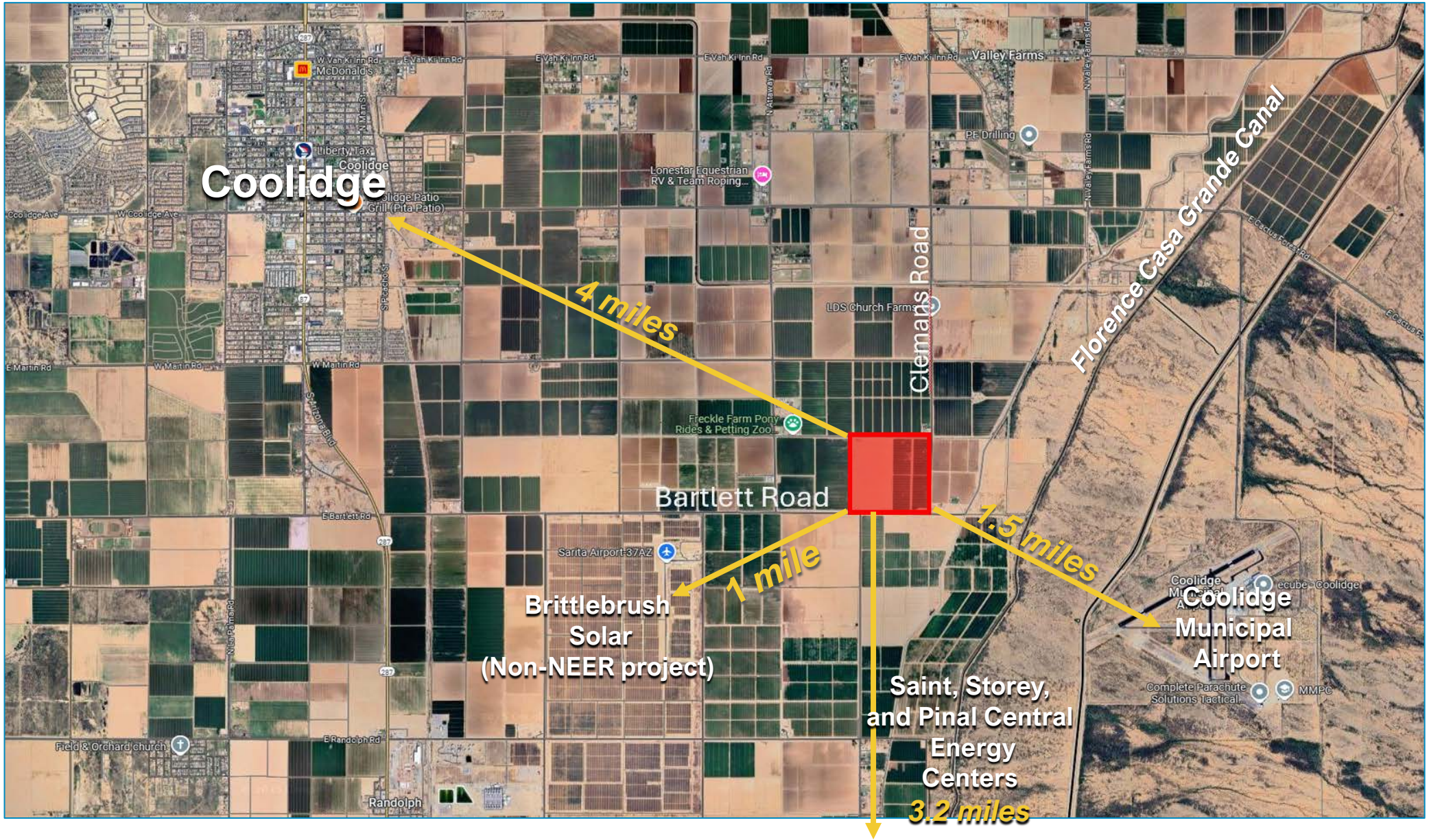
Requests to Pinal County

1. **Request for a Rezone from General Rural (GR) to the Industrial Zoning (I-3) District; and**

2. **Request for a Planned Area Development to define the permitted uses on the property and limit others.**

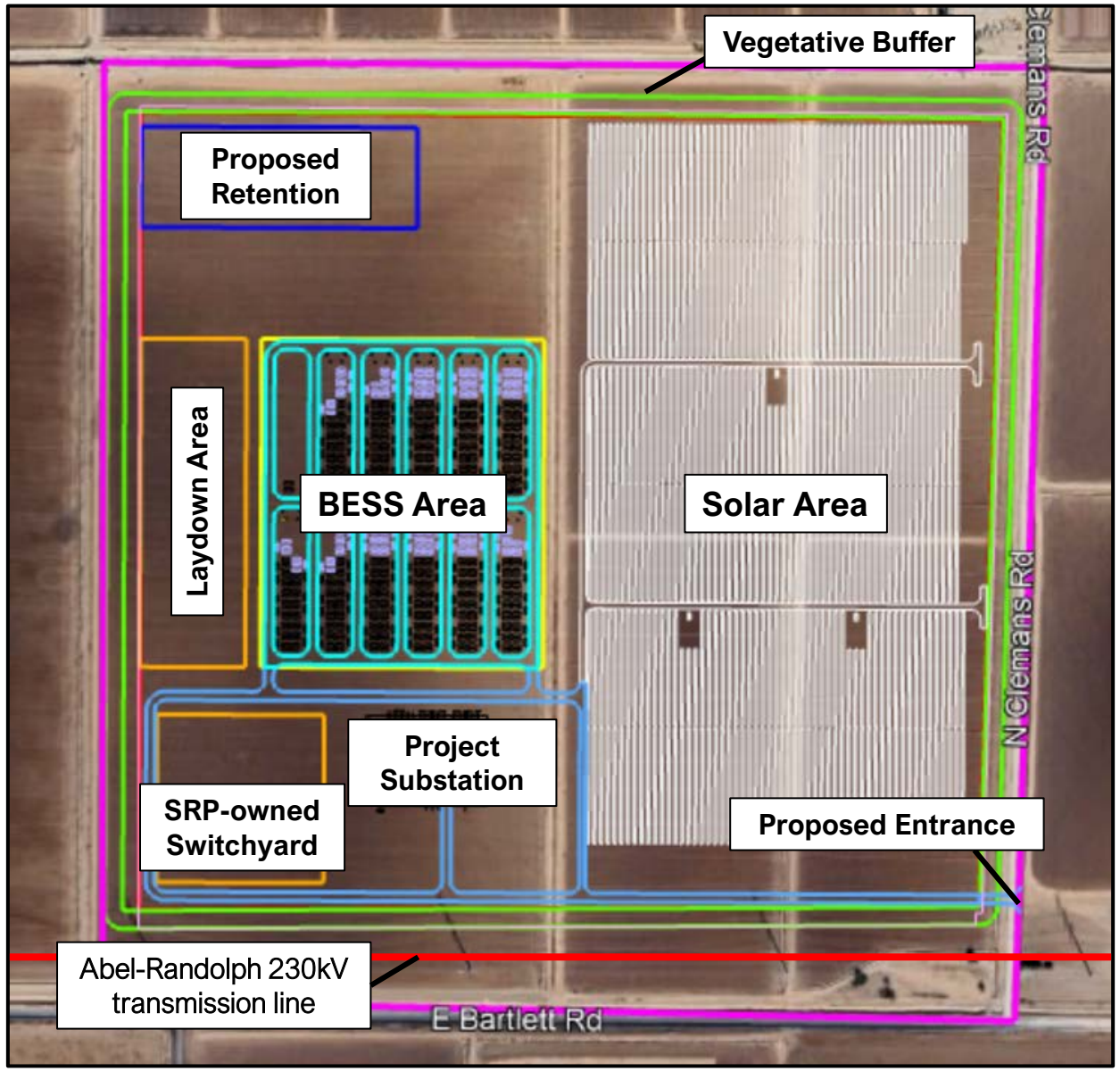
Approval of these requests will allow for the implementation of the Green Energy Comprehensive Plan land use designation, and development of solar photovoltaic and energy storage systems on 160 acres of private land owned by the Gregory C. and Loralee Wuertz Family Trust.

Project Map: Valley Farms (+/- 160 acres)



Preliminary Site Plan (+/- 160 acres)

The BESS equipment location has been relocated away from the outer perimeter, in response to the P&Z Commission's suggestion



Board Findings

1. Why is this request needed and necessary at this location?
2. Why is this request needed and necessary at this time?
3. How will the project impact adjacent property owners?
4. How does the project promote orderly growth and development?
5. How does the project advance the goals and policies of the Pinal County Comprehensive Plan?

1. Why is this request needed and necessary at this location?

Comprehensive plan amendment approved by this board in 2023

Adjacent to existing and planned SRP energy infrastructure

- Abel-Randolph 230kV line along Bartlett Rd
- New SRP-owned switchyard within project area; expected to be in-service by 2027

Production requires proximity to existing transmission lines to accommodate delivery of energy

Minimal residential adjacency

At ADOT's request, this project is included in the ADOT 505-corridor study









"The Arizona Department of Transportation has not allocated funds for State Route 24, nor has it allocated funding for a future State Route 505." - Arizona Republic (March 24, 2025)

There is no development timeline established in Growth Area 3 where Valley Farms is located

Growth Area 1

"This area is where the City should encourage near term development to take place due to proximity of City."

Coolidge General Plan 2025 pg. 76

Growth Area 2

"Significant development in this area is not expected in the next ten but possibly ten to twenty years from now."

Coolidge General Plan 2025 pg. 75 & 79

Growth Area 3

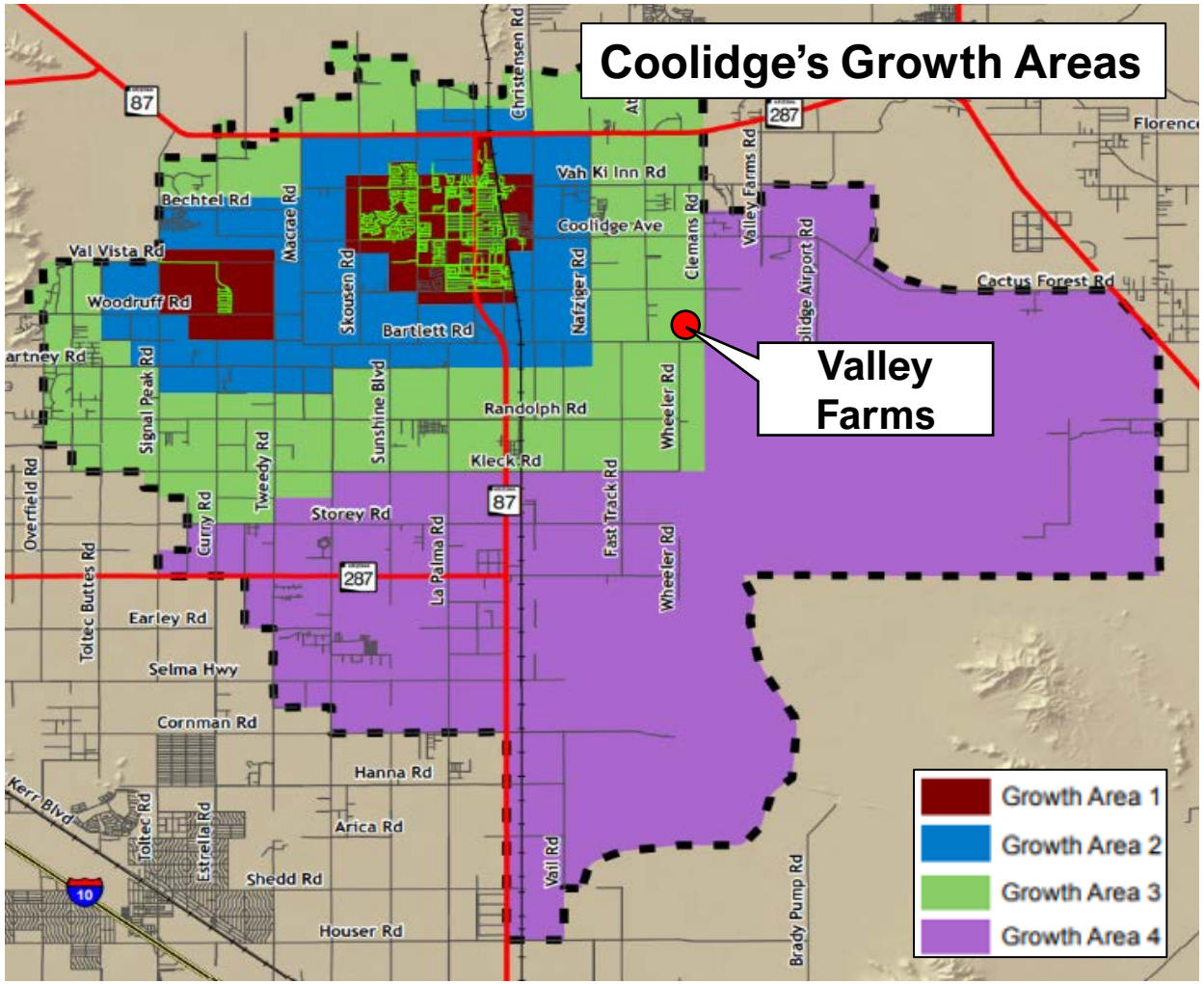
"There are no development timelines predicted within this growth area or the outer growth area."

Coolidge General Plan 2025 pg. 79

Growth Area 4

"There shouldn't be any development within this growth area well into the future unless a funding alternative is found for the proposed North/South Freeway"

Coolidge General Plan 2025 pg. 79



2. Why is this request needed and necessary at this time?

- **Valley Farms has been contracted by SRP and is identified as part of its anticipated capacity additions in 2027**
  - Valley Farms supports electrical grid stability, reliability, affordability, and availability

- **Meets the needs of increased energy demand:**
  - **Population growth:** growth of industrial, commercial, and residential uses
  - **Extreme heat:** record peak demand in July 2023 & 2024



3. How will it impact adjacent property owners?

- **Inherently passive use:**
  - Solar panels do not produce sound
  - Inverter systems will be designed to comply with County Noise Ordinance
- **Buffering techniques to mitigate nearby properties:**
  - Fencing with landscaping
  - 100’ setback from property boundary
- **Safe:**
  - Complies with industry Codes and Standards
  - Batteries from reputable manufacturers with rigorous testing
  - Smoke and fire detection
  - State of the art 24/7 Renewable Operations Control Center (ROCC)
- **Decommissioning:**
  - Funding the cost of restoring the land

State-of-the-art fire safety program

We coordinate with first responders and fire officials to develop appropriate emergency response plans.

- Project-specific emergency action plans.
- Training local responders includes multiple briefings: prior to construction, prior to start-up and upon request.

Our battery energy storage projects are engineered to meet the highest standards of safety and fire protection to minimize risk.

- Undergo rigorous testing, certification, and thorough analysis regarding fire safety and hazard mitigation.
- Equipped with thermal management system to operate within ideal temperatures.
- Continuously monitored by redundant safety systems with 24/7/365 remote operations and control.



In addition to our local AZ operating team, NEER has two dedicated remote operating centers that monitor energy asset portfolio and optimize performance.

The local leads will be in contact with your department.



Performance Diagnostic Center

- Detects small changes in voltage, current or temperature.
- Evaluates ~2.5 million data points per second
- Uses AI to enable early-stage repairs
- Avoids $275M of potential maintenance/year



Renewable Operations Control Center (ROCC)

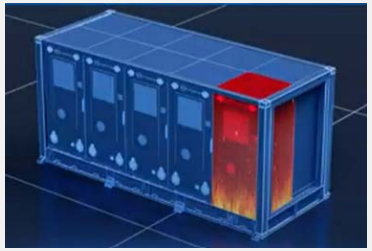
- Staffed with energy experts 24/7/365
- Can shut down the system remotely and alert local support.
- Remotely operates 60+ GW of Generation

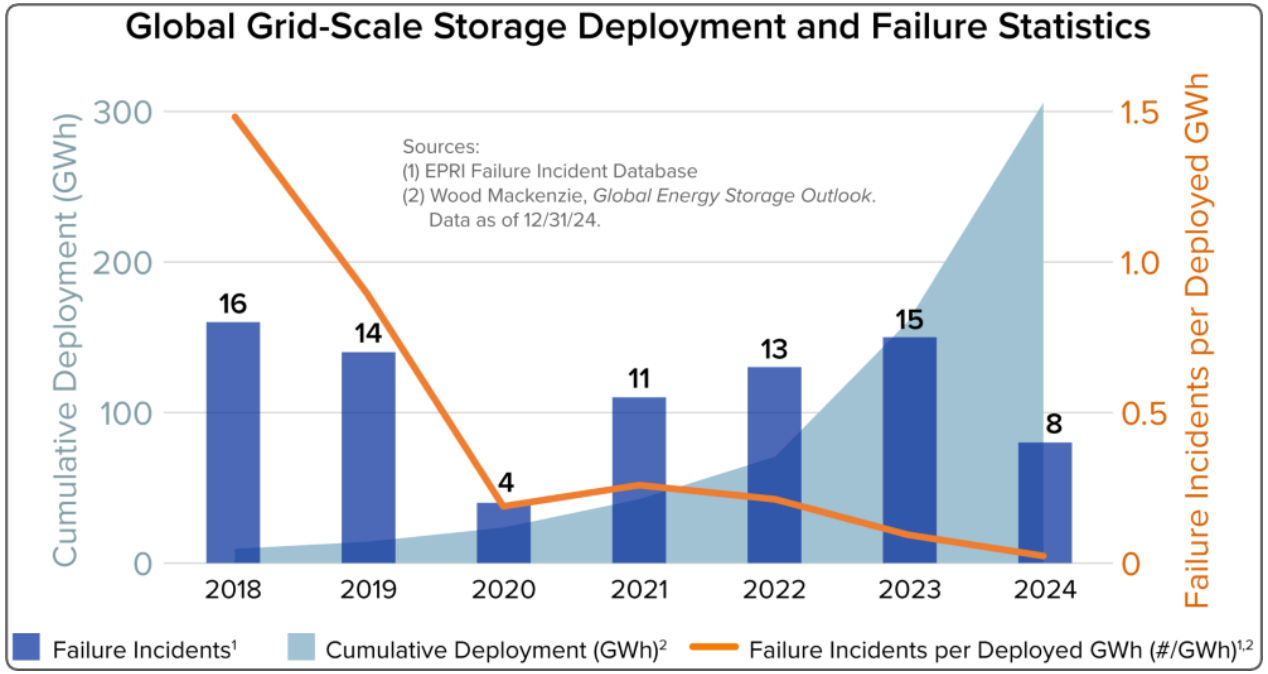
NextEra is a world class owner/operator, leveraging a layered approach to safely and efficiently operate its facilities

Safety is a primary focus in the design of each NextEra BESS system, with commitments to:

- **Adopting state-of-the-art battery management systems (BMS)**
- **Complying with rigorous safety standards**
- **Using certified & pre-tested enclosures**
- **Utilizing modular designs with optimal spacing between units**
- **Integrating multi-layer fire protection systems**

Scan QR code to view fire safety tests from one of our suppliers, demonstrating advanced fire safety





Responsible Decommissioning

- **We fully fund the removal of all above and below-ground improvements associated with the utility scale solar generation and BESS so that the land can be restored to immediate non-solar related uses**

- **Whenever possible, we recycle materials like:**
  - Solar panels (glass, metals, semiconductors)
  - Batteries (in partnership with manufacturers)
  - Inverters, concrete, fencing, and wiring



Valley Farms decommissioning plan to be submitted at site plan

Decommissioning Process

Removal and Disposal

- **Modules:** Inspect, disconnect, test; reuse or recycle
- **Racking and Posts:** Disassemble and recycle
- **Cables and Lines:** Remove underground cables to ≥4 feet, recycle or dispose
- **Electrical Equipment:** Disassemble, recycle, or dispose
- **Foundations:** Remove pile foundations, restore topsoil
- **Fences and Roads:** Remove or leave per agreements, restore areas
- **Substation:** Disassemble, recycle, and restore site

Restoration and Reclamation

- Restore natural hydrology and vegetation by minimizing disturbance and implementing erosion control measures
- De-compact soil for proper drainage and vegetation

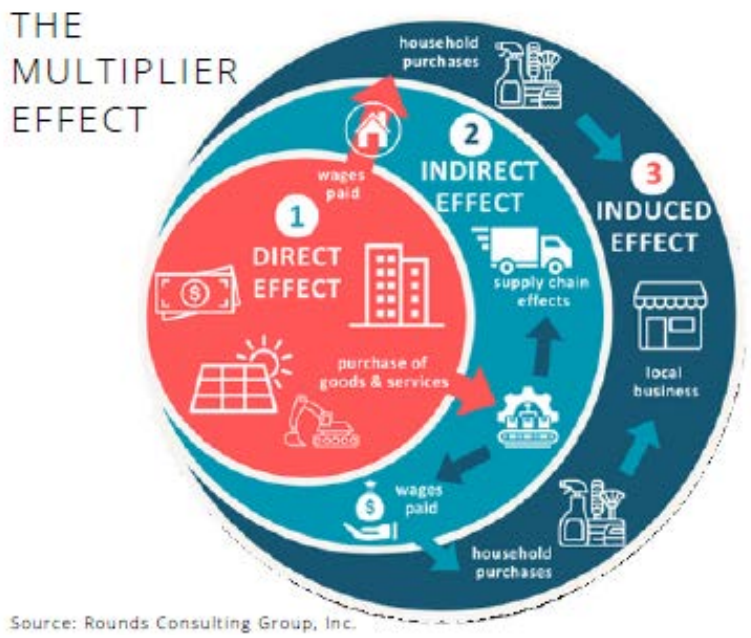
Monitoring

- Comply with updated permits for the National Pollutant Discharge Elimination System/State Disposal System (NPDES/SDS) Construction Storm Water (CSW) Permit, Spill Containment, and Countermeasure (SPCC) Plan, and Storm Water Pollution Prevention Plan (SWPPP)

4. How does it promote orderly growth and development?

- **Generation of county tax revenues**
  - A Rounds study found that a similar project in Pinal County generated significant County tax revenues
  - Benefitting Pinal County schools, roads, fire district, and law enforcement authorities

- **Contributions to Pinal's growth and development:**
  - Reliable and sustainable source of energy, providing the foundation for future growth/development
  - Attractive for C&I companies, anchoring grid infrastructure and matching clean energy with demand
  - Immediate economic benefits during the construction phase
  - Long term job opportunities at operational sites



Source: Rounds Consulting Group, Inc.

Forecasted Tax Payments

Utility scale battery energy storage (BESS) and solar energy projects are valued and taxed per Arizona Department of Revenue (AZDOR)

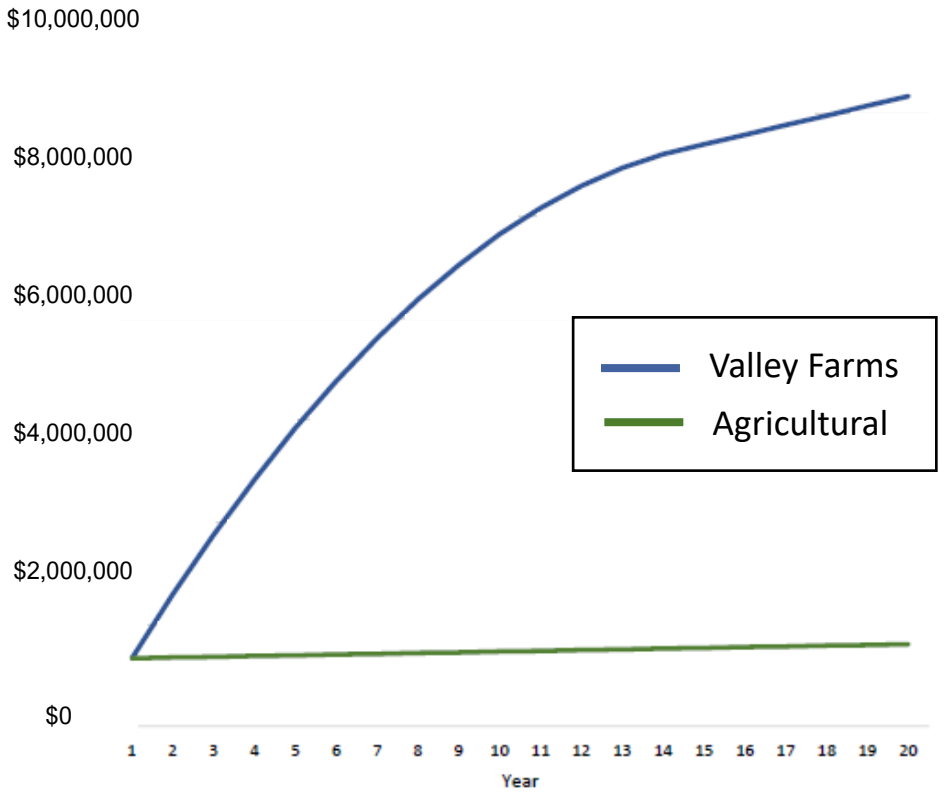
"all energy storage equipment, both colocated with renewable energy and stand-alone energy storage equipment, qualifies for valuation pursuant to this section" – ARS 42-14155

Utility scale BESS and solar are depreciated on a 15-year and 30-year straight-line depreciation schedule, respectively (AZDOR Centrally Valued Property Unit)

Primary taxing authority/districts:

- Pinal County
- Coolidge Unified School District
- Pinal County Jr. College

Estimated Cumulative Tax Collections ('27 – '47)



In total, the proposed project is estimated to generate on the lower end of **$9M** in tax revenue to Pinal County and local districts in 20 years; approximately **$8.7M more** than agricultural use over the same period

5. How does it advance the goals and policies of the Pinal County Comprehensive Plan?

Environmental Stewardship: Use resources efficiently

This property can now be utilized in a low-water use manner, ensuring that precious water resources are available for future generations

Economic Development: Stimulate local growth

The interim use generates tax revenue for the County with minimal land impact and full restoration after decommissioning

Energy Development: Expand renewable energy in Pinal County

Support renewable energy growth by aligning area planning with project development and attracting providers through the County's economic development strategy.

"Solar and other renewable energy production are compatible with the farming heritage"

- *Chapter 3, pg. 85, of the Pinal County Comprehensive Plan*

25 Pinal County residents and 3 businesses have submitted letters of support for the Valley Farms project

As of 4/24/2025

"I am writing to express my strong support for the Valley Farms Energy Center project, which will bring significant benefits for the future economic development of Pinal County. This project is vital for our community, and I urge you to lend your support"

- Monte Nevitt; Adjacent to project

"Arizona businesses are counting on renewable energy to help power new plants and manufacturing facilities. The Board of Supervisors has crafted the right mix of business-friendly policies … This approach has made Arizona an attractive area for emerging industries, especially renewables like solar energy."

- Lucid Motors

"NextEra Energy Resources is committed to the Pinal County community. Their contributions are a testament to their role as good neighbors and responsible corporate citizens."

- United Way of Pinal County

Thank you!

Questions?