

Rainbow Valley Energy Center

City of Goodyear, AZ

Annexation Request Special Use Permit

A request to annex approximately 828.33 acres of unincorporated Maricopa County land into the City of Goodyear; request for approval of a SUP on 2,178.43 acres

Facts Sheet:

- EDF Renewables Inc. is one of the largest renewable energy providers in North America, boasting over 20 gigawatts of wind, solar, battery storage, and electric vehicle charging projects.
- EDFR currently has 10 similar renewable energy projects planned or currently under development throughout central and southern Arizona.

Requests:

- 1) **Annexation request** of approximately 828.33-acres of vacant unincorporated Maricopa County Land into the City of Goodyear (See **Exhibit 1:** Annexation Map).
- 2) **Special Use Permit** for a **300-megawatt PV (solar energy Center) w/ 300 megawatts of Battery Energy Storage (BESS)** on 2,067.7 acres:
 - a. 828.33-acres currently within Maricopa County (requested to be annexed into the City of Goodyear)
 - b. 1,356.10-acres currently within the City of Goodyear (668.3-acres of which are ALSD land).
 - c. Interconnection via Gen-tie transmission line to the Pinal West SRP sub-station (Project sub-station & Gen-tie proposed to be located within Pinal County)

Executive Summary:

- **Economic Benefits** (*economic study provided by Elliot D. Pollack & Co.*):
 - **Construction – \$3.24 million** in direct City of Goodyear use tax revenue during construction phase (approx. 15-24 months)
 - **Operations- \$4.1 million** in direct City of Goodyear use tax revenue over 35-year operational lifespan of the Project
 - **School Districts- \$27.5 million** in direct local contributions to School Districts
- **Community Benefits:**
 - **5-10 permanent, full-time jobs** created w/ ~\$20 million in wages over 35 years.
 - **Project is aligned with city's General Plan:** physical growth and development objectives and future energy needs.

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- **Solar Energy** provides reliable and consistent power year-round through clean-renewable energy generation.
- **BESS** supplies immediate power for 'peak' demand events and backup energy to reduce or avoid blackouts using BESS equipment.
- **BESS** also increases grid resiliency by quickly and efficiently supplying energy in response to intermittent or inconsistent energy supplies from other sources.
- **Project Compatibility:**
 - Project proposed within areas characterized as vacant or underdeveloped; uses surrounding the Project include:
 - SRP and TEP Substations,
 - Other utility structures and associated transmission and gas line corridors
 - This Project is not expected to produce any noise, traffic, or emissions of any kind (less than 4 visits to the site every 3 months)
- **City Services & Inspections:**
 - Project will be served by a local Fire District **NOT** Goodyear Fire Department
 - Low water use: Storage Tanks to supply water for firefighting and O&M
 - EDFR will offer to reimburse the city to enlist third-party contracted inspectors to oversee construction work and monitor any necessary infrastructure improvements.
- **Roadway Improvements:**
 - The developer will improve, if necessary, any minor collector roads identified as primary access routes to the site, as detailed in the **Site Access Map**.
 - Minor collectors will have a subbase of compacted gravel, sufficient to provide safe access to the Site by fire and public safety vehicles.
 - Dedication of additional half-street rights-of-way for "minor collectors" proposed to be used as primary access to the Site.

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Parcel List:

APN	Acres	APN	Acres	APN	Acres
300-27-034-J	80	300-30-013K	6	300-30-012D	5
300-30-008-E	19	300-30-013-L	5	300-30-012E	5
300-30-008-G	22	300-30-013M	4	300-30-012F	10
300-30-008-K	20	300-30-013-N	5	300-30-013H	70
300-30-008-J	20	300-30-028A	20	300-30-030-A	20
300-30-030-B	20	300-30-028B	20	300-30-033A	20
300-30-033-B	20	300-30-031	40	300-27-034H	80
300-30-008M	90	300-30-035	40	Total Acres:	828.33
300-30-013G	20	300-30-930	13.5		
300-30-013-J	10	300-30-008L	143.83		