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## **Gila Bend Solar Field Overlay Zone (SFOZ)**

**Maricopa Association of Governments**

**June 5, 2012**



## **Solar Field Overlay Zone (SFOZ)**

- **Definition**

- An overlay zone can establish additional regulations, or reduce or extend existing ones.
- Generally used to address issues that are unique to a particular area.

- **Purpose**

- Jobs, Jobs, Jobs
- Creation of an EXPORT Industry for Arizona
- To promote Sustainable Energy Development
- Regional, Collaborative Economic Development Focus
- Set Gila Bend (and Arizona) apart from the rest to compete in a global environment

- **Highlights/Features**

- SFOZ is “soft zoning” over the top of underlying “hard zoning”
- Hard zoning remains intact, including development agreements, CFD’s, etc, if applicable
- “Peelback” Provision
- No General Plan/Comprehensive Plan Requirements (Front End or Back End)





## Solar Field Overlay Zone (SFOZ)

- **Requirements**

- Application Based
- Minimum 100 acres
  - or 40 acres when adjacent to existing SFOZ
- Ownership
  - Owner initiated
  - Lessee initiated; minimum 10 year lease
  - Option agreement
- Site Plan submittal (required)
- Schedule of Construction , begin within 1 year of approval

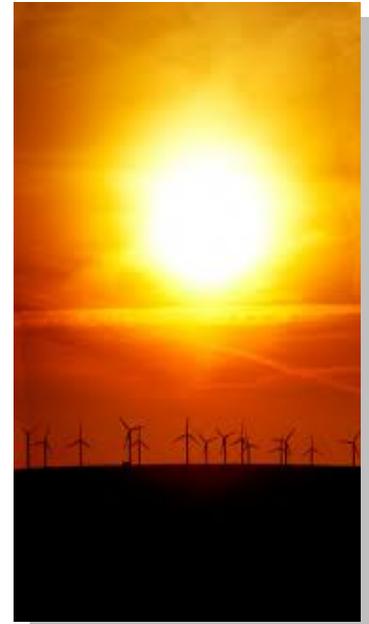


- **Beyond Entitlement to Permitting**

- Offer Expedited Permitting at No Additional Cost
- Guaranteed Turnaround Review times of 2 weeks or less
- Most of the time Reviews are done within one week, and we are usually waiting on the developer



- **The Fastest Entitlement/Engineering Process in the Nation**
  - Solon – **Completed in 5 Weeks**, from Application to Council Approval. Engineering Approved in **4 weeks**
  - First Solar – **Completed in 4 Weeks** from Application to Council Approval.  
***(By Contrast, Average Entitlement = 18 months+)***
  - Strong support from Land Use Attorneys, Applicants, and Stakeholders
  - Value Proposition to Developer – Significant Reduction in Development Costs AND Risk Mitigation
- **Strong Political and Management Support**
  - Unanimous P&Z Support on all Solar Initiatives
  - Unanimous Council Support on all Solar Initiatives
  - Council Unanimously Adopted Theme of Sustainability





# Gila Bend Solar Field Overlay Zone (SFOZ)

*The Gila Bend Solar Corridor*

## **First Solar - Paloma**

- **\$50 Million; 242 acres**
- **17 MW Photovoltaic (PV)**
- **Fixed Arrays, Thin Film Solar**
- **Approx. 300 Construction Jobs**
- **Enough Energy for 4,250 Residential Customers**
- **Commissioned in October of 2011**





# Gila Bend Solar Field Overlay Zone (SFOZ)

*The Gila Bend Solar Corridor*

## Solon Corp. – Cotton Center

- **\$70 Million; 145 acres**
- **18 MW Photovoltaic (PV)**
- **75,000 Solar Panels on Single Axis Trackers**
- **300 Construction Jobs**
- **Enough Energy for 4,500 Residential Customers**
- **Commissioned in December of 2011**

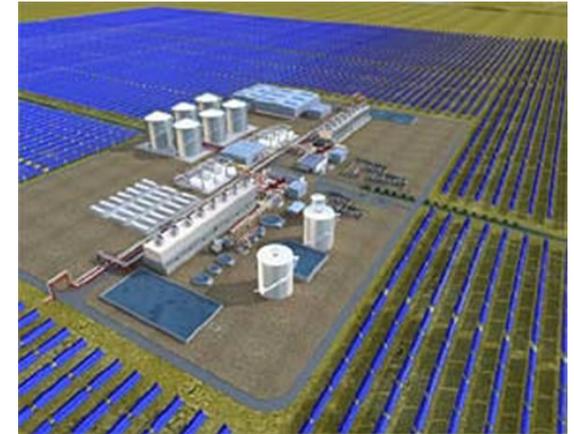




## **Abengoa Solar – Solana Plant**

- **\$1.45 Billion; 1,920 acres**
- **280 MW Parabolic Trough CSP**
- **Molten Salt Technology Allows for Continuous Power Supply**
- **1,700 Construction Jobs**
- **85-100 Full-Time On-Site Permanent Jobs**
- **Enough Energy to Power 70,000 Homes**
- **Teyma USA Broke Ground in February of 2011; Expected Commission Date – 7/31/13**

**ABENGOA**



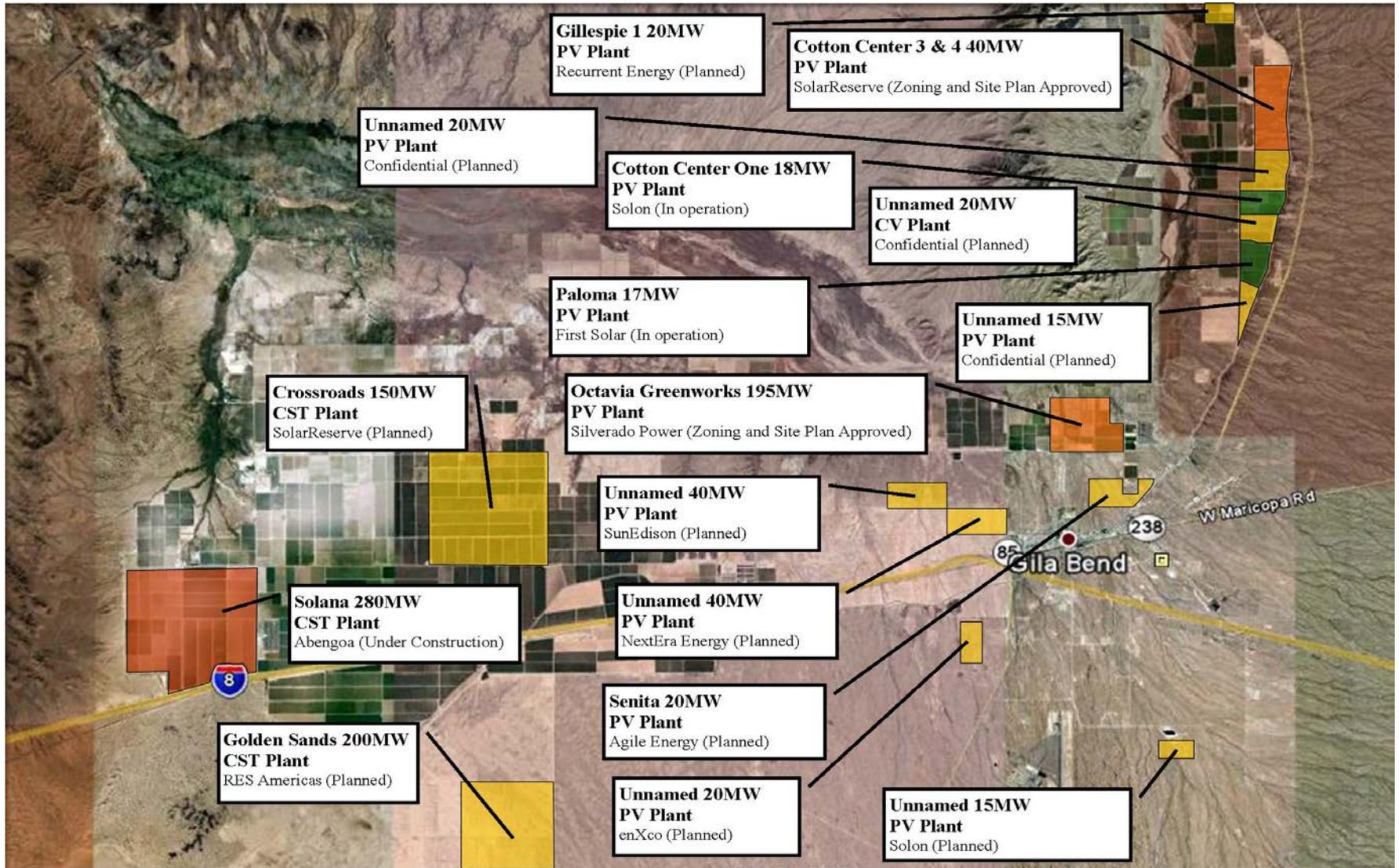
Abengoa Solar Solana Project 280 MW CST Plant





# Gila Bend Solar Field Overlay Zone (SFOZ)

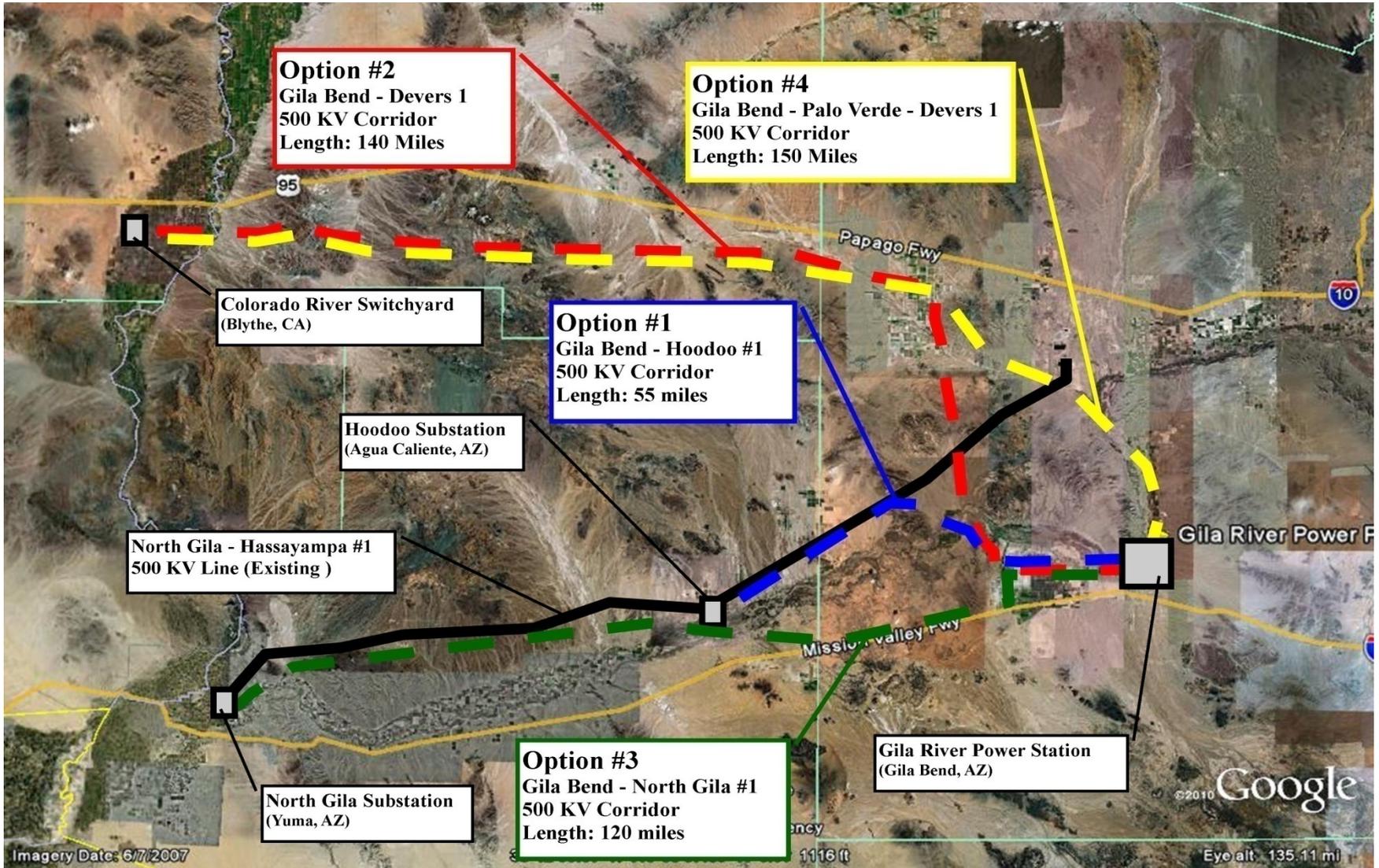
*The Gila Bend Solar Corridor*





# Gila Bend Solar Field Overlay Zone (SFOZ)

The Gila Bend Solar Corridor





# Gila Bend Solar Field Overlay Zone (SFOZ)



## Gila Bend Solar Field Overlay Zone (SFOZ)

Maricopa Association of Governments

June 5, 2012

*Focus on Sustainability, Quality of Life, and Professional, Progressive Management*