



City Council Regular Meeting

City Hall - Council Chambers

1900 N. Civic Square

Goodyear, AZ 85395

Monday, August 31, 2026

5:00 p.m.

Physical access to the meeting location
will be available 30 minutes prior to the meeting.

Mayor
Joe Pizzillo

Vice Mayor
Brannon Hampton

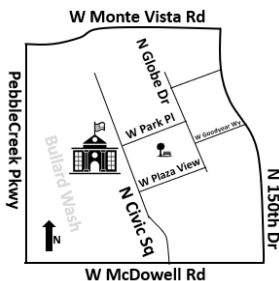
Councilmember
Wally Campbell

Councilmember
Laura Kaino

Councilwoman
Vicki Gillis

Councilmember
Benita Beckles

Councilmember
Trey Terry



PUBLIC COMMENTS/APPEARANCES FROM THE FLOOR

Please complete a speaker card and submit it to the City Clerk prior to the meeting being convened, if possible. Each speaker is limited to three (3) minutes. Once the City Clerk has called your name, step up to the lectern and begin by clearly stating your name for the record and whether you are a Goodyear resident.

NON-AGENDA ITEMS

Members of the public may address the City Council regarding any non-agenda item within the jurisdiction of the City Council. The City Council will listen to comments and may take any of the following actions:

- Respond to criticism.
- Request that staff investigate and report on the matter.
- Request that the matter be scheduled on a future agenda.

AGENDA ITEMS

Members of the public may address the City Council regarding any item on the Consent, Public Hearing and/or Business portions of the agenda. Each speaker's name will be called in turn once the item has been reached and after City staff have completed their presentation.

PROCEDURES

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Goodyear City Council and to the general public that the Council of the city of Goodyear will hold a meeting open to the public. Public body members of the city of Goodyear will attend either in person or by telephone conference call and/or video communication. The Goodyear City Council may vote to go into Executive Session, pursuant to A.R.S. § 38-431.03(A)(3), which will not be open to the public, to discuss certain matters. Meetings are conducted in accordance with the City Council Meetings Council Rules of Procedure adopted by Resolution No. 2025-2441.



City Clerk's Office: 1900 N. Civic Square, Goodyear, AZ 85395 (623) 882-7830
www.goodyearaz.gov/cityclerk

City Council Meeting Live Broadcast: <https://www.facebook.com/cityofgoodyear/videos>

CALL TO ORDER**ROLL CALL****PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER BECKLES****PUBLIC COMMENTS/APPEARANCES FROM THE FLOOR****COMMUNICATIONS**

1. **RECOGNITION OF BATTALION CHIEF DARRIN GREEN'S RETIREMENT AND 24 YEARS OF SERVICE WITH THE GOODYEAR FIRE DEPARTMENT
RECOMMENDATION**

Council to recognize Battalion Chief Darrin Green's retirement of 24 years of service to the Goodyear Fire Department. No action will be taken. (Paul Luizzi, Fire Chief)

2. **PROCLAMATION RECOGNIZING GOODYEAR LITTLE LEAGUE 11U WINNING THE STATE CHAMPIONSHIP
RECOMMENDATION**

Council to recognize the Goodyear Little League 11U Baseball Team for winning the Arizona 9-11 Year Old State Championship. No action will be taken. (Guylene Ozlanski, Parks and Recreation Deputy Director)

CONSENT

3. **APPROVAL OF MINUTES
RECOMMENDATION**

Approve the July 6, 2026 Regular Meeting draft minutes and August 4, 2026 Special Meeting draft minutes. (Jasmine Pernicano, City Clerk)

4. **APPROVAL OF NEW SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR ROCK N ROLL SUSHI
RECOMMENDATION**

Recommend approval of Application No. 404248 for a Series 12 (Restaurant) liquor license and Application No. 404257 for an Interim Permit to the Arizona Department of Liquor Licenses and Control, for Rock N Roll Sushi located at 15611 W. McDowell Road, Suite 110, Goodyear, AZ 85395. (Jasmine Pernicano, City Clerk)

5. **APPROVAL OF SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR FEDERICO'S MEXICAN FOOD**
RECOMMENDATION
Recommend approval of Application No. 406216 to the Arizona Department of Liquor Licenses and Control for a Series 12 (Restaurant) liquor license for Federico's Mexican Food located at 2455 N. Pebblecreek Parkway, Goodyear, AZ 85395. (Jasmine Pernicano, City Clerk)

6. **PERMANENT EXTENSION OF PREMISES/PATIO PERMIT FOR LAKESIDE GRILL ESTRELLA**
RECOMMENDATION
Recommend approval of a Permanent Extension of Premises/Patio Permit application to the Arizona Department of Liquor Licenses and Control for Lakeside Grill Estrella, liquor license No. 012070002030, located at 17665 W. Elliot Road, Goodyear, Arizona 85338. (Jasmine Pernicano, City Clerk)

7. **APPROVAL OF BUDGET AMENDMENTS & RELATED EXPENDITURE AUTHORITY**
RECOMMENDATION
Approval of budget amendments and related expenditure authority (administrative award) for expenditures exceeding \$500,000. (Ryan Bittle, Deputy Finance Director)

8. **APPROVAL OF AMENDMENT ONE TO THE INTERGOVERNMENTAL AGREEMENT (IGA) WITH MARICOPA COUNTY FOR THE GOODYEAR POLICE DEPARTMENT (GYPD) RECRUIT TRAINING**
RECOMMENDATION
Approve Amendment One to the IGA with Maricopa County, and provide authorization and direction to the Mayor, or their designee, to take actions and execute documents necessary to carry out the intent of the agreement. (Brian Issitt, Chief of Police)

9. **RESOLUTION AUTHORIZING ACQUISITIONS OF REAL AND PERSONAL PROPERTY INTERESTS NEEDED FOR CAPITAL IMPROVEMENT PROJECT (CIP) #30014 - FIRE STATION 187 (MOBILE) REMODEL IMPROVEMENTS PROJECT**
RECOMMENDATION
Adopt Resolution No. 2026-2534 Authorizing the acquisition of Real and Personal property interests needed for CIP #30014 - Fire Station 187 (Mobile) Remodel Improvements Project. (Colton Blyle, Real Estate Specialist)

10. **RESOLUTION DESIGNATING THE CHIEF FISCAL OFFICER FOR ANNUAL EXPENDITURE LIMITATION REPORTS FOR FISCAL YEARS (FY) 2026 AND 2027**

RECOMMENDATION

Adopt Resolution No. 2026-2535 Designating the Chief Fiscal Officer for officially submitting the Fiscal Years 2026 and 2027 Annual Expenditure Limitation Report to the Arizona Auditor General. (Laura Calder, Director of Finance)

11. **RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT (IGA) WITH THE GILA RIVER INDIAN COMMUNITY FOR MUTUAL AID**

RECOMMENDATION

Adopt Resolution No. 2026-2536 Approving an Intergovernmental Agreement with Gila River Indian Community for Mutual Aid Response for Fire Protection and Other Emergency Services. (Paul Luizzi, Fire Chief)

12. **ORDINANCE CREATING A CUSTOMER SERVICE & INNOVATION DEPARTMENT**

RECOMMENDATION

Adopt Ordinance No. 2026-1653 Amending Goodyear City Code Section 3-1-5 (Department Heads) creating a Customer Service & Innovation Department; providing for corrections, severability and declaring an emergency. (Bryan Langley, City Manager)

PUBLIC HEARINGS

The following actions will take place for each public hearing item:

- A. Open the Public Hearing
- B. Staff Presentation
- C. Applicant Presentation (if applicable)
- D. Receive Public Comment
- E. Close the Public Hearing

13. **RESOLUTION APPROVING A SPECIAL USE PERMIT FOR DESERT RAINBOW SOLAR ENERGY GENERATION FACILITY**

RECOMMENDATION

Adopt Resolution No. 2026-2537 Approving the Special Use Permit for an Energy Generation Facility with an accessory use of a battery energy storage system located on approximately 5,050 acres generally extending north to south from the Queen Creek Road alignment to the Patterson Road alignment, and west to east from Waterman Wash to the 139th Avenue alignment. (Ann Dolmage, Principal Planner)

14. **RESOLUTION ESTABLISHING A SPECIAL PUBLIC IMPROVEMENT PROJECT AREA AND AUTHORIZING COST RECOVERY FOR CAPITAL IMPROVEMENT PROJECT (CIP) PROJECT #42026 - ESTRELLA PARKWAY: VINEYARD ROAD TO MC85 (ESTRELLA BRIDGE)**

RECOMMENDATION

Adopt Resolution No. 2026-2538 Approving and establishing a Special Public Improvement Project Area that includes properties receiving special benefits from improvements to widen Estrella Parkway and authorizing the City to recover an allocated share of the costs of the special public improvements from the owners of the specially benefited properties. (Steve Scinto, Director of Engineering; Logan Hopp, Deputy Director of Engineering)

INFORMATION ITEMS

Comments, commendations, reports on current events and presentations by Mayor, Councilmembers, or the City Manager. The Council may not propose, discuss, deliberate or take any legal action on the information presented, pursuant to A.R.S. 38-431.02.

- Reports from the Mayor and City Council
This may include current events and activities as well as requests for information or future agenda items.
- Report from the City Manager
This may include updates from events, city staffing updates, update on legislative issues, clarification on items being requested by Council, and Manager's update on Council related matters.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

September 14, 2026	Council Meeting	5:00 p.m.
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EXECUTIVE SESSION

A VOTE MAY BE HELD TO CALL AN EXECUTIVE SESSION FOR THE FOLLOWING:

15. Pursuant to A.R.S. §38-431.03(A)(3) & (4): For legal advice and consultation and to consider its position and to provide instruction/direction to City Attorney and City Manager regarding city's position in connection with contracts that are the subject of negotiations associated with Spring Training facilities.

ADJOURNMENT OF EXECUTIVE SESSION

RECONVENE REGULAR MEETING

ADJOURNMENT

THE CITY OF GOODYEAR ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (623) 882-7830 or Arizona Relay (TDD) 7-1-1 to request an accommodation to participate in this public meeting.

For Non-English assistance please contact the City Clerk at (623) 882-7830.

Si necesita asistencia o traducción en español, favor de llamar al menos 48 horas antes de la reunión al (623) 882-7830.

POSTING VERIFICATION

This agenda was posted on 8/26/2026 at 4:50 p.m. by AG.

ITEM #: 1.
DATE: 08/31/2026
AI #:3353



CITY COUNCIL COMMUNICATION

**SUBJECT: RECOGNITION OF BATTALION CHIEF DARRIN GREEN'S RETIREMENT
AND 24 YEARS OF SERVICE WITH THE GOODYEAR FIRE DEPARTMENT**

STAFF PRESENTER(S): Paul Luizzi, Fire Chief

SUMMARY

Battalion Chief Darrin Green will be formally recognized for his retirement and his long-standing dedication to the fire service. Chief Green has served 26 years in the fire service, including 24 years with the City of Goodyear Fire Department. His leadership has been instrumental in advancing the department's operational readiness, safety programs, and long-term infrastructure planning.

During his career, Chief Green helped establish the Goodyear Hazardous Materials Team and served as a founding member of the Arizona Counter Terrorism Program, leading Goodyear Fire's preparedness and threat-assessment efforts for nearly two decades. He also developed the department's Training Compliance Guide, now used by multiple fire departments statewide.

As Logistics Chief, he created the department's Asset Replacement Plan and contributed significantly to the design and construction of nearly every fire station, apparatus, and support vehicle in service today.

Chief Green also helped build the department's culture and community presence as a founding member of the Goodyear Fire Honor Guard and United Goodyear Firefighter Charities.

STRATEGIC PLAN ALIGNMENT



INNOVATIVE & HIGH
PERFORMING
ORGANIZATION

RECOMMENDATION

Council to recognize Battalion Chief Darrin Green's retirement of 24 years of service to the Goodyear Fire Department. No action will be taken. (Paul Luizzi, Fire Chief)

Attachments

Staff Presentation

Honoring Battalion Chief Darrin Green



February 2002 - August 2026

Council Meeting



August 31, 2026



**HIRE DATE
FEBRUARY 4, 2002**

Council Meeting

August 31, 2026



Council Meeting

August 31, 2026



Council Meeting

August 31, 2026



Council Meeting

August 31, 2026



**PROMOTED TO BATTALION CHIEF
SEPTEMBER 14, 2014**

Council Meeting

August 31, 2026



Council Meeting

August 31, 2026



Council Meeting

August 31, 2026



Council Meeting

August 31, 2026



Council Meeting

August 31, 2026



Council Meeting

August 31, 2026



Council Meeting

August 31, 2026



Council Meeting

August 31, 2026



Council Meeting

August 31, 2026



Council Meeting

August 31, 2026



Council Meeting

August 31, 2026



Council Meeting

August 31, 2026



Council Meeting

August 31, 2026



RETIREMENT DATE
AUGUST 27, 2026

Council Meeting

August 31, 2026

ITEM #: 2.
DATE: 08/31/2026
AI #:3430



CITY COUNCIL COMMUNICATION

**SUBJECT: PROCLAMATION RECOGNIZING GOODYEAR LITTLE LEAGUE 11U
WINNING THE STATE CHAMPIONSHIP**

STAFF PRESENTER(S): Guylene Ozlanski, Parks and Recreation Deputy
Director

SUMMARY

The Goodyear Little League 11U baseball team had an incredible season, culminating in an Arizona State Championship victory. Through hard work, teamwork, and perseverance, these young athletes represented Goodyear with pride both on and off the field.

Their championship is a tremendous accomplishment for the players, coaches, families, and the entire Goodyear Little League community. Congratulations to the Goodyear Little League 11U State Champions on an unforgettable season!

The team has been invited to the City Council meeting on August 31, 2026, to receive a proclamation recognizing their championship.

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

Council to recognize the Goodyear Little League 11U Baseball Team for winning the Arizona 9-11 Year Old State Championship. No action will be taken. (Guylene Ozlanski, Parks and Recreation Deputy Director)

Attachments

Proclamation - 2026 All Star Little League

Office of the Mayor



Proclamation

**2026 ARIZONA STATE CHAMPIONS
GOODYEAR LITTLE LEAGUE 11U ALL STARS**

WHEREAS, the city of Goodyear Mayor and Council members recognize Goodyear Little League's 9 to 11-year-old All Star team for becoming Arizona State Champions; and

WHEREAS, on July 19, 2026, Goodyear Little League secured a thrilling 17 to 5 victory against Chandler at the Tempe Sports Complex; and

WHEREAS, this remarkable accomplishment reflects the determination of the players, their coaches, and families who supported the team throughout the season; and

WHEREAS, our All Stars competed in the winner's bracket over a ten-day double-elimination playoff tournament, beating each of their opponents and finishing undefeated as the State Champions in their division; and

WHEREAS, the outstanding dedication, hard work, determination, sportsmanship, and talent of this team has established an example of excellence and brought distinction to the city of Goodyear and the West Valley.

NOW THEREFORE, BE IT RESOLVED, that I, Joe Pizzillo, Mayor of Goodyear, Arizona, do hereby honor and extend congratulations to the Goodyear Little League 11U All Star team on this exceptional achievement.

IN WITNESS WHEREOF, I have set my hand and caused the Seal of the City of Goodyear to be affixed this thirty-first day of August, two thousand twenty-six.

Mayor

Attest:

City Clerk

ITEM #: 3.
DATE: 08/31/2026
AI #:3426



APPROVAL OF MINUTES

SUBJECT

APPROVAL OF MINUTES

RECOMMENDATION

Approve the July 6, 2026 Regular Meeting draft minutes and August 4, 2026 Special Meeting draft minutes. (Jasmine Pernicano, City Clerk)

Attachments

2026-07-06 Regular Meeting Draft Minutes

2026-08-04 Special Meeting Draft Minutes

City Council Regular Meeting
City Hall - Council Chambers
1900 N. Civic Square
Goodyear, AZ 85395



Monday, July 6, 2026

5:00 p.m.

Meeting Minutes

CALL TO ORDER

Mayor Pizzillo called the Regular Meeting to order at 5:00 p.m.

ROLL CALL

Present: **Mayor Joe Pizzillo; Vice Mayor Brannon Hampton; Councilmember Wally Campbell; Councilmember Laura Kaino; Councilwoman Vicki Gillis; Councilmember Benita Beckles; Councilmember Trey Terry**

Staff Present: Bryan Langley, City Manager; Roric Massey, City Attorney; Jasmine Pernicano, City Clerk

[Councilmember Beckles participated by telephone.]

PLEDGE OF ALLEGIANCE AND INVOCATION BY COUNCILMEMBER TERRY

PUBLIC COMMENTS/APPEARANCES FROM THE FLOOR

There were no public comments.

APPOINTMENTS

1. APPOINTMENTS TO CITY BOARDS, COMMISSIONS AND COMMITTEES

MOTION BY Councilmember Laura Kaino, SECONDED BY Vice Mayor Brannon Hampton to APPROVE the appointments to the Arts and Culture Commission as recommended by the Council Subcommittee on City Boards, Commissions and Committees. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Brannon Hampton, Councilmember Wally Campbell, Councilmember Laura Kaino, Councilwoman Vicki Gillis, Councilmember Benita Beckles, Councilmember Trey Terry

Passed - Unanimously

Jasmine Pernicano, City Clerk, administered the Oath of Office for those in attendance.

CONSENT

MOTION BY Councilmember Wally Campbell, SECONDED BY Councilmember Trey Terry to APPROVE Consent Agenda items 2 through 11. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Brannon Hampton, Councilmember Wally Campbell, Councilmember Laura Kaino, Councilwoman Vicki Gillis, Councilmember Benita Beckles, Councilmember Trey Terry

Passed - Unanimously

2. APPROVAL OF MINUTES

RECOMMENDATION

Approve the June 22, 2026 Regular Meeting draft minutes. (Jasmine Pernicano, City Clerk)

3. APPROVAL OF SERIES 12 (RESTAURANT) AND SERIES 7 (TRANSFER) LIQUOR LICENSE FOR POSTINO

RECOMMENDATION

Recommend approval of Application No. 400886 and Application No. 400895 to the Arizona Department of Liquor Licenses and Control (DLLC) for the transfer of an existing Series 7 Beer and Wine Bar License and issuance of a new Series 12 Restaurant Liquor License for Postino, located at 1800 N. Bullard Avenue, Goodyear, AZ 85395 . (Jasmine Pernicano, City Clerk)

4. APPROVAL OF SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR FEDERICO'S MEXICAN FOOD

RECOMMENDATION

Recommend approval of Application No. 400984 to the Arizona Department of Liquor Licenses and Control (DLLC) for a Series 12 (Restaurant) liquor license for Federico's Mexican Food located at 2455 N. Pebblecreek Pkwy., Goodyear, AZ 85395. (Jasmine Pernicano, City Clerk)

5. APPROVAL OF BUDGET AMENDMENTS & RELATED EXPENDITURE AUTHORITY

RECOMMENDATION

Approval of budget amendments, related expenditure authority, and the administrative award authority for expenditures exceeding \$500,000. (Ryan Bittle, Deputy Finance Director)

6. APPROVAL OF LETTER OF AGREEMENT WITH KB HOME FOR REIMBURSEMENT OF CERTAIN DEVELOPMENT FEES RELATED TO THE CONSTRUCTION OF A SINGLE-FAMILY HOME

RECOMMENDATION

Approve the letter of agreement to reimburse certain fees paid for a single-family home that will be conveyed to a U.S. military veteran as part of the Building Homes for Heroes program and provide authorization and direction to the City Manager, or their designee, to take actions and execute documents necessary to carry out the intent of the agreement. (Kini Knudson, Deputy City Manager)

Councilmember Campbell requested that KB Home disclose the veteran's name who will be awarded the home once it is completed, as part of the agreement.

7. **APPROVAL OF INTERGOVERNMENTAL AGREEMENT (IGA) WITH THE CITY OF BUCKEYE FOR EMERGENCY COMMUNICATIONS AND DISPATCHING BACKUP SERVICES**

RECOMMENDATION

Approve the IGA with the city of Buckeye for Emergency Communications and Dispatching Services, and provide authorization and direction to the City Manager, or their designee, to take actions and execute documents necessary to carry out the intent of the agreement. (Brian Issitt, Chief of Police)

8. **APPROVE ARIZONA 9-1-1 PROGRAM FUNDING ASSISTANCE AGREEMENT**

RECOMMENDATION

Approve the Arizona 9-1-1 Program Funding Assistance Agreement with the Arizona Department of Administration, and provide authorization and direction to the Mayor, or their designee, to execute all documents relating to the grant agreement and approve the required budget transfer (if Grant Funds are awarded). (Brian Issitt, Chief of Police Chief)

9. **APPROVE HIE PARTICIPATION AGREEMENT WITH CONTEXTURE, A WEB-BASED SEARCH ENGINE FOR PATIENT DEMOGRAPHICS**

RECOMMENDATION

Approve the HIE Participation Agreement with Contexture, terminate the existing HIE Participation Agreement, dated September 4, 2025, and authorize the annual expenditure of \$975 from the Goodyear Fire Department operating budget, and provide authorization and direction to the City Manager, or their designee, to take actions and execute documents necessary to carry out the intent of the agreement. (Tim Wayne, Interim Fire Chief)

10. **RESOLUTION APPROVING THE DEVELOPMENT AGREEMENT FOR REIMBURSEMENT OF TRAFFIC SIGNAL IMPROVEMENTS**

RECOMMENDATION

Adopt Resolution No. 2026-2531 approving the Development Agreement for reimbursement of traffic signal improvements. (Kini Knudson, Deputy City Manager)

11. **RESOLUTION SUPPORTING THE MUNICIPAL SPONSORSHIP REQUEST FOR 2026 AK-CHIN PROP 202 FUNDING**

RECOMMENDATION

Adopt Resolution No. 2026-2532 supporting the submission of 2026 grant applications by Las Brisas Academy Parent Teacher Organization and Southwestern Institute for the Education of Native Americans, to the Ak-Chin Indian Community and authorizing the City Manager, or their designee, to execute all documents relating to said applications, and to accept and administer subsequent awarded funds, and any amendments thereto, as a pass-through grant. (Christina Panaitescu, Community Partnerships Program Manager)

12. **APPROVAL OF A USE PERMIT FOR CONVENIENCE STORE WITH GAS STATION AT COTTON LANE AND MC-85**

Mayor Pizzillo opened the public hearing at 5:07 p.m.

Ann Dolmage, Principal Planner, presented a request for a use permit for a convenience store with a gas station at the southwest corner of Cotton Lane and MC-85. Ms. Dolmage noted a use permit was previously approved in 2023, but this new application addresses changes to the access to the site, which includes a convenience store, 16 vehicle gasoline pumps and three semi-truck fueling pumps. She reviewed conformance with design guidelines, zoning requirements and residential separation. Ms. Dolmage also outlined the public and stakeholder participation process and reviewed staff recommendations consistent with the Planning and Zoning Commission recommendation.

Frank Gawdun, Project Manager, on behalf of the applicant, representing Esencia, LLC., provided details on the changes to the access to the site.

There being no speakers present, Mayor Pizzillo closed the public hearing at 5:14 p.m.

Councilmember Kaino commented that she would be voting no on this item due to there being no stipulation for truck idling.

In response to Council inquiry, Mr. Gawdun explained there will be no overnight parking allowed and no overnight amenities to support it.

Council discussed traffic flow, access to State Route 30 and enforcement of no overnight parking.

MOTION BY Councilwoman Vicki Gillis, SECONDED BY Councilmember Trey Terry to APPROVE a Use Permit for a convenience use (convenience store including retail gasoline sales), on approximately 5.22 acres zoned as Planned Area Development (PAD) with underlying flexible zoning that permits industrial, commercial, and public facilities uses, located at the southwest corner of Cotton Lane and MC-85. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Brannon Hampton, Councilmember Wally Campbell, Councilwoman Vicki Gillis, Councilmember Benita Beckles, Councilmember Trey Terry

NAY: Councilmember Laura Kaino

Passed

13. **ORDINANCE ADOPTING CITY OF GOODYEAR ZONING ORDINANCE DATED JULY 2026**

Mayor Pizzillo opened the Public Hearing at 5:24 p.m.

Christian Williams, Planning Manager, introduced Guadalupe Ortiz Cortez, Principal Planner, along with consultants from Michael Baker International. Mr. Williams provided an overview of the Zoning Ordinance update before turning the presentation over to Ms. Ortiz Cortez. She reviewed the project timeline and noted that feedback from Council, community, and development stakeholders has been incorporated into the final version. Mr. Williams concluded that the Zoning Ordinance is consistent with the Goodyear General Plan and

Strategic Plan, and added that ongoing feedback will be documented, and a regular review cycle will be implemented.

Cepand Alizadeh, on behalf of the Arizona Technology Council, expressed appreciation to staff for its community and stakeholder engagement and for incorporating the feedback received into the update.

Samantha DeMoss, representing Rose Law Group on behalf of a client, expressed appreciation to staff for its community and stakeholder engagement and for incorporating the feedback received into the update.

Autumn Johnson, Executive Director, Arizona Solar Energy Industry Association, thanked staff and promoted nationally recognized standards for energy storage.

Kristiana Faddoul-Pepper, expressed support for the Ordinance update.

Sean Pepper, did not wish to speak, but supported responsible energy storage for Goodyear.

There being no other speakers present, Mayor Pizzillo closed the public hearing at 5:40 p.m.

Jasmine Pernicano, City Clerk, read Ordinance No. 2026-1652 by title only.

In response to Council inquiry, Mr. Williams provided details of the setback criteria for battery energy storage systems (BESS) and explained the plume study requirement for special permit processes.

Council showed support for safe reliable energy storage, flexibility for projects, and showed appreciation to staff and leadership for the work done on the Zoning Ordinance.

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Trey Terry to ADOPT Ordinance No. 2026-1652 adopting City of Goodyear Zoning Ordinance dated July 1, 2026, and repealing Ordinance No. 99-655. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Brannon Hampton, Councilmember Wally Campbell, Councilmember Laura Kaino, Councilwoman Vicki Gillis, Councilmember Benita Beckles, Councilmember Trey Terry

Passed - Unanimously

BUSINESS

14. APPROVAL OF FISCAL YEAR (FY) 2026-2027 COMMUNITY GRANT FUNDING RECOMMENDATIONS

Guylene Ozlanski, Deputy Director of Parks and Recreation, presented the community funding program, and reviewed the application and review process conducted by the City Council Subcommittee. Ms. Ozlanski explained that the Subcommittee recommended awarding the full funding amount of \$214,400 to the various non-profit organizations.

Council expressed interest in exploring future funding options that could allow support to be provided to all applicants.

MOTION BY Councilwoman Vicki Gillis, SECONDED BY Councilmember Wally Campbell to APPROVE the recommended FY2026-2027 Community Grant Funding allocations as recommended by the Community Grant Funding Subcommittee. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Brannon Hampton, Councilmember Wally Campbell, Councilmember Laura Kaino, Councilwoman Vicki Gillis, Councilmember Benita Beckles, Councilmember Trey Terry

Passed - Unanimously

15. 2026 POST-LEGISLATIVE SESSION OVERVIEW & GOVERNMENT RELATIONS UPDATE

Edwin Hernández-Vargas, Chief Government Affairs Officer, introduced Anthony Casselman, Government Affairs Officer, who provided a post-legislative overview of the 2026 Legislative Session, noting major policy and budget wins related to fiscal management, design standards, water resources, state shared revenues, I-10 widening funds, and 9-1-1 system.

Mr. Hernández-Vargas continued with a review of the 2026 State and Federal Legislative issues, including affordability, tax conformity, data centers, public safety, and ballot referrals, and reviewed the expected 2027 proposals, AZ League of Cities and Towns, regional and federal affairs. Mr. Casselman concluded the presentation by providing an update on the Fiscal Year 2027 spending requests, and civic engagement with the Goodyear community.

Council requested information related to ballot measures being considered for the November ballot, and expressed appreciation for the regular updates.

INFORMATION ITEMS

Council provided updates on events and thanked staff for the coordination of the Buc-ee's opening.

Bryan Langley, City Manager, provided July 4th event attendance at the Goodyear ballpark and thanked staff for the coordination.

FUTURE MEETINGS

Future meetings are tentatively scheduled as follows:

August 4, 2026	Special Meeting	10:00 a.m.
August 31, 2026	Regular Meeting	5:00 p.m.

EXECUTIVE SESSION

A VOTE MAY BE HELD TO CALL AN EXECUTIVE SESSION FOR THE FOLLOWING:

16. Pursuant to A.R.S. §38-431.03(A)(3) & (4): For legal advice and consultation and to consider its position and to provide instruction/direction to City Attorney and City Manager regarding city's position in connection with contracts that are the subject of negotiations associated with Yuma Road widening project.

17. Pursuant to A.R.S. §38-431.03(A)(3) & (4): For legal advice and consultation and to consider its position and to provide instruction/direction to City Attorney and City Manager regarding city's position in connection with contracts that are the subject of negotiations and for legal advice regarding annexation related to property generally located near 187th Avenue and W. Yuma Road.
18. Pursuant to A.R.S. §38-431.03(A)(1): The City Council will meet for the purpose of discussion and consideration of personnel matters including performance goal setting related to the City Manager.

MOTION BY Councilmember Laura Kaino, SECONDED BY Vice Mayor Brannon Hampton to CONVENE an Executive Session. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Brannon Hampton, Councilmember Wally Campbell, Councilmember Laura Kaino, Councilwoman Vicki Gillis, Councilmember Benita Beckles, Councilmember Trey Terry

Passed - Unanimously

Councilmember Beckles left the meeting at 6:17 p.m.

Council moved into Executive Session at 6:17 p.m.

ADJOURNMENT OF EXECUTIVE SESSION

Mayor Pizzillo adjourned the Executive Session at 7:00 p.m.

RECONVENE REGULAR MEETING

Mayor Pizzillo reconvened the Regular Meeting at 7:00 p.m.

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Regular Meeting at 7:00 p.m.

Jasmine Pernicano, City Clerk

Joe Pizzillo, Mayor

Date: _____

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the CITY COUNCIL REGULAR MEETING of the city of Goodyear, Arizona, held on July 6, 2026. I further certify

that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2026.

SEAL:

Jasmine Pernicano, City Clerk

City Council Special Meeting
City Hall - Council Chambers
1900 N. Civic Square
Goodyear, AZ 85395



Tuesday, August 4, 2026

10:00 a.m.

Meeting Minutes

CALL TO ORDER

Mayor Pizzillo called the Special Meeting to order at 10:00 a.m.

ROLL CALL

Present: **Mayor Joe Pizzillo; Vice Mayor Brannon Hampton; Councilmember Laura Kaino; Councilwoman Vicki Gillis; Councilmember Benita Beckles; Councilmember Trey Terry**

Absent: **Councilmember Wally Campbell**

Staff: Bryan Langley, City Manager; Roric Massey, City Attorney; Jasmine Pernicano, City Clerk
Present:

[Councilwoman Gillis participated by telephone.]

MOTION BY Vice Mayor Brannon Hampton, SECONDED BY Councilmember Laura Kaino to excuse Councilmember Campbell. The motion carried as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Brannon Hampton, Councilmember Laura Kaino, Councilwoman Vicki Gillis, Councilmember Benita Beckles, Councilmember Trey Terry

Passed - Unanimously

BUSINESS

1. CANVASS THE JULY 21, 2026 PRIMARY ELECTION RESULTS

Jasmine Pernicano, City Clerk, presented the results of the July 21, 2026 Primary Election, noting that the city had 17,049 ballots cast, representing nearly a 26% voter turnout. Ms. Pernicano reported that Joe Pizzillo received the highest number of votes for Mayor, and Brannon Hampton, Sheri Lauritano, and Vicki Gillis received the majority of votes for Councilmember, eliminating the need for a General Election.

Ms. Pernicano read Resolution No. 2026-2533 by title only.

Council congratulated the newly elected candidates.

MOTION BY Councilmember Laura Kaino, SECONDED BY Councilmember Benita Beckles to adopt Resolution No. 2026-2533 Declaring and Adopting the Results of the Primary Election held on July 21, 2026, Declaring the Election of Mayor, Declaring the Election of Councilmembers, Canceling the General Election; and Setting an Effective Date. The motion carried by a roll-call vote as follows:

AYE: Mayor Joe Pizzillo, Vice Mayor Brannon Hampton, Councilmember Laura Kaino, Councilwoman Vicki Gillis, Councilmember Benita Beckles, Councilmember Trey Terry

Passed - Unanimously

ADJOURNMENT

There being no further business to discuss, Mayor Pizzillo adjourned the Special Meeting at 10:03 a.m.

Jasmine Pernicano, City Clerk

Joe Pizzillo, Mayor

Date:_____

CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the CITY COUNCIL SPECIAL MEETING of the city of Goodyear, Arizona, held on August 4, 2026. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this ____ day of _____, 2026.

SEAL:

Jasmine Pernicano, City Clerk

ITEM #: 4.
DATE: 08/31/2026
AI #:3403



CITY COUNCIL ACTION REPORT

SUBJECT: APPROVAL OF NEW SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR ROCK N ROLL SUSHI

STAFF PRESENTER(S): Jasmine Pernicano, City Clerk

SUMMARY

Andrea Lewkowitz, Agent for Rock N Roll Sushi, has submitted an application for a Series 12 (Restaurant) liquor license for the Rock N Roll Sushi located at 15611 W. McDowell Road, Suite 110, Goodyear, AZ 85395. The applicant is requesting that the Council forward a recommendation of approval to the Arizona Department of Liquor Licenses and Control (DLLC) for consideration and issuance of the license.

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

Recommend approval of Application No. 404248 for a Series 12 (Restaurant) liquor license and Application No. 404257 for an Interim Permit to the Arizona Department of Liquor Licenses and Control, for Rock N Roll Sushi located at 15611 W. McDowell Road, Suite 110, Goodyear, AZ 85395. (Jasmine Pernicano, City Clerk)

FISCAL IMPACT

In compliance with the Goodyear Municipal User Fee Schedule, the applicant submitted the required \$635 administrative application fee.

BACKGROUND AND PREVIOUS ACTIONS

The City Clerk's office received a Series 12 (Restaurant) liquor license application on July 6, 2026, from the Arizona DLLC for Rock N Roll Sushi, represented by Agent Andrea Lewkowitz.

The establishment is currently operating under an interim permit issued by the Arizona DLLC under Application No. 404257. Pursuant to A.R.S. § 4-203.01, an interim permit is a provisional authorization that allows the sale of spirituous liquor while a liquor license application is pending. To qualify, the interim permit must be associated with an existing

license of the same series at the same location and is valid for a maximum of 105 days.

In accordance with A.R.S. §4-201(B), the public hearing notice was posted at the establishment on July 14, 2026, for the required 20-day period. This public posting allows individuals within a one-mile radius to submit written arguments for or against the issuance of the license. No public petitions or protests were received during the posting period. The application underwent internal review by the Goodyear Police Department and the Development Services Department, including Code Compliance, Building and Planning & Zoning, with no objections reported. The application is included as Attachment A - Arizona DLLC Local Governing Body Report.

STAFF ANALYSIS

The requested Series 12 (Restaurant) License is a non-transferable license issued to establishments that operate primarily as restaurants. The license authorizes the sale of all types of spirituous liquor for consumption on the premises, provided that at least 40% of the establishment's gross revenue is derived from the sale of food.

State regulations (A.R.S. §4-207) prohibit liquor licenses within 300 feet of licensed childcare facilities or K-12 schools; the proposed location complies with this requirement. A One-Mile Report and Evaluation Map is included as Attachment B, showing existing liquor licenses and one K-12 school within that radius.

Arizona DLLC requires key personnel (owners, agents, managers involved in daily operations) to complete state-approved management training. The applicant confirms the owner and manager have completed the Title 4 Basic & Management training. Operationally, a manager will be onsite at all times, staff will monitor guest consumption, and a valid ID will be required from anyone appearing to be under the legal drinking age.

The Council's recommendation will be forwarded to the Arizona DLLC for consideration.

Attachments

Attachment A - Arizona DLLC Local Governing Body Report

Attachment B - One-Mile Report and Evaluation Map

**State of Arizona
Department of Liquor Licenses and Control**

Created 07/06/2026 @ 03:24:39 PM

Local Governing Body Report

**Received by the
Goodyear City
Clerk's Office
Monday,
July 6, 2026**

LICENSE

Number:		Type:	012 RESTAURANT
Name:	ROCK N ROLL SUSHI		
State:	Pending		
Issue Date:		Expiration Date:	
Original Issue Date:			
Location:	15611 W MCDOWELL ROAD STE 110 GOODYEAR, AZ 85395 USA		
Mailing Address:	2600 N CENTRAL AVENUE #1775 PHOENIX, AZ 85004 USA		
Phone:	(623)248-7130		
Alt. Phone:	(602)200-7222		
Email:	ANDREA@LEWKLaw.COM		

AGENT

Name:	ANDREA DAHLMAN LEWKOWITZ
Gender:	Female
Correspondence Address:	2600 N CENTRAL AVENUE #1775 PHOENIX, AZ 85004 USA
Phone:	(602)200-7222
Alt. Phone:	
Email:	ANDREA@LEWKLaw.COM

OWNER

60th Day -
9/4/26

Name: M&JRESTAURANTGROUP LLC
Contact Name: ANDREA DAHLMAN LEWKOWITZ
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: 25085339 State of Incorporation:
Incorporation Date: 06/24/2026
Correspondence Address: 2600 N CENTRAL AVENUE
#1775
PHOENIX, AZ 85004
USA
Phone: (602)200-7222
Alt. Phone:
Email: ANDREA@LEWKLAW.COM

Officers / Stockholders

Name:	Title:	% Interest:
HEATHER SHANEL HOLLOMON	Member	100.00

M&JRESTAURANTGROUP LLC - Member

Name: HEATHER SHANEL HOLLOMON
Gender: Female
Correspondence Address: 2600 N CENTRAL AVENUE
#1775
PHOENIX, AZ 85004
USA
Phone: (405)595-8050
Alt. Phone:
Email: HSHOLLOMON@OUTLOOK.COM

MANAGERS

Name: LANNA JEAN SPRAGUE
Gender: Female
Correspondence Address: 2600 N CENTRAL AVENUE
#1775
PHOENIX, AZ 85004
USA
Phone: (239)834-3374
Alt. Phone:
Email: LANNA.RNRS@GMAIL.COM

APPLICATION INFORMATION

Application Number: 404248
Application Type: New Application
Created Date: 06/30/2026

QUESTIONS & ANSWERS

- 1) Are you applying for an Interim Permit (INP)?
Yes
What date are you taking ownership? Please upload the Interim Permit Notary page when you reach the upload page.
7/6/2026
- 2) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
Property Tenant
- 3) Is there a penalty if lease is not fulfilled?
Yes
What is the penalty?
Termination + Monetary Damages
- 4) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 5) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
\$100,000.00 | RNR GOODYEAR LLC
16269 Camden Lakes Circle
Naples, FL 34110
- 6) Are there walk-up or drive-through windows on the premises?
No
- 7) Does the establishment have a patio?
Yes
Is the patio contiguous or non-contiguous (within 30 feet)?
Contiguous
- 8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No
- 9) What type of business will this license be used for?
Restaurant

DOCUMENTS

DOCUMENT TYPE	FILE NAME	UPLOADED DATE
MISCELLANEOUS	RNR (Gdyr)_Agt Ctn-ADL.pdf	06/30/2026
QUESTIONNAIRE	RNR (Gdyr)_Agt Quest-ADL.pdf	06/30/2026
RECORDS REQUIRED FOR AUDIT	RNR (Gdyr)_Audit.pdf	06/30/2026
QUESTIONNAIRE	RNR (Gdyr)_CP FP Receipt - Heather.pdf	06/30/2026
DIAGRAM/FLOOR PLAN	RNR (Gdyr)_Diagram.pdf	06/30/2026
INTERIM PERMIT NOTARY PAGE	RNR (Gdyr)_INP (pending).pdf	06/30/2026
MENU	RNR (Gdyr)_Menu.pdf	06/30/2026
QUESTIONNAIRE	RNR (Gdyr)_Mgr Lanna Sprague (Q+ FP+Train).pdf	06/30/2026
MISCELLANEOUS	RNR (Gdyr)_Phone No..pdf	06/30/2026
RESTAURANT OPERATION PLAN	RNR (Gdyr)_ROP.pdf	06/30/2026
QUESTIONNAIRE	RNR (Gdyr)_CP Quest - Heather.pdf	06/30/2026

State of Arizona
Department of Liquor Licenses and Control

Created 07/06/2026 @ 03:24:37 PM

Local Governing Body Report

LICENSE

Number:	INP070038917	Type:	INP INTERIM PERMIT
Name:	ROCK N ROLL SUSHI		
State:	Active		
Issue Date:	07/06/2026	Expiration Date:	10/18/2026
Original Issue Date:	07/06/2026		
Location:	15611 W MCDOWELL ROAD STE 110 GOODYEAR, AZ 85395 USA		
Mailing Address:	2600 N CENTRAL AVENUE #1775 PHOENIX, AZ 85004 USA		
Phone:	(623)248-7130		
Alt. Phone:	(602)200-7222		
Email:	ANDREA@LEWKLA.COM		

AGENT

Name:	ANDREA DAHLMAN LEWKOWITZ
Gender:	Female
Correspondence Address:	2600 N CENTRAL AVENUE #1775 PHOENIX, AZ 85004 USA
Phone:	(602)200-7222
Alt. Phone:	
Email:	ANDREA@LEWKLA.COM

OWNER

Name: M&JRESTAURANTGROUP LLC
Contact Name: ANDREA DAHLMAN LEWKOWITZ
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: 25085339 State of Incorporation:
Incorporation Date: 06/24/2026
Correspondence Address: 2600 N CENTRAL AVENUE
#1775
PHOENIX, AZ 85004
USA
Phone: (602)200-7222
Alt. Phone:
Email: ANDREA@LEWKLAW.COM

Officers / Stockholders

Name:	Title:	% Interest:
HEATHER SHANEL HOLLOMON	Member	100.00

M&JRESTAURANTGROUP LLC - Member

Name: HEATHER SHANEL HOLLOMON
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#1775
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Name: LANNA JEAN SPRAGUE
Gender: Female
Correspondence Address: 2600 N CENTRAL AVENUE
#1775
PHOENIX, AZ 85004
USA
Phone: (239)834-3374
Alt. Phone:
Email: LANNA.RNRS@GMAIL.COM

APPLICATION INFORMATION

Application Number: 404257
Application Type: New Application
Created Date: 06/30/2026

QUESTIONS & ANSWERS

INP Interim Permit

- 1) Enter License Number currently at location
012070024829 (80)
- 2) Is the license currently in use?
Yes (S)
- 3) Submit the interim permit section of the license series application you are applying for when you reach the upload page.
Yes (S)



Arizona Department of Liquor Licenses and Control
<https://www.azliquor.gov>
 (602) 542-5141

FOR DLLC USE ONLY

INP number:	010038917
Date Approved:	7-06-26
Expiration:	10-18-26
LC:	82

INTERIM PERMIT (INP)
NOTARY PAGE
 \$100.00 INTERIM PERMIT APPLICATION FEE

SECTION 5, PAGE 2, of the license application

For approval of an interim permit:

- There **must** be a valid license of the same series issued to the current location you are applying for, **OR**
- A Hotel/Motel license is being replaced with a restaurant license pursuant to A.R.S. §4-203.01(A)

1. Enter license number currently at the location: 012070024829 (Goodyear)

2. Is the license currently in use? ☒ Yes ☐ No If no, how long has it been out of use? _____

I, (Print Full Name) Andrea Dahlman Lewkowitz hereby declare that I am the Individual, Owner, Agent, or Controlling Person on the stated license and location.

Signature:

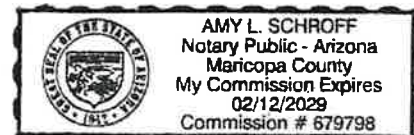
State of ARIZONA

County of MARICOPA

Signed before me on this 1st day of JULY, 2026

Notary Signature

My commission expires on 12TH day of FEBRUARY, 2029



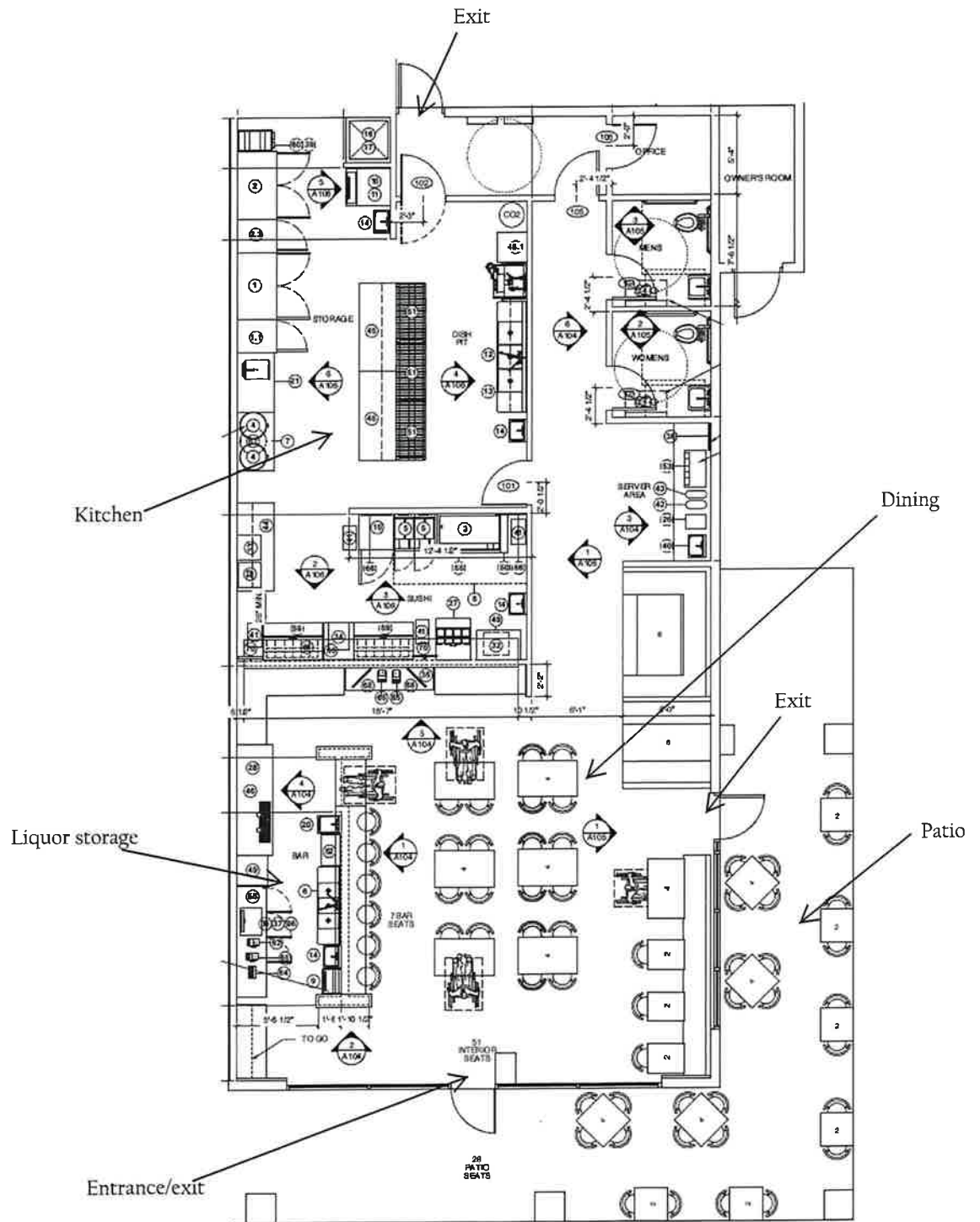
Notary Seal

Rock N Roll Sushi

15611 W. McDowell Road, Suite 110

Goodyear, AZ 85395

2,046 SF





Arizona Department of Liquor Licenses and Control
<https://www.azliquor.gov>
 (602) 542-5141

DLIC USE ONLY

Job #:	404248
Date Accepted:	6-30-26
LC:	82
License #:	

RESTAURANT OPERATION PLAN
 RESTAURANT SERIES 12 AND
 HOTEL/MOTEL SERIES 11 ONLY

1. Name of restaurant (Please print): ROCK N ROLL SUSHI

2. Must indicate the equipment below by Make, Model, and Capacity:

LIST ONLY THE FOLLOWING - NO ATTACHMENTS	
Grill	GRIDDLE/ELECTRIC/COUNTERTOP (Imperial/Model No. ITG-36-E) FRYER/ELECTRIC (Henny Penny Model No. OFE341.0)
Oven	CONVECTION OVEN/ELECTRIC (Winco Model No. ECO-250) MICROWAVE OVEN /x2 (ACP Model No. RMS10TSA)
Freezer	REACH-IN FREEZER/x2 (Atosa USA, Inc. Model Nos. MBF8503GR+MBF8501GR) REACH-IN UNDERCOUNTER FREEZER (Atosa USA, Inc. Model No. MGF8405GRL)
Refrigerator	REACH-IN REFRIGERATOR/x2 (Atosa USA, Inc. Model Nos. MBF8507GR + MBF8505GR) REFRIGERATED WORK TOP /x2 (True Mfg/Model #TWT-72-HC + Atosa/Model #MGF8409GR)
Sink	HAND SINK /x3 (BK Resources Model No. BKHS-W-1410-ISSBKKPG) (1) COMPARTMENT SINK (John Boos Model No. 1B244-1D24R-X)
Dish Washing Facilities	DISHTABLE, WITH POTSINKS (Advance Tabco Model No. DTC93-2020-9L) UNDERBAR SINK UNITS (Advance Tabco Model No. PRB-24-64C)
Food Preparation Counter (Dimensions)	WORK TABLES, 48" x 36" x 30" (John Boos Model Nos. FBLG4830-X + FBLG3624-X + ST6-330SSK) WORK TABLE, 72" (John Boos Model No. FBLG7224-X)
Other	RICE SHEETER (for making sushi rolls) Autec Inc. Model No. ASM865A

3. Attach a copy of your FULL menu with pricing **INCLUDING NON-ALCOHOLIC BEVERAGES**

4. What percentage of your public premises is used primarily for restaurant dining?

(Do not include kitchen, bar, hi-top tables, or game area.) 40 %

5. Does your restaurant have a bar area that is distinct and separate from the dining area? ☒ YES ☐ No

(If yes, what percentage of the public floor space does this area cover?) 10 %

6. List the **seating capacity** for:

a) Restaurant dining area of your premises: [48]
 (DO NOT INCLUDE PATIO SEATING)
 b) Bar area [+ 6]
 TOTAL [= 54]

7. What type of dinnerware is primarily used in your restaurant? ☐ Reusable ☐ Disposable ☒ Both

8. Does your restaurant contain any **games, televisions, or any other entertainment**? ☒ Yes ☐ No
If yes, specify what types and how many (examples: 4-TV's, 2-Pool Tables, 1-Video Game, etc.)

14-TVs

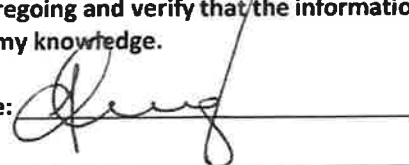
9. Do you have live entertainment or dancing? ☐ Yes ☒ No
If yes, what type and how often (example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

10. List number of employees for each position:

Position	How many
Cooks	8-10
Bartenders	2
Hostesses	2
Managers	2
Servers	8-10
Other ()	
Other ()	
Other ()	

I, (Print Full Name) ANDREA DAHLMAN LEWKOWITZ, hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Applicant Signature: _____





Arizona Department of Liquor Licenses and Control
<https://www.azliquor.gov>
 (602) 542-5141

**RECORDS REQUIRED FOR AUDIT
 RESTAURANT/HOTEL/MOTEL**

DLLC USE ONLY	
Job #:	404248
Date Accepted:	6-30-26
LC:	82
License #:	

In the event of an audit, you will be asked to provide to the Department any documents necessary to determine Compliance with A.R.S. §4-205.02(G). Such documents requested may include however, are not limited to:

1. Name of restaurant (Please print): ROCK N ROLL SUSHI
2. All invoices and receipts for the purchase of food and spirituous liquor for the licensed premises.
3. A list of **all** food and liquor vendors
4. The restaurant menu used during the audit period
5. A price list for alcoholic beverages during the audit period
6. Mark-up figures on food and alcoholic products during the audit period
7. A recent, **accurate** inventory of food and liquor (taken within two weeks of the Audit Interview Appointment)
8. Monthly Inventory Figures - beginning and ending figures for food and liquor
9. Chart of accounts (copy)
10. Financial Statements-Income Statements-Balance Sheets
11. General Ledger
 - A. Sales Journals/Monthly Sales Schedules
 - 1) Daily sales Reports (to include the name of each waitress/waiter, bartender, etc. with sales for that day)
 - 2) Daily Cash Register Tapes - Journal Tapes and Z-tapes
 - 3) Dated Guest Checks
 - 4) Coupons/Specials/Discounts
 - 5) Any other evidence to support income from food and liquor sales
 - B. Cash Receipts/Disbursement Journals
 - 1) Daily Bank Deposit Slips
 - 2) Bank Statements and canceled checks
12. Tax Records
 - A. Transaction Privilege Sales, Use and Severance Tax Return (copies)
 - B. Income Tax Return - city, state and federal (copies)
 - C. Any supporting books, records, schedules or documents used in preparation of tax returns

13. Payroll Records

- A. Copies of all reports required by the State and Federal Government
- B. Employee Log (A.R.S. §4-119)
- C. Employee time cards (actual document used to sign in and out each workday)
- D. Payroll records for all employees showing hours worked each week and hourly wages

14. Off-site Catering Records (must be complete and separate from restaurant records)

- A. All documents that support the income derived from the sale of food off the license premises.
- B. All documents which support purchases made for food to be sold off the licensed premises.
- C. All coupons/specials/discounts

The sophistication of record keeping varies from establishment to establishment. Regardless of each licensee's accounting methods, the amount of gross revenue derived from the sale of food and liquor must be substantially documented.

**REVOCATION OF YOUR LIQUOR LICENSE MAY OCCUR IF YOU FAIL TO COMPLY WITH
A.R.S. §4-210(A)7 AND A.R.S. §4-205.02(G).**

A.R.S. §4-210(A) 7

The licensee fails to keep for two years and make available to the department upon reasonable request all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of spirituous liquors and, in the case of a restaurant or hotel-motel licensee, all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of food.

A.R.S. §4-205.02(M)

For the purpose of this section:

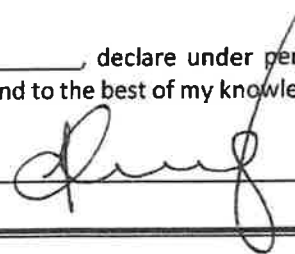
Restaurant: an establishment that derives at least forty percent (40%) of its gross revenue from the sale of food

Gross revenue: the revenue derived from all sales of food and spirituous liquor on the licensed premises regardless of whether the sales of spirituous liquor are made under a restaurant license issued pursuant to this section or under any other license that has been issued for the premises pursuant to this article.

Declaration:

I, (Print Name) ANDREA DAHLMAN LEWKOWITZ, declare under penalty of perjury that I am authorized to submit this application. I have read the contents and to the best of my knowledge believe all statements made on this application to be true, correct, and complete.

Signature: _____



MAKE A COPY OF THIS DOCUMENT AND KEEP IT WITH RECORDS REQUIRED BY THE STATE

OPENING ACTS

CRISPY WONTONS

Stuffed with krabmeat and cream cheese filling, studded with green onion and jalapeño, and served with headbanger dip swirled with eel sauce. You'll definitely wonton encore. (601cal.) 7.95



APPETIZER SAMPLER

All of our most famous opening acts on one plate! Crispy wontons, jalapeño poppers, egg rolls and TNT shrimp served with headbanger and sweet chili dip, both swirled with eel sauce. (1045cal.) 14.95

TUNA TATAKI *

Red Tuna lightly seared, sliced, drizzled with our savory Agedashi sauce and finished with a sprinkle of sesame seeds. (209 cal.) 8.95



HEADBANGER SHRIMP

Juicy shrimp fried to a golden crunch, drizzled in our signature spicy-sweet creamy headbanger sauce and a sprinkle of sesame seeds (462cal.) 6.95

T.N.T. SHRIMP

It's dy-na-mite. Crispy shrimp tempura drizzled with headbanger sauce, savory eel sauce and a sprinkle of sesame seed confetti. Boom. (480cal.) 7.95

STAGE DIVERS

Japanese style Crispy Panko chicken bites ready to take the dive in to our headbanger, creamy ginger and sweet chili dipping sauces. (725cal.) 9.95



JALAPEÑO POPPERS *

Fresh jalapeños stuffed with crab stick and cream cheese and fried to perfection. Served with headbanger dip swirled with eel sauce for extra pop. (492cal.) 6.95

EGG ROLLS

A classic. Fried crispy and served with sweet chili dip and a dash of eel sauce. (401cal.) 6.95

TWISTED TUNA *

Our spin on tuna tartare. Chopped, spicy red tuna and coolly twisted avocado topped with tobiko, sweet chili, eel sauce and crunchy flakes. (495cal.) 9.95



EDAMAME

Soybeans steamed in their pods and lightly salted. Eat 'em with your fingers. (380cal.) 4.95

MISO SOUP

Briny miso broth with seaweed, green onions and tofu. (35cal.) 2.95



GREATEST HITS
CHOSEN BY THE FANS

* SUSHI ITEMS MAY CONTAIN RAW OR UNDERCOOKED FISH OR SEAFOOD. CONSUMING RAW OR UNDERCOOKED MEATS, POULTRY, SEAFOOD, SHELLFISH, OR EGGS MAY INCREASE THE RISK OF FOOD BOURNE ILLNESS, ESPECIALLY IF YOU HAVE CERTAIN MEDICAL CONDITIONS.

SPICY GLUTEN-FREE VEGAN

GREEN ROOM

AHI TUNA SALAD*

Open wide and say AHI. Just-seared tuna slices, cucumber, avocado and strawberries piled on spring greens, topped with ponzu, sesame seeds and your choice of sweet chili or house made ginger dressing. (417cal.) 11.95

SPICY SASHIMI SALAD*

Three sashimi rockstars - red tuna, salmon, and yellowtail - crab stick and cucumber piled up on spring greens, topped with ponzu, sifraha, eel sauce, and your choice of sweet chili or house made ginger dressing. (451cal.) 12.95

CUCUMBER SALAD

Cool as a... You get it. Cukes and crab stick glazed with sweet chili and ponzu sauce, piled on spring mix, topped with sesame seeds. (133cal.) 4.95

SEAWEED SALAD

Sweet and savory wakame seaweed on spring mix. (137cal.) 4.95

GINGER SALAD

Chopped romaine with a sweet, refreshing, house made ginger dressing topped with shredded carrots and sesame seeds. (245cal.) 2.95

HIBACHI BACK STAGE

GRILLED TO ORDER, VIP-STYLE.

SOLOS

Served with soup or salad, side of fried rice, vegetables and yum-yum sauce

CHICKEN (1417cal.) 13.95

FILET MIGNON (1344cal.) 19.95

SHRIMP (1163cal.) 16.95

LOBSTER (1176cal.) 24.95



ROCKIN' SIDES

FRIED RICE (616cal.) 4.95

Add Chicken (94cal.) +3.00

Add Shrimp (40cal.) +4.00

Add Filet Mignon (96cal.) +5.00

VEGETABLES (264cal.) 4.95

WHITE RICE (340cal.) 2.50

COMBOS

Served with soup or salad, fried rice, vegetables and yum-yum sauce

VEGETABLES & FRIED RICE (Served with soup or salad) (880cal.) 9.95

CHICKEN & FILET MIGNON (1381cal.) 17.95

CHICKEN & SHRIMP (1290cal.) 15.95

SHRIMP & FILET MIGNON (1254cal.) 18.95

CHICKEN, SHRIMP & FILET MIGNON (1441cal.) 24.95

LOBSTER & FILET MIGNON (1327cal.) 32.95

CHICKEN & LOBSTER (1363cal.) 28.95

SHRIMP & LOBSTER (1236cal.) 29.95

KIDS ROCK

FOR MINI-ROCKERS (12 AND UNDER) ONLY.

CRISPY SHRIMP

TEMPURA & FRENCH FRIES Served with ketchup. (505cal.) 5.95

CLASSIC CHICKEN

NUGGETS & FRENCH FRIES Served with ketchup. (573cal.) 5.95

CHICKEN TERIYAKI

& FRIED RICE

Served with yum-yum sauce. (966cal.) 7.95

FILET MIGNON

TERIYAKI & FRIED RICE Served with yum-yum sauce. (930cal.) 9.95

HEADLINERS

SERVED WITH GINGER AND WASABI.
ALL ROLLS CAN BE MODIFIED.
ADDITIONAL CHARGES MAY APPLY.

NOT A FAN OF SEAWEED?
TRY IT ON SOY PAPER! +\$4

AXL ROLL

(FRIED) Shrimp tempura, salmon and cream cheese inside, fully fried, topped with spicy mayo, eel sauce and crunchy flakes. Named for a true rocker—our founders' son. (\$95cal) 12.95

BRITISH INVASION ROLL

Shrimp tempura, crab stick, cream cheese and cucumber inside, smothered salmon, baked and avocado outside, topped with sweet chili, eel sauce and sesame seeds. All-time cover-worthy. (745cal) 12.95

CROWD SURFER ROLL

Spicy. Sushi. Sauce. Magic. Shrimp tempura and spicy tuna inside, red tuna and jalapeño outside, topped with spicy mayo, sweet chili, eel sauce and crunchy flakes. (\$92cal) 12.95



ELECTRIC ROLL

Capin-seasoned crawfish, cream cheese, crab stick inside, baked testament and jalapeños outside, topped with spicy mayo, sweet chili and eel sauce. Try not to eat it too fast. (815cal) 12.95

GOOD TIMES ROLL

Make it hot. Shrimp tempura, crab stick and spicy mayo inside, avocado outside, topped with sweet chili, eel sauce and sesame seeds. (\$90cal) 12.95

GROUPIE ROLL

You can always get what you want—if it's spicy tuna, shrimp tempura, cream cheese, avocado and cucumber topped with crab stick, spicy mayo, sweet chili and eel sauce. (\$87cal) 12.95

JAILHOUSE ROLL

(FRIED) Shrimp tempura and cream cheese inside, fully fried, then topped with Capin-seasoned crawfish, spicy mayo, eel sauce and crunchy flakes. The King would approve. (\$79cal) 12.95

JAM BEEH ROLL

Gang's all here. Yellowtail and spicy mayo inside, red tuna and crab stick outside, topped with sweet chili, eel sauce and sesame seeds. (\$130cal) 12.95

LEGENDS ROLL

Lighten up with heavy metal. Soft-shell crab tempura and crab stick inside, avocado outside, topped with mango-jalapeño-spring mix salad in sweet chili dressing and drizzled with eel sauce. (\$64cal) 14.95

METALHEAD ROLL

Eater delicious. Shrimp tempura and cream cheese inside, crab stick outside, topped with spicy mayo, eel sauce and crunchy flakes. (\$44cal) 12.95

PUNK ROCK ROLL

Shrimp tempura, spicy tuna, cream cheese inside, baked tuna outside, topped with strawberry-avocado-jalapeño-cucumber salad, sweet-chili ponzu dressing, spicy mayo and eel sauce. So unusual. So tasty. (770cal) 12.95



PYRO ROLL

Blow it up! Shrimp tempura inside, topped with baked testament, spicy mayo, eel sauce, and crunchy flakes. (\$70cal) 12.95



REGGAE ROLL

Because it doesn't have to be rock, to be rock-n-roll. Crab stick and Capin-seasoned crawfish inside, shrimp and avocado outside, with spicy mayo and sweet chili. (431cal) 12.95

SHARP DRESSED ROLL

Lotus leaf tempura inside, crab stick outside, topped with fried crab stick, spicy mayo and eel sauce. Fancy. (\$52cal) 12.95

SUNSET STRIP ROLL

Shrimp tempura and cucumber inside, shrimp, crab stick and avocado outside—Hollywood-style. Topped with spicy mayo, eel sauce and crunchy flakes. (\$55cal) 12.95

SWEET HOME ALABAMA ROLL

(FRIED) A tribute to our first restaurant in Mobile. Smoked salmon, crab stick, cream cheese and avocado inside, fully fried, topped with spicy mayo, eel sauce and crunchy flakes. (\$68cal) 12.95

THE EXPERIENCE ROLL

Shrimp tempura, cream cheese and cucumber inside, sliced mango outside, topped with sweet chili and eel sauce. Psychedelic. (\$78cal) 12.95

THRILLER ROLL

(FRIED) Scary good. Shrimp tempura and cream cheese inside, fully fried, then topped with baked testament, spicy mayo, eel sauce and crunchy flakes. (\$44cal) 12.95

TOUR BUS ROLL

(BAKED) Surf n' turf. Spicy tuna, crab stick, cream cheese inside, topped with seared filet mignon, jalapeño, spicy mayo, sweet chili, eel sauce, sriracha, and crunchy flakes—Totally baked. (\$78cal) 14.95

UNPLUGGED

Three fishless fish (red tuna, yellowtail, salmon) collaborated with crab stick and avocado wrapped in cucumber peel with sweet chili, ponzu, eel sauce and sesame seeds. Rice-free. (277cal) 12.95

VELCRO PYSMIES ROLL

(FRIED) One of our favorite rock bands of all time! Red tuna, crab stick and cream cheese inside, fully fried, then topped with spicy mayo, eel sauce and crunchy flakes. (76cal) 12.95

VIP ROLL

(FRIED OR BAKED) Shrimp tempura, crab stick, cream cheese inside, fully fried OR baked, with Capin-seasoned crawfish, baked salmon, jalapeño, spicy mayo, sweet chili, eel sauce and crunchy flakes. (From the line). (\$70cal/80cal) 12.95



VOLCANO ROLL

California roll topped with baked testament, spicy mayo, eel sauce, crunchy flakes and fully baked. (494cal) 12.95

CLASSICS

SERVED WITH GINGER AND WASABI

SPICY CRAWFISH ROLL

Capin-seasoned crawfish inside, topped with spicy mayo. (220cal) 7.95

SPICY SHRIMP ROLL

Shrimp tempura, crab stick, cucumber, avocado inside, topped with spicy mayo and eel sauce. (\$97cal) 7.95

SHRIMP TEMPURA ROLL

Shrimp tempura, cucumber, avocado inside, topped with eel sauce. (\$81cal) 6.95

CALIFORNIA ROLL

Crab stick, avocado, cucumber inside. (291cal) 6.95

RAINBOW ROLL

California roll inside, red tuna, fresh salmon, yellowtail and avocado outside, topped with sesame seeds. (578cal) 10.95

SPIDER ROLL

Soft-shell crab tempura, cucumber, avocado, spring mix inside, topped with sweet chili and eel sauce. (424cal) 10.95

JAPANESE BAGEL ROLL

Smoked salmon and cream cheese inside. (340cal) 7.95

VEGGIE ROLL

Cucumber, avocado, spring mix inside. (813cal) 4.95

SALMON ROLL

(ORIGINAL OR FRIED) Fresh salmon inside, topped with spicy mayo and eel sauce. (\$73cal/82cal) 7.95

SPICY TUNA ROLL

Chopped spicy red tuna inside, topped with spicy mayo. (323cal) 2.95

EEL ROLL

Baked eel and avocado inside, topped with eel sauce. (399cal) 2.95

RAW TRACKS

	REGULAR (ON RICE) 2 PC.	SASHIMI (SUSHI) 6 PC.
RED TUNA	(200cal) 5.95	(600cal) 4.95
FRESH SALMON	(220cal) 5.95	(600cal) 4.95
YELLOWTAIL	(200cal) 5.95	(600cal) 4.95
SMOKED SALMON	(200cal) 5.95	(600cal) 4.95
UNAGI (EEL)	(200cal) 5.95	(600cal) 4.95

AFTER PARTY

FOR THE ON THE LINE WE CHECKED

CHEESECAKE

(ORIGINAL OR FRIED) Creamy slice of traditional cheesecake drizzled with chocolate and caramel, topped with whipped cream and strawberries. Not-so-traditional? Get it fully fried. (222cal/444cal) 6.95. Add a scoop of vanilla ice cream. (100cal) +2.95

HALL OF FAME BROWNIES

A towering stack of golden-fried brownie slices, vanilla ice cream, topped cream, chocolate and caramel swirls—with a cherry on top. (312cal) 6.95



Dine Out Loud

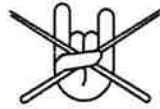
THIS IS THE ORIGINAL RUSH-PUNCH DINING EXPERIENCE FOUNDED ON GREAT FOOD, TRUE LOVE AND ROCK 'N' ROLL—THREE PASSIONS THAT BRING PEOPLE TOGETHER. THANKS TO OUR LEGENDARY CHEF AND FANS LIKE YOU, WE'VE GROWN WITH ONE GOAL IN MIND: TO BE THE CREAM OF ENTERTAINING ROCK 'N' ROLL. LOVERS LANCE AND GUNS—IS NOW A BOOMING FRANCHISE BRAND PERFORMING LIVE ACROSS 30+ CITIES IN SEVEN NORTH-EAST STATES (AND COUNTING). FOR THOSE ABOUT TO ORDER, WE SALUTE YOU.

Reference to third parties made by name, trademark, or otherwise does not constitute or imply affiliation or endorsement of any goods or services offered by Rush Rock 'N' Roll Sushi. All third party trademarks or trade names are property of their respective owners.



PERFORMERS WANTED:
VISIT WWW.RUSHROCKNROLL.COM/CHRYTOGROW
OR CALL 1-888-998-2389 FOR FRANCHISE OPPORTUNITIES

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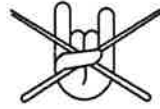
BEER

BUDWEISER	KING OF BEERS	\$3
BUD LIGHT	LIGHTWEIGHT KING	\$3
MILLER LITE	FEATHERWEIGHT KING	\$3
MICHELOB ULTRA	FLYWEIGHT KING	\$3.5
HONEYBIRD <i>(Flyway)</i>	HONEY BLONDE ALE	\$5
EARLYBIRD	IPA	\$5
SAPPORO	JAPANESE LAGER	\$4
KIRIN	JAPANESE LAGER	\$4
WHITE CLAW	BLACKCHERRY/RASPBERRY	\$4

ON TAP

LAGUNITAS	IPA	\$6
JUICY HAZE- <i>NEW BELGIUM</i>	IPA	\$6
OATMEAL STOUT - <i>BIKE RACK</i>	TART	\$6.50
EAST SIXTH HUSTLE	BLONDE	\$6
BLUEWING- <i>FLYWAY</i>	BLUEBERRY WHEAT	\$6
HIBISCUS CIDER	CIDER	\$6
SAPPORO	JAPANESE PREMIUM LAGER	\$6
THE HUNTER- <i>LOST FORTY</i>	OKTOBERFEST	\$6

ROCKNROLL **SUSHI**



SAKE

SHO CHIKU BAI	SMALL - \$8	LARGE - \$12
TY KU SILVER	SMALL \$10	LARGE - \$14
MOMO KAWA ORGANIC	SMALL \$11	LARGE - \$16
HANA AWAKA SPARKLING FLOWER		LARGE - \$13
MOMO KAWA SILVER	SMALL \$10	LARGE - \$14

WINE ME

		GLASS	BOTTLE
TERCOS	MALBEC	\$8	\$28
THREE HENRY'S	PINOT NOIR	\$8	\$28
PRA VINERA	CABERNET SAUVIGNON	\$9	\$32
MILOU	ROSE	\$8	\$28
RAPTOR RIDGE	PINOT GRIS	\$10	\$32
THREE HENRY'S	CHARDONNAY	\$8	\$28
LE COUER DE LA REINE	SAUVIGNON BLANC	\$9	\$28
MERCAT CAVA	BRUT	\$9	\$32
MASOTTINA	PROSECCO-6.5OZ BOTTLE		\$11

ROCKNROLL SUSHI



ROCK-TAILS

GEISHA GONE WILD J Rieger Vodka, Routin Blanc Vermouth, Bitter Truth Peach Bitters, matcha simple syrup, Lemon Juice, Shaken, Served Up - \$8

TOKYO 75 J Rieger Gin, Giffard Ginger Liqueur, Mercat Cava Brut, lemon juice, Shaken & Served Up \$8

DAWN PATROL Lunazul Blanco Tequila, OJ, Splash of Grenadine, Rocks \$7

BUILT IN TANLINES Plantation OG Dark Rum, Giffard Pineapple Liqueur, Bitter Truth Peach Bitters, Lime Juice, Shaken & Served Up - \$8

ROCK YOU LIKE A Plantation 3 Star Rum, Plantation OFTD Rum, Giffard Passion Fruit and Grenadine, Orange Juice, Lime Juice, Rocks - \$9

THE ELDER Rocktown Vodka, Giffard Wild Elderflower Liqueur, Lime Juice, Shaken & Served Up or on the Rocks - you call it - \$8

SMELLS LIKE ADULT SPIRITS Rocktown Vodka, J Rieger Gin, El Dorado 3 Rum, Giffard Triple Sec, Giffard Framboise, Lemon Juice, Soda, Rocks - \$9

OLD FASHIONED ROCK N ROLL Rittenhouse Rye Whiskey 100, Bitter Truth Orange Bitters, Simple Syrup, Luxardo Cherry. Classic \$11

LANDSLIDE Pinnacle Whipped Vodka, Kahlua, & Bailey's on the rocks \$8

ROCK N COKE Rocktown Bourbon & Coke, squeeze of lime \$8

ACE OF SPADES Shot of Jack and Bottle of Bud \$8

MULES ON PARADE!

BACK IN THE USSR Rocktown Vodka, Lime Juice, Ginger Beer - \$8

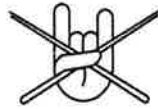
LA GRANGE Lunazul Blanco Tequila, Lime Juice, Ginger Beer - \$8

GIMME THREE STEPS Old Grandad Bourbon, Lime Juice, Ginger Beer - \$8

COLD GIN TIME AGAIN J Rieger MW Gin, Lime Juice, Ginger Beer - \$8

RIDER ON THE STORM Plantation OG Dark Rum, Lime Juice, Ginger Beer \$8





Old Fashioned RocknRoll

In Mixing Glass

2.5 oz Rittenhouse Rye 100

.5 oz Simple Syrup

Dash Orange Bitters

Fill with ice and mix with spoon

Strain in Rocks Glass

Add 3 ice cubes, luxardo cherry, orange peel

The Elder

2 oz RockTown Vodka

.5 oz Elderflower Liqueur

.5 oz Simple Syrup

1 oz Lime Juice

Shake over ice

Serve in Martini Glass

Landslide

1 oz Pinnacle Whipped Vodka

1 oz Kahlua

1 oz Baileys

Mix over ice and pour into rocks glass

Dawn Patrol

2 oz Lunazul Tequila

Fill with OJ

Splash of Grenadine

Collins glass on the rocks

ROCKNROLL **SUSHI**

ROCKTAILS

GINNY HENDRIX

Hendrick's® Gin, fresh muddled strawberries and agave, garnished with a lime wheel and a fresh strawberry. (174 cal) 13.00

SPICY STRAWBERRY & CUCUMBER MARGARITA

Milagro® Tequila, Finest Call® premium triple sec, agave, muddled cucumber & strawberry. Served with a Tajin® rim, garnished with a lime wheel and a jalapeño slice. (154 cal) 13.00

TEEN SPIRIT

Malibu® Coconut Rum, Sailor Jerry's® Spiced Rum, St. Germain®, lime juice, Finest Call® Blue Curaçao and agave. Topped off with Sprite®, garnished with a cherry. (241 cal) 13.00

CHERRY BLOSSOM LEMONADE

Tito's® Handmade Vodka, Passion Fruit REÀL®, lemon, Finest Call® simple syrup, splash of Sprite® and a grenadine float, garnished with a lemon wheel and cherry. (172 cal) 11.00

GIRL BAND

Milagro® Tequila, muddled strawberries, Prickly Pear REÀL®, Coco REÀL®. Served with a purple sugar rim, garnished with a cherry. (230 cal) 12.00

BLACKBERRY SMOKE

Knob Creek® Bourbon Whiskey, sweet tea, lemon juice and Blackberry REÀL®, garnished with a lemon wheel. (212 cal) 12.00



SAKE COCKTAILS

SAKE MULE

Sake, ginger ale, fresh lime juice and Finest Call® simple syrup. Served on the rocks, garnished with a lime wedge and pickled ginger. (122 cal) 8.00

SAKE MITA

Sake and margarita mix. Served on the rocks, garnished with a salt rim and lime wheel. (184 cal) 9.00

SAKE FIREFLY

Sake and sweet tea. Served on the rocks, garnished with a lemon wheel. (120 cal) 8.00

SAKE BOMB

Shot of sake and a pint of Kirin Ichiban or Sapporo. (212 cal) 10.00

THE SOUTHSIDE

Sake, muddled mint leaves and Finest Call® simple syrup, lemon juice and lime juice, garnished with a lemon wheel and mint leaf. (217 cal) 11.00

WILD AND LYCHEE

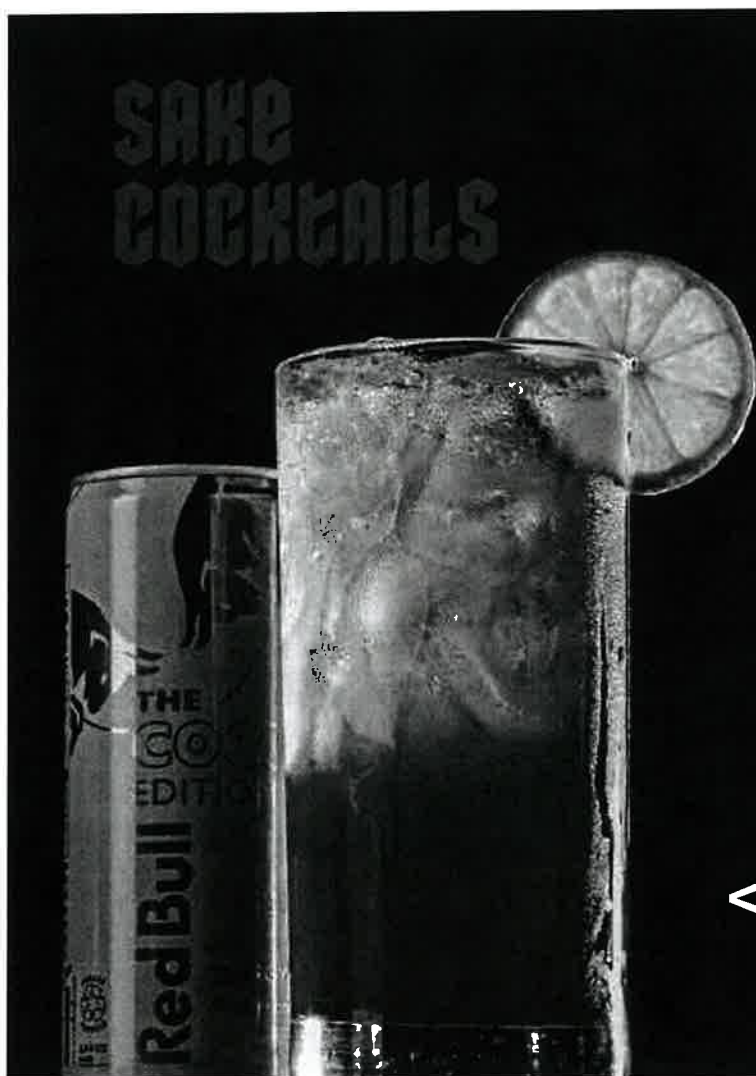
Sake, Red Bull® Energy Drink, Lychee REÀL®, Finest Call® simple syrup, lemon juice, garnished with a sprig of mint. Served with a Red Bull® sidecar. (220 cal) 12.00

PARADISE ISLAND

Sake, Finest Call® simple syrup, lemon juice, Lychee REÀL® topped with Red Bull® Tropical Edition, garnished with a lemon wheel. Served with a Red Bull® sidecar. (219 cal) 13.00

BLUEBERRY BITE

Sake, Finest Call® simple syrup, lime juice, Blueberry REÀL® topped with Red Bull® Coconut Edition, garnished with a lime wheel. Served with a Red Bull® sidecar. (226 cal) 12.00



BEER, WINE, SAKE

PLEASE ASK YOUR SERVER ABOUT
OUR BEER, WINE, AND SAKE OPTIONS.

COCA COLA SOFT DRINKS

(0 - 120 cal) 2.99



SOFT DRINKS

Please ask your server about our
other soft drink options.

RED BULL

Energy Drink, Tropical Edition,
Coconut Edition (110 - 160 cal) 5.00

ICED TEA - UNSWEETENED OR SWEET

(0 - 200 cal) 2.99

BOTTLED WATER

(0 cal) 2.99



MOCKTAILS

LYCHEE SOUR

Lychee REAL®, fresh lime juice and lemon juice.
Topped with Sprite®, garnished with a lime wheel.
(148 cal) 5.00

DESERT ROSE

Passion Fruit REAL®, Red Bull® Energy Drink,
fresh lime juice, garnished with a lime wheel.
Served with a Red Bull® sidecar.
(184 cal) 10.00

2,000 calories a day is used for general nutrition advice, but calorie needs vary. Additional nutrition information available upon request.
Please drink responsibly. Reference to third parties made by name, trademark, or otherwise does not constitute or imply affiliation or endorsement of
any goods or services offered by RNR Rock N Roll Sushi. All third party trademarks or trade names are property of their respective owners.

Liquor Licenses within One Mile – ROCK N ROLL SUSHI

Applicant Address: 15611 W. McDowell Rd. Ste. 110, Goodyear, AZ 85395

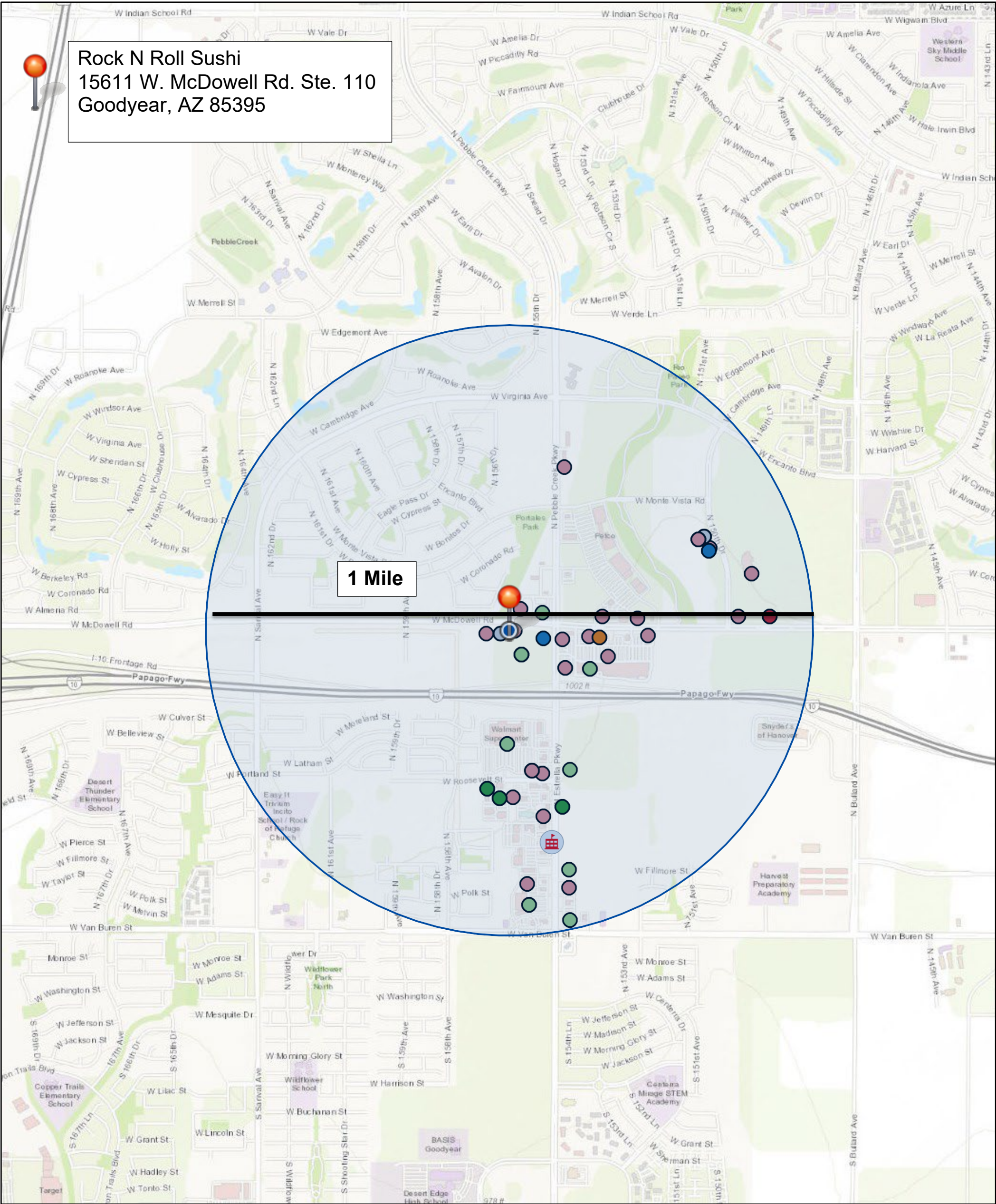
Liquor Establishments			
Business Name	Address	Distance from Applicant Address	License Series
BABBO ITALIAN EATERY	15705 W MCDOWELL RD.	412.63 ft.	12
CHIPOTLE MEXICAN GRILL #5637	15600 W MCDOWELL RD.	414.69 ft.	12
WINCO FOODS #130	15581 W MCDOWELL RD.	469.79 ft.	9, 9S
CIRCLE K STORE #9528	15535 W MCDOWELL RD.	605.06 ft.	9
WALGREENS #12334	1654 N PEBBLE CREEK PKWY.	650.19 ft.	10
RUBIO'S FRESH MEXICAN GRILL #225	15479 W MCDOWELL RD.	942.03 ft.	12
AH-SO SUSHI & STEAK	15475 W MCDOWELL RD.	1,175.40 ft.	12
BARRO'S PIZZA	15475 W MCDOWELL RD.	1,175.40 ft.	12
OLIVE GARDEN ITALIAN RESTAURANT #1773	15411 W MCDOWELL RD.	1,395.28 ft.	12
BEVMO	15405 W MCDOWELL RD.	1,546.65 ft.	9, 9S
POPO'S FIESTA DEL SOL	15375 W MCDOWELL RD.	1,566.23 ft.	12, CTG
ARRIBA MEXICAN GRILL	15370 W MCDOWELL RD.	1,641.39 ft.	12
RED LOBSTER #6342	15311 W MCDOWELL RD.	1,776.84 ft.	12
WAL MART SUPERCENTER #5369	1100 N ESTRELLA PKWY.	1,964.84 ft.	9, 9S
OREGANO'S PIZZA BISTRO	15280 W MCDOWELL RD.	2,243.43 ft.	12
TEXAS ROADHOUSE	15255 W MCDOWELL RD.	2,410.84 ft.	12
WOK WEI ASIAN CUISINE	15560 W ROOSEVELT ST.	2,463.37 ft.	12
ARIZONA PIZZA COMPANY	15530 W ROOSEVELT ST.	2,547.38 ft.	12
7-ELEVEN #47390A	1025 N ESTRELLA PKWY.	2,620.60 ft.	10
VALLEY CRAFT	15671 W ROOSEVELT ST.	2,763.83 ft.	7, 10, 10S
AUGIE'S SPORTS GRILL	15605 W ROOSEVELT ST.	2,891.82 ft.	12
SADDLE MOUNTAIN BREWING COMPANY	15651 W ROOSEVELT ST.	2,915.84 ft.	3, 12
AKAIHANA SUSHI & GRILL	2293 N PEBBLE CREEK PKWY.	2,976.18 ft.	12
ALDI #161	845 N ESTRELLA PKWY.	3,188.16 ft.	10, 10S
EL TATAKI SUSHI FUSION EXPRESS	790 N ESTRELLA PKWY.	3,271.95 ft.	12
OVER EASY	1845 N GLOBE DR.	3,634.85 ft.	12
SHAKE SHACK #1515	1675 N GLOBE DR.	3,634.85 ft.	12
HIGH TIDE	1845 N GLOBE DR.	3,634.85 ft.	12
COPPER & SAGE GSQ	1975 N GLOBE DR.	3,738 ft.	12
BACCHUS WINE BAR	1975 N GLOBE DR.	3,738 ft.	7
THE STILLERY	1971 N GLOBE DR.	3,756.49 ft.	12
SPITZ MEDITERRANEAN STREET FOOD	2015 N GLOBE DR.	3,757.47 ft.	12
CHEDDARS SCRATCH KITCHEN	15030 W MCDOWELL RD.	3,985.94 ft.	12
QUIKTRIP #1401	575 N ESTRELLA PKWY.	4,264.67 ft.	10
HARKINS THEATRES AT ESTRELLA FALLS	15010 W MCDOWELL RD.	4,324.43 ft.	12
TAILGATERS SPORTS GRILL & IL PRIMO PIZZA & WINGS	530 N ESTRELLA PKWY.	4,402.30 ft.	12
BJ'S RESTAURANT & BREWHOUSE	14950 W MCDOWELL RD.	4,534.45 ft.	12, 12G
SEÑOR TACO	525 N ESTRELLA PKWY.	4,571.83 ft.	12
SAFEWAY #2618	440 N ESTRELLA PKWY.	4,753.78 ft.	9, 9S
WALGREENS #02243	387 N ESTRELLA PKWY.	5,119.06 ft.	10

Schools		
Business Name	Address	Distance from Applicant Address
Az Aspire Academy - Goodyear	700 N Estrella Parkway, 215	3,732.2 ft

Types of Series

Series 3 Microbrewery	Series 9 Liquor Store (All Liquor) Series 9S Liquor Store Sampling Privileges	Series 12 Restaurant Series 12G Restaurant with Growler Privileges
Series 6 Bar (All Liquor)	Series 10S Beer & Wine Store Sampling Privileges	CTG Cocktails To-Go Privilege
Series 7 Beer & Wine Bar	Series 11 Hotel-Motel	

Evaluation Map

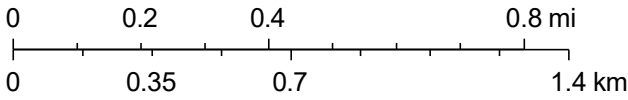


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Liquor Licenses

- | | | | |
|--|------------------------------|--|--------------------|
| | Liquor Store | | Restaurant Growler |
| | Beer and Wine Bar | | Other |
| | Beer and Wine Store | | Schools |
| | Beer and Wine Store Sampling | | |
| | Cocktails To Go | | |

1:22,814



City of Goodyear, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

ITEM #: 5.
DATE: 08/31/2026
AI #:3425



CITY COUNCIL ACTION REPORT

**SUBJECT: APPROVAL OF SERIES 12 (RESTAURANT) LIQUOR LICENSE FOR
FEDERICO'S MEXICAN FOOD**

STAFF PRESENTER(S): Jasmine Pernicano, City Clerk

OTHER PRESENTER(S):

Jesus Altamirano, Agent

SUMMARY

Jesus Altamirano, Agent for Federico's Mexican Food, submitted an application for a Series 12 (Restaurant) liquor license for Federico's Mexican Food located at 2455 N. Pebblecreek Parkway, Goodyear, AZ 85395. The applicant initially requested that the City forward a recommendation of approval to the Arizona Department of Liquor Licenses and Control (DLLC) for consideration and issuance of the license.

Council recommended approval of the applicant's original Series 12 liquor license application on July 6, 2026. The applicant withdrew the original application to provide additional information required as part of the state application process. A new application has since been submitted with the additional information and is being presented to Council for consideration and recommendation to the Arizona DLLC.

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

Recommend approval of Application No. 406216 to the Arizona Department of Liquor Licenses and Control for a Series 12 (Restaurant) liquor license for Federico's Mexican Food located at 2455 N. Pebblecreek Parkway, Goodyear, AZ 85395. (Jasmine Pernicano, City Clerk)

FISCAL IMPACT

In compliance with the Goodyear Municipal User Fee Schedule, the applicant previously submitted the required \$635 administrative application fee.

BACKGROUND AND PREVIOUS ACTIONS

The City Clerk's Office received the original Series 12 (Restaurant) liquor license application for Federico's Mexican Food from the Arizona DLLC on June 15, 2026. On July 6, 2026, Council recommended approval of Application No. 400984 to the Arizona DLLC.

Following Council action, the Arizona DLLC identified incomplete information on the application, which prompted the applicant to withdraw the original application and submit a new application. The City Clerk's Office received the new application from the Arizona DLLC on July 29, 2026.

In accordance with A.R.S. §4-201(B), the public hearing notice was posted at the establishment on August 3, 2026, for the required 20-day period. This public posting allows individuals within a one-mile radius to submit written arguments for or against issuance of the license. No public petitions or protests were received during the posting period.

The new application underwent internal review by the Goodyear Police Department and the Development Services Department, including Code Compliance, Building, and Planning & Zoning, with no objections reported.

The application is included as Attachment A – Arizona DLLC Local Governing Body Report.

STAFF ANALYSIS

The requested Series 12 (Restaurant) License is a non-transferable license issued to establishments that operate primarily as restaurants. The license authorizes the sale of all types of spirituous liquor for consumption on the premises, provided that at least 40% of the establishment's gross revenue is derived from the sale of food.

State regulations (A.R.S. §4-207) prohibit liquor licenses within 300 feet of licensed childcare facilities or K-12 schools; the proposed location complies with this requirement. A One-Mile Report and Evaluation Map is included as Attachment B, showing existing liquor licenses and zero K-12 schools within that radius.

Arizona DLLC requires key personnel (owners, agents, managers involved in daily operations) to complete state-approved management training. The applicant confirms the owner and manager have completed the Title 4 Basic & Management training. Operationally, a manager will be onsite at all times, staff will monitor guest consumption, and a valid ID will be required from anyone appearing to be under the legal drinking age.

The Council's recommendation will be forwarded to the Arizona DLLC for consideration.

Attachments

Attachment A - Arizona DLLC Local Governing Body Report

Attachment B - One-Mile Report and Evaluation Map

State of Arizona
Department of Liquor Licenses and Control

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Local Governing Body Report

Received by the
Goodyear City
Clerk's Office
Wednesday,
July 29, 2026

LICENSE

Number: Type: 012 RESTAURANT
Name: FEDERICO'S MEXICAN FOOD
State: Pending
Issue Date: Expiration Date:
Original Issue Date:
Location: 2455 N PEBBLE CREEK PARKWAY
GOODYEAR, AZ 85395
USA
Mailing Address: 530 E MCDOWELL ROAD
#107-241
PHOENIX, AZ 85004
USA
Phone: (623)218-6310
Alt. Phone: (480)353-8035
Email: LICENSING@AAICLIQUOR.COM

AMENDMENT

AGENT

Name: JESUS MANUEL ALTAMIRANO
Gender: Male
Correspondence Address: 530 E MCDOWELL ROAD
#107-241
PHOENIX, AZ 85004
USA
Phone: (480)255-6471
Alt. Phone: (480)353-8035
Email: LICENSING@AAICLIQUOR.COM

OWNER

Federico's mexican
food Job# 406216



Name: LOS CUATES RESTAURANT II LLC
Contact Name: JESUS MANUEL ALTAMIRANO
Type: LIMITED LIABILITY COMPANY
AZ CC File Number: L14627830 State of Incorporation: AZ
Incorporation Date: 07/09/2008
Correspondence Address: 530 E MCDOWELL ROAD
#107-241
PHOENIX, AZ 85004
USA
Phone: (480)353-8035
Alt. Phone:
Email: LICENSING@AAICLIQUOR.COM

2006 7 29 Liqu. Dept. File # 107

Officers / Stockholders

Name:	Title:	% Interest:
LINA ELVIRA LOPEZ	Member	50.00
GUSTAVO RUBALCABA LOPEZ	Member	50.00

LOS CUATES RESTAURANT II LLC - Member

Name: LINA ELVIRA LOPEZ
Gender: Female
Correspondence Address: 530 E MCDOWELL ROAD
#107-241
PHOENIX, AZ 85004
USA
Phone: (623)330-3999
Alt. Phone: (480)353-8035
Email: LOPEZLINA2011@YAHOO.COM

AMENDMENT

LOS CUATES RESTAURANT II LLC - Member

Name: GUSTAVO RUBALCABA LOPEZ
Gender: Male
Correspondence Address: 530 E MCDOWELL ROAD
#107-241
PHOENIX, AZ 85004
USA
Phone: (623)330-3999
Alt. Phone: (480)353-8035
Email: LOPEZGUSTAVO2011@YAHOO.COM

MANAGERS

Name: YULISSA LOPEZ MARTINEZ
Gender: Female
Correspondence Address: 530 E MCDOWELL ROAD
#107-241
PHOENIX, AZ 85004
USA
Phone: (623)755-5751
Alt. Phone: (480)353-8035
Email: YULISSAMARTINEZL97@GMAIL.COM

Federico's Mexican
food Job # 406216

APPLICATION INFORMATION

Application Number: 406216
Application Type: New Application
Created Date: 07/15/2026

QUESTIONS & ANSWERS

012 Restaurant

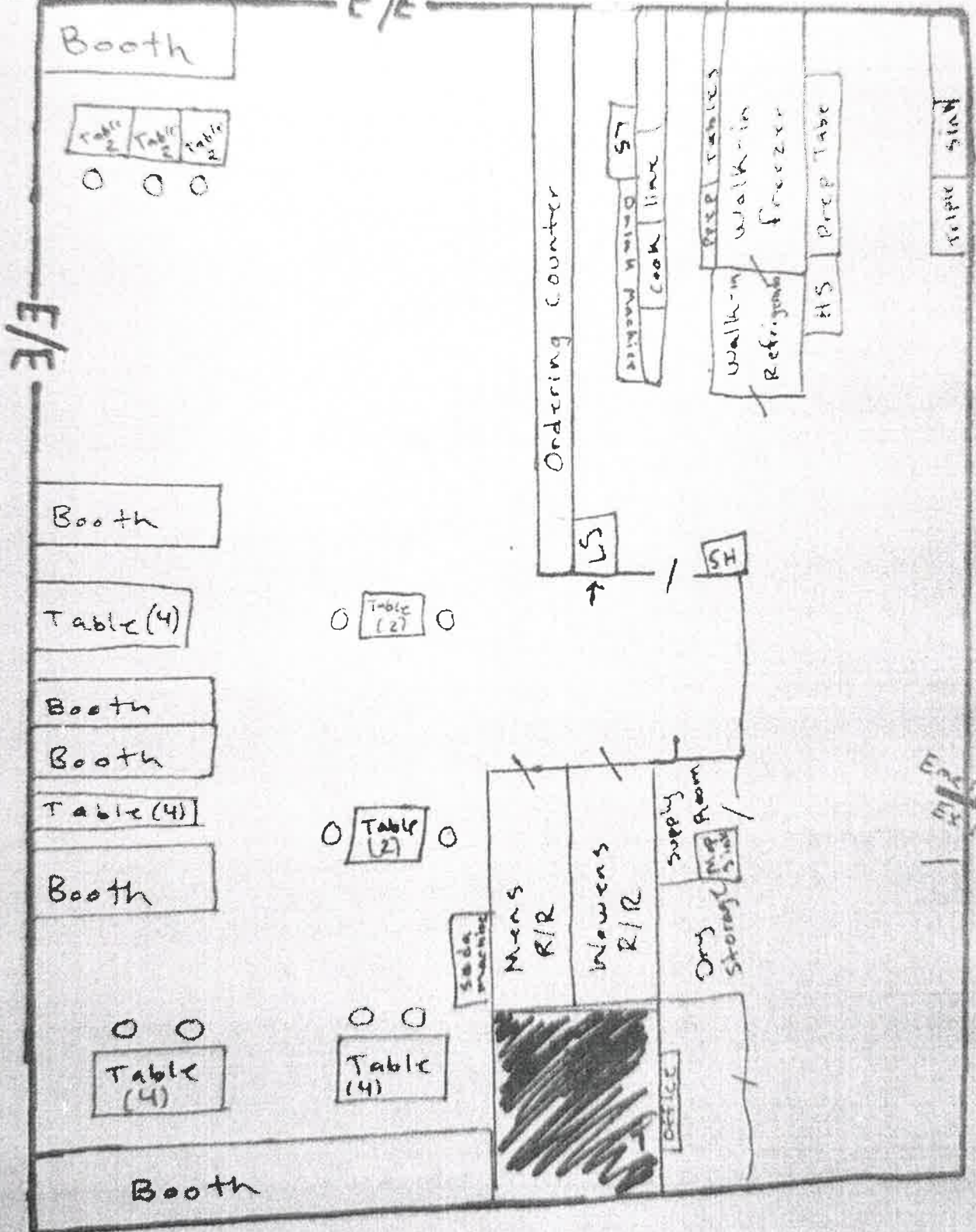
- 1) Are you applying for an Interim Permit (INP)?
No
- 2) Are you one of the following? Please indicate below.
Property Tenant
Subtenant
Property Owner
Property Purchaser
Property Management Company
OWNER
- 3) Is there a penalty if lease is not fulfilled?
No
- 4) Is the Business located within the incorporated limits of the city or town of which it is located?
Yes
- 5) What is the total money borrowed for the business not including the lease?
Please list each amount owed to lenders/individuals.
0
- 6) Are there walk-up or drive-through windows on the premises?
Yes
- 7) Does the establishment have a patio?
Yes
Is the patio contiguous or non-contiguous (within 30 feet)?
CONTIGUOUS
- 8) Is your licensed premises now closed due to construction, renovation or redesign or rebuild?
No
- 9) What type of business will this license be used for?
RESTAURANT

PATIO

Dotted line is the gate

2,100 Sqft

Drive-Thru Window





Arizona Department of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

26 JUL 15 PM 3:53 AZD LLC

DLLC USE ONLY

Job #:	406216
Date Accepted:	9-15-2026
LC:	Chaya
License #:	

RESTAURANT OPERATION PLAN

RESTAURANT SERIES 12 AND
HOTEL/MOTEL SERIES 11 ONLY

FEDERICOS MEXICAN FOOD

1. Name of restaurant (Please print):

2. Must indicate the equipment below by Make, Model, and Capacity:

LIST ONLY THE FOLLOWING - NO ATTACHMENTS

Grill	STRATUS FLAT TOP, SOUTHBEND CHARBROILER, SERVWARE CHARBROILER 48"
Oven	FORTRESS 4 BURNER GAS STOVE TOP
Freezer	WALK-IN 72"x72"x79"
Refrigerator	WALK-IN 96"x1120"x91", 1 TRUE DOUBLE DOOR REFRIGERATOR
Sink	TRIPLE SINK, PREP SINK 2 HAND SINKS, 1 MOP SINK
Dish Washing Facilities	TRIPLE SINK
Food Preparation Counter (Dimensions)	2 REFRIGERATED KELVINATOR PREP TABLES 96"x120"x91"
Other	ICE MACHINE, SODA MACHINE, ICED TEA MACHINE, VITAMIX BLENDER, JUICE DISPENSER

3. Attach a copy of your FULL menu with pricing INCLUDING NON-ALCOHOLIC BEVERAGES

4. What percentage of your public premises is used primarily for restaurant dining?

(Do not include kitchen, bar, hi-top tables, or game area.) 87 %

5. Does your restaurant have a bar area that is distinct and separate from the dining area? ☐ YES ☒ No

(If yes, what percentage of the public floor space does this area cover?) %

6. List the seating capacity for:

a) Restaurant dining area of your premises: [26]
(DO NOT INCLUDE PATIO SEATING)
b) Bar area [+ 0]
TOTAL [= 26]

7. What type of dinnerware is primarily used in your restaurant?

☐ Reusable

☒ Disposable

☐ Both

8. Does your restaurant contain any **games, televisions, or any other entertainment**?

☐ Yes

☒ No

If yes, specify what types and how many (examples: 4-TV's, 2-Pool Tables, 1-Video Game, etc.)

9. Do you have live entertainment or dancing?

☐ Yes

☒ No

If yes, what type and how often (example: DJ-2 x a week, Karaoke-2 x a month, Live Band-1 x a month, etc.)

10. List number of employees for each position:

Position	How many
Cooks	3
Bartenders	0
Hostesses	0
Managers	1
Servers	3
Other (DISHWASHER)	1
Other (BUSSER)	1
Other ()	

(Print Full Name) JESUS MANUEL ALTAMIRANO, hereby swear under penalty of perjury and in compliance with A.R.S. § 4-210(A)(2) and (3) that I have read and understand the foregoing and verify that the information and statements that I have made herein are true and correct to the best of my knowledge.

Applicant Signature: Jesus Manuel Altamirano

FEDERICO'S MEXICAN FOOD MENU

Combo Plates (served with rice & beans)

- Carne Asada Plate: \$16.29
- Two Carne Asada Burritos: \$19.29
- Two Beef Tacos: \$14.99
- Burrito & Enchilada Plate: \$14.99
- Carnitas Plate: \$17.09
- Adobada Plate: \$19.04
- Four Rolled Tacos with Guacamole: \$14.99
- Chimichanga Plate: \$16.79
- Pollo Asado Plate: \$15.49

Breakfast Burritos (All Day)

- Chorizo Special: \$11.99
- Steak & Egg Burrito: \$14.29
- Bacon Burrito: \$11.99
- Machaca Burrito: \$9.49
- Ham, Cheese & Pico Burrito: \$11.99

Burritos

- Adobada Burrito: \$14.99
- Green Chile Burrito: \$14.29
- Arizona Burrito: \$13.19
- Shrimp Burrito: \$14.99
- Bandido Burrito: \$13.79
- Texan Burrito: \$11.69

- Chicken Fajitas Burrito: \$12.09
- Mixed Fajitas Burrito: \$14.49

Tacos

- Carne Asada Taco: \$6.69
- Carnitas Taco: \$5.99
- Adobada Taco: \$5.99
- Beef Taco: \$4.49
- Chicken Taco: \$4.49
- Pollo Asado Taco: \$5.89
- Fish Taco: \$5.89
- Shrimp Taco: \$6.69

Quesadillas

- Cheese Quesadilla: \$7.49
- Carne Asada Quesadilla: \$15.49
- Shrimp Quesadilla: \$15.49
- Mar y Tierra Quesadilla (steak & shrimp): \$18.19
- Pollo Asado Quesadilla: \$12.99

Tortas

- Carne Asada Torta: \$13.09
- Chicken Torta: \$12.09
- Carnitas Torta: \$13.09
- Adobada Torta: \$13.09
- Fish Torta: \$11.99

Tostadas

- Beef Tostada: \$6.39
- Chicken Tostada: \$6.39

- Carnitas Tostada: \$6.99
- Carne Asada Tostada: \$7.99

Specials and Sides

- Super Nachos: \$18.09
- Half Super Nachos: \$14.99
- Carne Asada Fries: \$17.99
- Chips with Guacamole: \$8.99
- Small Side Guacamole (3 oz): \$1.69
- Small Side Cheese, Sour Cream, or Pico (3 oz): \$1.69 each

Kids Meals

- Jr. Bean & Cheese Burrito with fries: \$7.99
- Kids 2 Mini Tacos with fries: \$7.99
- Kids 6 Chicken Nuggets with fries: \$7.99

Desserts

- Tres Leches Cake: \$4.29
- Flan: \$4.29
- Churros (Plain, Vanilla, or Strawberry Filling): \$2.00 each

Beverages

- Medium Soda: \$3.99
- Large Soda: \$4.99
- Mexican Juices (Jamaica, Horchata, Watermelon, Cucumber, Pineapple): \$3.99–\$6.99



Arizona Department of Liquor Licenses and Control
<https://www.azliquor.gov>
 (602) 542-5141

**RECORDS REQUIRED FOR AUDIT
 RESTAURANT/HOTEL/MOTEL**

DLLC USE ONLY	
Job #:	406216
Date Accepted:	7-15-2026
LC:	Chayn
License #:	

In the event of an audit, you will be asked to provide to the Department any documents necessary to determine Compliance with A.R.S. §4-205.02(G). Such documents requested may include however, are not limited to:

FEDERICOS MEXICAN FOOD

1. Name of restaurant (Please print): FEDERICOS MEXICAN FOOD
2. All invoices and receipts for the purchase of food and spirituous liquor for the licensed premises.
3. A list of **all** food and liquor vendors
4. The restaurant menu used during the audit period
5. A price list for alcoholic beverages during the audit period
6. Mark-up figures on food and alcoholic products during the audit period
7. A recent, **accurate** inventory of food and liquor (taken within two weeks of the Audit Interview Appointment)
8. Monthly Inventory Figures - beginning and ending figures for food and liquor
9. Chart of accounts (copy)
10. Financial Statements-Income Statements-Balance Sheets
11. General Ledger

A. Sales Journals/Monthly Sales Schedules

- 1) Daily sales Reports (to include the name of each waitress/waiter, bartender, etc. with sales for that day)
- 2) Daily Cash Register Tapes - Journal Tapes and Z-tapes
- 3) Dated Guest Checks
- 4) Coupons/Specials/Discounts
- 5) Any other evidence to support income from food and liquor sales

B. Cash Receipts/Disbursement Journals

- 1) Daily Bank Deposit Slips
- 2) Bank Statements and canceled checks

12. Tax Records

- A. Transaction Privilege Sales, Use and Severance Tax Return (copies)
- B. Income Tax Return - city, state and federal (copies)
- C. Any supporting books, records, schedules or documents used in preparation of tax returns

13. Payroll Records

- A. Copies of all reports required by the State and Federal Government
- B. Employee Log (A.R.S. §4-119)
- C. Employee time cards (actual document used to sign in and out each workday)
- D. Payroll records for all employees showing hours worked each week and hourly wages

14. Off-site Catering Records (must be complete and separate from restaurant records)

- A. All documents that support the income derived from the sale of food off the license premises.
- B. All documents which support purchases made for food to be sold off the licensed premises.
- C. All coupons/specials/discounts

The sophistication of record keeping varies from establishment to establishment. Regardless of each licensee's accounting methods, the amount of gross revenue derived from the sale of food and liquor must be substantially documented.

ELIMINATION OF YOUR LIQUOR LICENSE MAY OCCUR IF YOU FAIL TO COMPLY WITH
A.R.S. §4-210(A)7 AND A.R.S. §4-205.02(G).

A.R.S. §4-210(A) 7

The licensee fails to keep for two years and make available to the department upon reasonable request all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of spirituous liquors and, in the case of a restaurant or hotel-motel licensee, all invoices, records, bills or other papers and documents relating to the purchase, sale and delivery of food.

A.R.S. §4-205.02(M)

For the purpose of this section:

Restaurant: an establishment that derives **at least forty percent (40%)** of its gross revenue from the sale of food

Gross revenue: the revenue derived from all sales of food and spirituous liquor on the licensed premises regardless of whether the sales of spirituous liquor are made under a restaurant license issued pursuant to this section or under any other license that has been issued for the premises pursuant to this article.

Declaration:

I, (Print Name) JESUS MANUEL ALTAMIRANO, declare under penalty of perjury that I am authorized to submit this application. I have read the contents and to the best of my knowledge believe all statements made on this application to be true, correct, and complete.

Signature: Jesus Manuel Altamirano

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE

Liquor Licenses within One Mile – **FEDERICO'S MEXICAN FOOD**

Applicant Address: 2455 N. PEBBLECREEK PKWY, GOODYEAR AZ, 85395

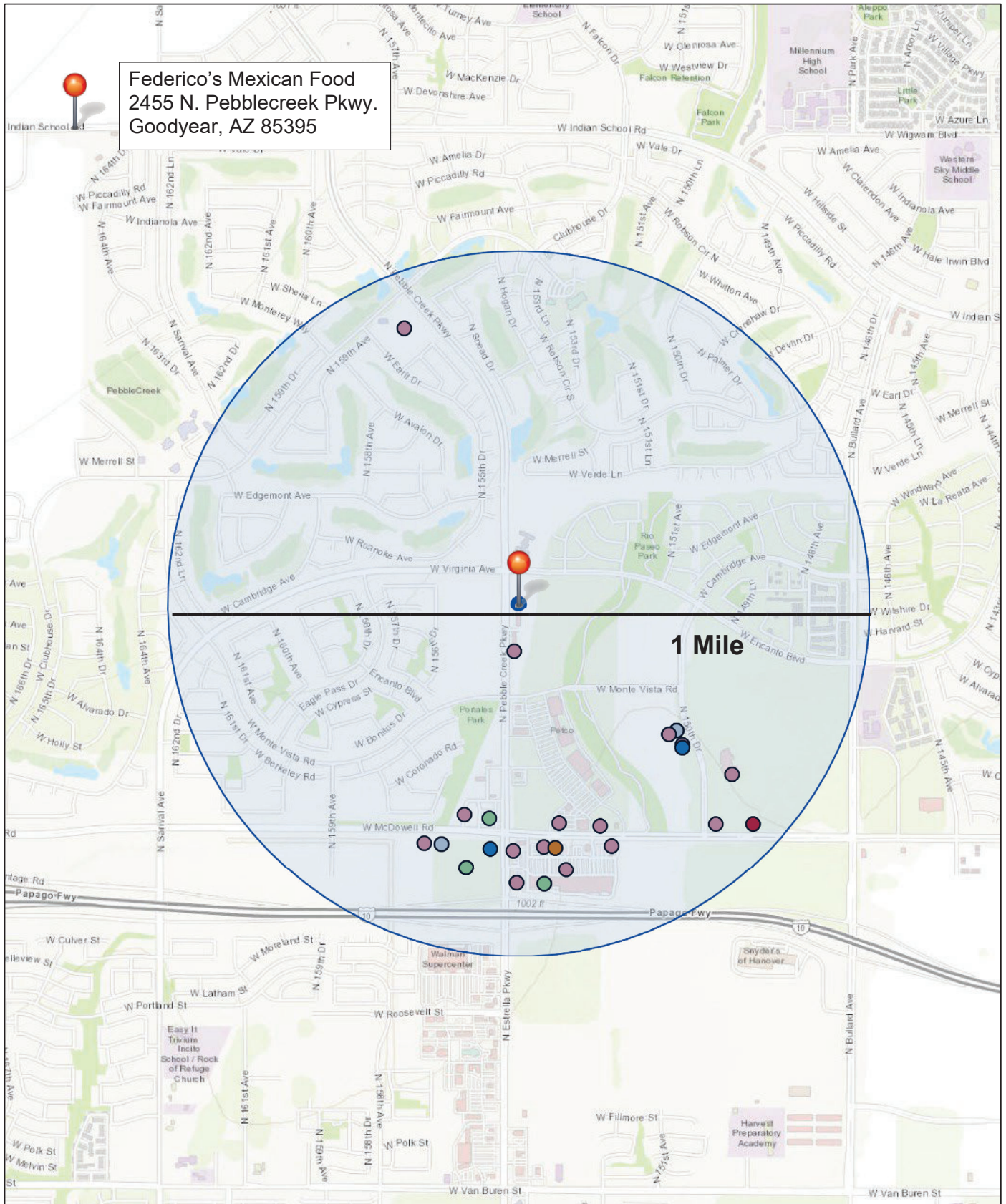
Liquor Establishments				
Business Name	Address	Distance from Applicant Address		License Series
AKAIHANA SUSHI & GRILL	2293 N PEBBLE CREEK PKWY	719.72	ft.	12
OVER EASY	1845 N GLOBE DR.	3,002.33	ft.	12
SHAKE SHACK #1515	1675 N GLOBE DR.	3,002.33	ft.	12
HIGH TIDE	1845 N GLOBE DR. BLDG.	3,002.33	ft.	12
SPITZ MEDITERRANEAN STREET FOOD	2015 N GLOBE DR.	3,047.50	ft.	12
THE STILLERY	1971 N GLOBE DR. BLDG.	3,252.20	ft.	12
WALGREENS #12334	1654 N PEBBLE CREEK PKWY.	3,252.72	ft.	10
CHIPOTLE MEXICAN GRILL #5637	15600 W MCDOWELL RD.	3,272.56	ft.	12
COPPER & SAGE GSQ	1975 N GLOBE DR.	3,274.85	ft.	12
BACCHUS WINE BAR	1975 N GLOBE DR.	3,274.85	ft.	7
ARRIBA MEXICAN GRILL	15370 W MCDOWELL RD.	3,347.69	ft.	12
OREGANO'S PIZZA BISTRO	15280 W MCDOWELL RD.	3,544.82	ft.	12
OLIVE GARDEN ITALIAN RESTAURANT #1773	15411 W MCDOWELL RD.	3,668.01	ft.	12
RUBIO'S FRESH MEXICAN GRILL #225	15479 W MCDOWELL RD.	3,698.32	ft.	12
CIRCLE K STORE #9528	15535 W MCDOWELL RD.	3,698.58	ft.	9
POPO'S FIESTA DEL SOL	15375 W MCDOWELL RD.	3,705.71	ft.	12, CTG
ROCK N ROLL SUSHI	15611 W MCDOWELL RD.	3,778.74	ft.	12
BABBO ITALIAN EATERY	15705 W MCDOWELL RD.	3,857.20	ft.	12
TEXAS ROADHOUSE	15255 W MCDOWELL RD.	3,885.64	ft.	12
WINCO FOODS #130	15581 W MCDOWELL RD.	4,035.72	ft.	9, 9S
RED LOBSTER #6342	15311 W MCDOWELL RD.	4,045.00	ft.	12
HARKINS THEATRES AT ESTRELLA FALLS	15010 W MCDOWELL RD.	4,094.60	ft.	12
AH-SO SUSHI & STEAK	15475 W MCDOWELL RD.	4,192.07	ft.	12
BARRO'S PIZZA	15475 W MCDOWELL RD.	4,192.07	ft.	12
BEVMO	15405 W MCDOWELL RD.	4,225.66	ft.	9, 9S
CHEDDARS SCRATCH KITCHEN	15030 W MCDOWELL RD.	4,440.85	ft.	12
ROBSON RESERVE AT PEBBLECREEK	15833 W CLUBHOUSE DR.	4,471.19	ft.	12
BJ'S RESTAURANT & BREWHOUSE	14950 W MCDOWELL RD.	4,823.67	ft.	12, 12G

Schools		
Business Name	Address	Distance from Applicant Address

- Types of Series**

 - Series 1 In-State Producer
 - Series 3 Microbrewery
 - Series 4 Wholesaler
 - Series 5 Government
 - Series 6 Bar (All Liquor)
 - Series 7 Beer & Wine Bar
 - Series 8 Conveyance
 - Series 9 Liquor Store (All Liquor)
 - Series 9S Liquor Store w/Sampling
- Series 10 Beer & Wine Store
 - Series 10S Beer & Wine Store w/Sampling
 - Series 11 Hotel-Motel
 - Series 12 Restaurant
 - Series 12G Restaurant w/Growler Privilege
 - Series 13 Domestic Farm Winery
 - Series 14 Private Club
 - Series 15 Special Event Liquor
 - Series 16 Wine Festival
 - CTG Cocktails To-Go Privilege

Evaluation Map – Federico's Mexican Food



ITEM #: 6.
DATE: 08/31/2026
AI #:3411



CITY COUNCIL ACTION REPORT

SUBJECT: PERMANENT EXTENSION OF PREMISES/PATIO PERMIT FOR LAKESIDE GRILL ESTRELLA

STAFF PRESENTER(S): Jasmine Pernicano, City Clerk

OTHER PRESENTER(S):

Deborah Huyer, Agent/Owner

SUMMARY

Deborah Huyer, agent/owner of Lakeside Grill Estrella, has submitted an application for a Permanent Extension of Premises/Patio Permit to add the existing pool area to the licensed premises at 17665 W. Elliot Road, Goodyear, Arizona 85338.

The applicant is requesting that the Council recommend approval of the application and forward its recommendation to the Arizona Department of Liquor Licenses and Control (DLLC) for consideration and issuance of the permit.

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

Recommend approval of a Permanent Extension of Premises/Patio Permit application to the Arizona Department of Liquor Licenses and Control for Lakeside Grill Estrella, liquor license No. 012070002030, located at 17665 W. Elliot Road, Goodyear, Arizona 85338. (Jasmine Pernicano, City Clerk)

FISCAL IMPACT

Per the Goodyear Municipal User Fee Schedule, a liquor license fee is only charged for new liquor licenses and annual renewals. An extension of premise/patio permit application pertains to current liquor licenses; therefore, no fee is charged. This business will continue to contribute to the tax base of the community.

BACKGROUND AND PREVIOUS ACTIONS

The Arizona DLLC issued Series 12 (Restaurant) Liquor License No. 012070002030 to Lakeside Grill Estrella in July 2018.

The City Clerk's Office received the application from the agent on July 14, 2026. The applicant is requesting to add the existing pool area to the premises covered by the liquor license.

The application was reviewed by the Goodyear Police Department and the Development Services Department, including Code Compliance, Building Safety, and Planning and Zoning, with no concerns.

The application is included as Attachment A – Arizona DLLC Permanent Extension of Premises/Patio Permit.

STAFF ANALYSIS

A liquor licensee must submit an application when requesting to change the physical boundaries or arrangement of the licensed premises from the diagram on file with the Arizona DLLC.

An application for a permanent extension of premises must be presented to the local governing body for a recommendation before it is submitted to the Arizona DLLC. The City Council's recommendation is advisory and is not binding on the Arizona DLLC, which makes the final determination. Arizona DLLC advises applicants to allow approximately 30–45 days to process a permanent change of premises.

State regulations (A.R.S. §4-207) prohibit liquor licenses within 300 feet of licensed childcare facilities or K-12 schools; the proposed location complies with this requirement. A One-Mile Report and Evaluation Map is included as Attachment B, for informational purposes.

Arizona DLLC requires key personnel (owners, agents, managers involved in daily operations) to complete state-approved management training. The applicant confirms the owner and manager have completed the Title 4 Basic & Management training. Operationally, a manager will be onsite at all times, staff will monitor guest consumption, and a valid ID will be required from anyone appearing to be under the legal drinking age.

Based on the department's review and the information provided by the applicant, staff recommends approval of the permanent extension of premises to include the pool occupancy within the existing patio area for this private residential community. The proposed extension will not increase the existing occupant load, and the existing pool enclosure will provide appropriate containment to help maintain resident safety within the pool area.

The Council's recommendation will be forwarded to Arizona DLLC for consideration.

Attachments

Attachment A - Arizona DLLC Permanent Extension of Premise/Patio Permit

Attachment B - One-Mile Report and Evaluation Map



Arizona Department of Liquor Licenses and Control
<https://www.azliquor.gov>
(602) 542-5141

DLLC USE ONLY

Job #:
Date Accepted:
LC:
License #:

**PERMANENT EXTENSION OF
PREMISES/PATIO PERMIT**
NON-REFUNDABLE \$50.00 FEE WILL APPLY

OBTAIN APPROVAL FROM LOCAL GOVERNING BOARD BEFORE SUBMITTING TO THE DEPARTMENT OF LIQUOR
****Notice: Allow 30-45 days to process permanent change of premises****

License#: 012070002030

Specific purpose for change: Add existing pool are to premise map, did not include originally

1. Agent Name: Huyer, Deborah M
2. Business Name:

Last	First	Middle
<u>Lakeside Grill @ Estrella</u>		
3. Business Location Address: 17665 W. Elliot Road, Goodyear Az 85338
4. Mailing address:

Street	City	State	Zip Code
<u>18549 W. Western Star Blvd, Goodyear AZ 85338</u>			
5. Email Address:

Street	City	State	Zip Code
<u>info@lakesidegrillestrella.com</u>			
6. Business Phone Number: 6232363047 Contact Phone Number: 2069471193
7. Is extension of premises/patio complete? ☐ N/A ☒ Yes ☐ No
If no, what is your estimated completion date? _____
8. Do you understand Arizona Liquor Laws and Regulations? ☒ Yes ☐ No
9. Does this extension bring your premises within 300 feet of a school? ☐ Yes ☒ No
10. Have you received approved Liquor Law Training? ☒ Yes ☐ No
11. What security precautions will be taken to prevent liquor violations in the extended area?

Brightly colored cups will be used to identify all alcoholic beverages, a server is assigned to the area, entry into the area requires check in at desk and resident ID card

IMPORTANT

MUST ATTACH A DIAGRAM, clearly depicting your licensed premises along with the new extended area, *If the extended area is not outlined and marked "extension" we cannot accept the application.*

BARRIER

☐ Barrier Exemption: an exception to the requirement of barriers surrounding a patio/outdoor serving area may be requested. Barrier exemptions are granted based on public safety, pedestrian traffic, and other factors unique to a licensed premises. List specific reasons for exemption:

☐ Approval ☐ Disapproval by DLLC: _____

SIGNATURE

Declaration:

I, (Print Name) Deborah M Huyer, declare under penalty of perjury that I am authorized to submit this application. I have read the contents of this application, and to the best of my knowledge believe all statements made on this application to be true, correct and complete.



Signature

GOVERNING BOARD

After completion, and **BEFORE** submitting to the Department of Liquor, please take this application to your local Board of Supervisors, City Council or Designate for their recommendation. This recommendation is not binding on the Department of Liquor.

☐ Approval ☐ Disapproval

Authorized Signature

Title

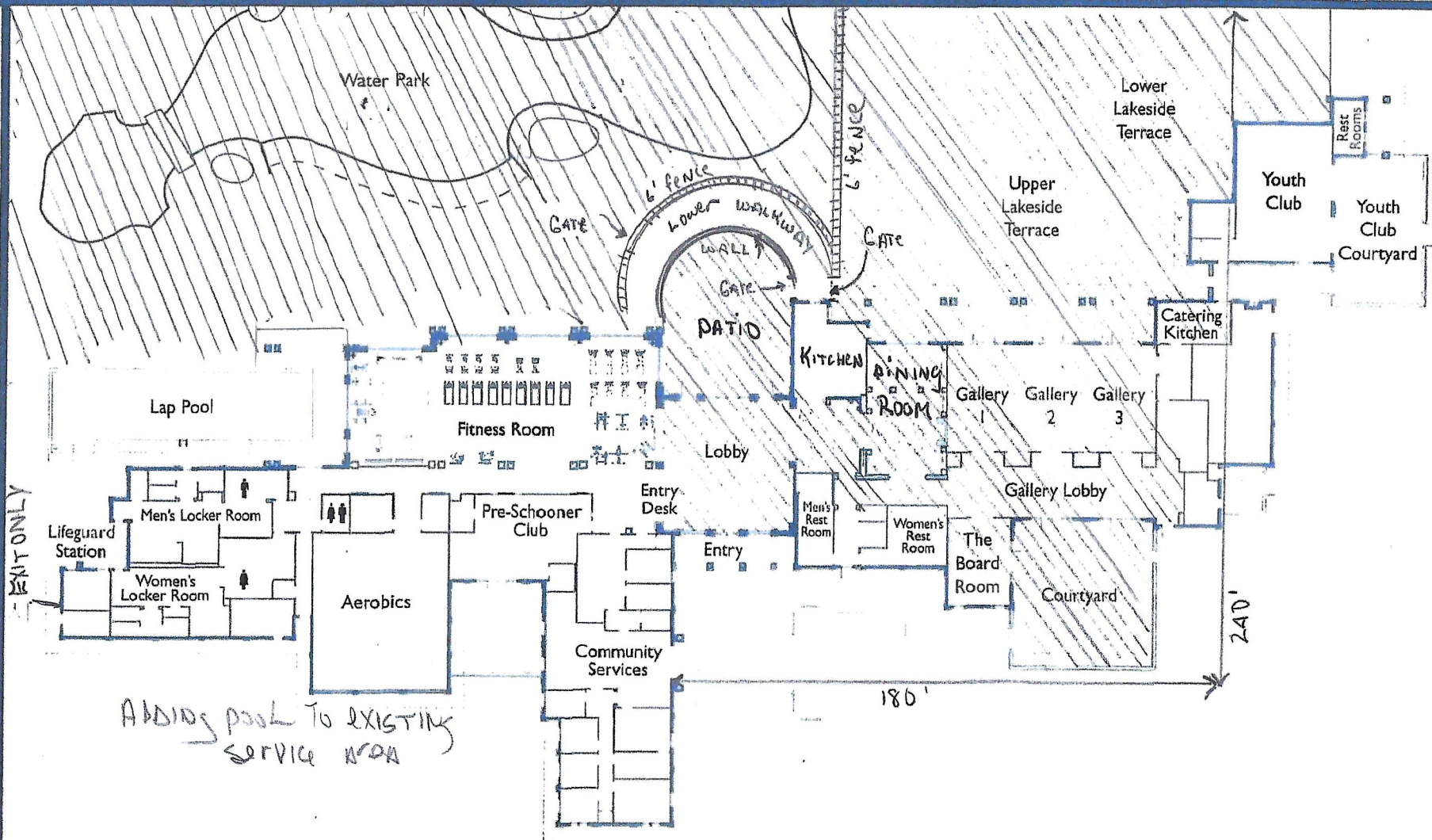
Agency

Date

DLLC USE ONLY

Investigation Recommendation: ☐ Approval ☐ Disapproval by: _____ Date: ____/____/____

Director Signature required for Disapprovals: _____ Date: ____/____/____



STARPOINTE
Residents Club

17665 West Elliot Road
Goodyear, AZ 85338
623-386-1949



SERVING AREA





ADDING POOL AREA TO EXISTING LICENSE
POOL IS FULLY FENCED WITH ACCESS
THROUGH CLUB FRONT DESK + RESIDENT
I.D. CARD.

Applicant Address: 17665 W. Elliot Rd., Goodyear, AZ 85338

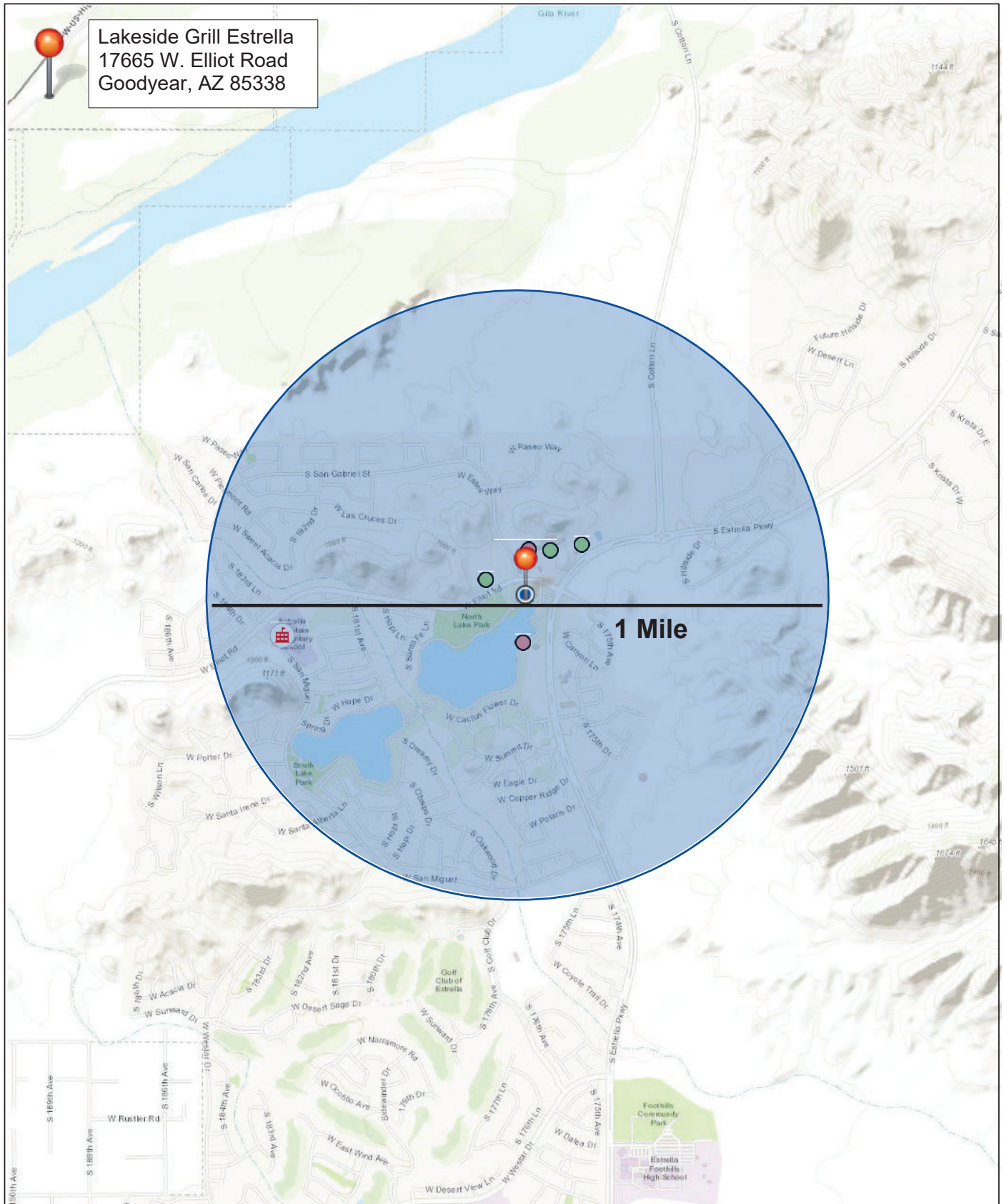
Liquor Establishments			
Business Name	Address	Distance from Applicant Address	License Series
A TASTE OF ITALY PIZZA & RESTAURANT	17750 W ELLIOT RD.	727.8 ft.	12
ELLIOT MARKET	17750 W ELLIOT RD.	727.8 ft.	10
SIP AT THE RANCH	17650 W ELLIOT RD.	799.52 ft.	7, 12
SAFEWAY #3151	9890 S ESTRELLA PKWY.	898.76 ft.	9, 9S
WALGREENS #12386	9800 S ESTRELLA PKWY.	1,319.82 ft.	10

Schools		
Business Name	Address	Distance from Applicant Address
Estrella Mountain Elementary School	10301 S San Miguel Ave	4289.08 ft.

Types of Series

Series 1 In-State Producer	Series 7 Beer & Wine Bar	Series 12 Restaurant
Series 3 Microbrewery	Series 8 Conveyance	Series 13 Domestic Farm Winery
Series 4 Wholesaler	Series 9 Liquor Store (All Liquor)	Series 14 Private Club
Series 5 Government	Series 10 Beer & Wine Store	Series 15 Special Event Liquor
Series 6 Bar (All Liquor)	Series 11 Hotel-Motel	Series 16 Wine Festival

Evaluation Map



7/23/2026, 1:12:25 PM

Liquor Licenses

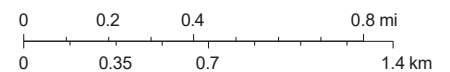
Liquor Store Sampling

- Beer and Wine Bar
- Beer and Wine Store
- Liquor Store

Restaurant

Schools

1:22,785



City of Goodyear, Bureau of Land Management, Esri, HERE, Garmin, INCREMENT P, USGS, METI/NASA, EPA, USDA

ITEM #: 7.
DATE: 08/31/2026
AI #:3409



CITY COUNCIL ACTION REPORT

SUBJECT: APPROVAL OF BUDGET AMENDMENTS & RELATED EXPENDITURE AUTHORITY

STAFF PRESENTER(S): Ryan Bittle, Deputy Finance Director

SUMMARY

Budget amendment and expenditure authority requests are presented to Council on an as-needed basis throughout the year to remain in compliance with both city policy and state statute. These requests provide transparency behind adjustments needed to deliver the programs and initiatives included as part of the city's adopted budget. All requests have been previously reviewed by city leadership, ensuring the availability of financial resources and alignment with the goals and objectives of the city's financial policy.

STRATEGIC PLAN ALIGNMENT



Fiscal Resource
Management

RECOMMENDATION

Approval of budget amendments and related expenditure authority (administrative award) for expenditures exceeding \$500,000. (Ryan Bittle, Deputy Finance Director)

FISCAL IMPACT

Details surrounding the requests are outlined in the staff analysis section below as well as summarized in Attachment A. The citywide budget total remains unchanged within the Adopted State Expenditure Limitation.

BACKGROUND AND PREVIOUS ACTIONS

Budget amendments requiring City Council approval are presented as necessary throughout the fiscal year. The Fiscal Year (FY) 2027 expenditure limitation budget and FY2027 Expenditures for Administrative Award (Expenditure Authority) were both adopted on June 8, 2026.

STAFF ANALYSIS

Budget amendments are permitted by Arizona Revised Statute 42-17106(B), which provides authorization for cities and towns to exceed expenditures in a budget item after final adoption of a city/town budget by moving appropriations between budget items. All budget amendments are completed within city policy established by Resolution 2022-2256.

Attachment A Reference:

1. The city may from time to time enter into Development Agreements, most commonly as a mechanism to stimulate economic activity within the city. Those agreements typically involve a financial component tied to some development related performance measure. The city budgets for these obligations each year as part of the annual budget process based on an assumed level of performance by the other party. Budgets for these agreements tend to be conservative in nature as a way to optimize operational flexibility for the upcoming year. This means it's common to see amendments being brought to Council related to Development Agreements where financial obligations exceed budget. When these situations arise, the inference is the city has brought in sufficient financial resources above the budgeted level of performance, providing the ability to cover these increased obligations from the increased revenue generated. The agreement currently being referenced requires the repayment of Fire Impact fees and requires an additional \$160,000 to be paid based on development activity during FY2026.
 2. In an effort to more easily report on the financial standing of our Ballpark operations and Ballpark Capital Expenditure program, we're reallocating Asset Management dollars that have historically resided in our Facilities Asset Management Plan to the Ballpark Fund Asset Management plan and Capital Expenditure Program respectively. This request does not require additional funding, only moving already budgeted dollars between funds.
 3. We're requesting \$500,000 to expedite the timing of our next scheduled Facilities Master Plan update from FY2028 to FY2027. Doing so will allow the city to leverage the information gathered for other city initiatives that involve space planning and/or potential capital improvement projects (CIP). In addition, we're requesting Council also approve the related expenditure authority for this item.
 4. To align with city practice of centralizing software costs, we're requesting to move the City Clerk's approved FY2027 supplemental for a dedicated Public Records Request system into the Information Technology (IT) budget. Other similar software requests have already been programmed in IT as part of the FY2027 budget process. This request does not require additional funding, only moving already budgeted dollars between funds.
 5. Water Services is requesting \$1.75M to purchase Granular Activated Carbon (GAC) filters to help reduce Trihalomethane (TTHM) levels in our water system. Savings from our Brine Disposal / Palo Verde Nuclear Generating Station CIP projects have been identified and are being dedicated to cover the cost of this request. In addition, we're requesting Council also approve the related expenditure authority for this item.
 6. Council is being asked to approve expenditure authority of \$4.8M related to Facility Asset Management Plan costs already budgeted in FY2027. This amount was omitted from the Administrative Award list adopted by Council in June 2026.
-

Attachments

Attachment A - Budget Amendment Report

City Council - Budget Amendments Report - FY2027

Council Agenda Date: 8/31/2026

Reference # for CAR	Date	Transfer Journal No.	Reason Needed	Amount	Ultimate Fund(s) Affected; Explanation	Funding From	Funding To
1	7/24/2026	1790	Permit activity ended the year above forecasted amounts. Rquest needed to stay in compliance with the associated Development Agreement	\$160,000		Contingency	Fire Development Impact Fee Funds
2	7/1/2026	66 & 68	Reallocates funding to our Ballpark Asset Mgmt program & CapEx Program for better transparency & ease of reporting.	none		Facilities Asset Mgmt Ballpark Operating	Ballpark Asset Mgmt Ballpark Cap Ex
3	8/10/2026	321	Move Facilities Master Plan project from FY28 to FY27 aligning timing of results with other city initiatives.	\$500,000		Unallocated Fund Balance	General Fund
4	8/13/2026	488	Moves Clerk software budget under IT where similar items are budgeted and centrally managed.	none		General Fund	General Fund
5	8/12/2026	447	Granular Activated Carbon (GAC) Purchase & Install to assist with trihalomethane (TTHM) mitigation	\$1,750,000		Fund Balance	Water 1-Time Fund

FY2027 Expenditures for Administrative Award (If Applicable)						
Reference # for CAR	Reference to Sched 10	Project No.	Description	Current Amount	Proposed Increase/(Decrease)	Revised Amount
6	27157		Facilities Asset Management- Not included as part of Schedule 10 adoption during the budget process	\$ -	\$ 4,834,600	\$ 4,834,600
3	27158	PW707	Facilities Master Plan being expedited from FY28 to FY27	\$ -	\$ 500,000	\$ 500,000
5	27171	WS707	Site13 &23 - GAC Install- Unanticipated Expenditure	\$ -	\$ 2,000,000	\$ 2,000,000
				\$ -	\$ -	\$ -

ITEM #: 8.
DATE: 08/31/2026
AI #:3405



CITY COUNCIL ACTION REPORT

SUBJECT: APPROVAL OF AMENDMENT ONE TO THE INTERGOVERNMENTAL AGREEMENT (IGA) WITH MARICOPA COUNTY FOR THE GOODYEAR POLICE DEPARTMENT (GYPD) RECRUIT TRAINING

STAFF PRESENTER(S): Brian Issitt, Chief of Police

SUMMARY

Maricopa County Sheriff's Office (MCSO) offers a Detention Officer Basic Training Academy on an as-needed basis and allows other agencies to provide recruits that are required to be trained. The Intergovernmental Agreement (IGA) enables the Goodyear Police Department to enroll new recruits in the MCSO detention training academy and establishes responsibilities for each party. This Amendment One to the IGA extends the Agreement to September 30, 2030, and increases the registration from \$250 to \$1000 per registrant.

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

Approve Amendment One to the IGA with Maricopa County, and provide authorization and direction to the Mayor, or their designee, to take actions and execute documents necessary to carry out the intent of the agreement. (Brian Issitt, Chief of Police)

FISCAL IMPACT

The cost of the new recruits, including the fees to attend the MCSO Detention Officer Training Academy, is funded in the Goodyear Police Department General Fund base budget.

BACKGROUND AND PREVIOUS ACTIONS

The GYPD is utilizing police assistants as detention officers to assist with detainees. MCSO offers a Detention Officer Basic Training Academy for detention employees. Maricopa County has requested the execution of an IGA to allow MCSO to allocate positions, as available, for training related to detention. The first agreement was approved by council on January 10, 2022.

STAFF ANALYSIS

The GYPD would like to continue to maintain the Maricopa County Sheriff's Office Training Academy as an option for training police assistants. MCSO is one of the few agencies with a detention officer academy. Neither the GYPD nor the West Valley departments have a dedicated academy and must rely on other agencies to offer the detention training. This agreement would allow the city to send the current police assistants, who will be assigned detention and transport duties, to the Maricopa County Sheriff's Office Detention Training Academy. Staff recommends approving the Amendment one to the IGA with MCSO, which is included as Attachment A.

Attachments

Attachment A - IGA Amendment One

AMENDMENT #1 TO INTERGOVERNMENTAL AGREEMENT
BETWEEN
MARICOPA COUNTY ON BEHALF OF THE
MARICOPA COUNTY SHERIFF'S OFFICE
AND
CITY OF GOODYEAR
FOR MCSO DETENTION OFFICER TRAINING ACADEMY
C-50-26-040-X-01

This Amendment to the Agreement between the Maricopa County on behalf of the Sheriff's Office ("MCSO"), and the City of Goodyear, an Arizona Municipality, for Goodyear Police Department shall be effective on July 1, 2026, and upon approval of the Maricopa County Board of Supervisors and the City of Goodyear.

Recitals

WHEREAS, the County acting on behalf of the Sheriff's Office and Goodyear PD entered into an Agreement ("Initial Agreement") for Detention Officer Training Academy, executed January 28, 2026, (C-50-26-040-X-00).

WHEREAS, MCSO has maintained a registration rate of \$250 per recruit for the past five (5) years.

Agreement

The Term of this Amendment is July 1, 2026, through September 30, 2030.

Parties agree to the following terms:

1. Per #7 under MCSO Will of the Initial Agreement, the non-refundable registration amount will increase from \$250 per registrant to \$1,000 per registrant.
2. No other terms and conditions of the Initial Agreement are affected by this amendment.

Authorization and Signatures

IN WITNESS WHEREOF, the Parties hereto have entered into this Agreement as of the date of the last signature set forth below.

City of Goodyear

Maricopa County

 Joe Pizzillo Date
 City Mayor


 _____ Jul 7, 2026
 Kate Brophy McGee Date
 Chair, Board of Supervisors

ATTEST:

ATTEST:

 Jasmine Pernicano Date
 City Clerk


Juanita Garza (Jul 7, 2026 09:29:30 PDT) Jul 7, 2026

 Juanita Garza Date
 Clerk of the Board

City of Goodyear Police Department

Maricopa County Sheriff's Office

 Brian Issitt Date
 Chief of Police


 _____ Jul 6, 2026
 Jerry Sheridan Date
 Sheriff

Approved as to form:

Approved as to form:

 City Attorney Date


Davina Bressler (Jun 29, 2026 10:35:33 PDT) Jun 29, 2026

 Deputy County Attorney Date

IGA - Goodyear PD - Detention Academy AMENDMENT #1 for BOS

Final Audit Report

2026-07-07

Created:	2026-06-29
By:	Jackie Johnson (JackieJohnson@MCSO.Maricopa.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAoDCtKEscpFMMkq4VB0DBibnUVPI0-M8k

"IGA - Goodyear PD - Detention Academy AMENDMENT #1 for BOS" History



Document created by Jackie Johnson (JackieJohnson@MCSO.Maricopa.gov)

2026-06-29 - 3:53:48 PM GMT



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2026-06-29 - 3:55:22 PM GMT



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Signer bressled@mcao.maricopa.gov entered name at signing as Davina Bressler

2026-06-29 - 5:35:31 PM GMT



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Signature Date: 2026-07-07 - 4:29:30 PM GMT - Time Source: server - Signature Appearance Selected: TYPE



Agreement completed.

2026-07-07 - 4:29:30 PM GMT



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ITEM #: 9.
DATE: 08/31/2026
AI #:3400



CITY COUNCIL ACTION REPORT

SUBJECT: RESOLUTION AUTHORIZING ACQUISITIONS OF REAL AND PERSONAL PROPERTY INTERESTS NEEDED FOR CAPITAL IMPROVEMENT PROJECT (CIP) #30014 - FIRE STATION 187 (MOBILE) REMODEL IMPROVEMENTS PROJECT

STAFF PRESENTER(S): Colton Blyle, Real Estate Specialist

SUMMARY

Approval of this item will authorize the acquisition of land rights within the project corridor necessary for the completion of CIP #30014 - Fire Station 187 (Mobile) Remodel Improvements Project.

STRATEGIC PLAN ALIGNMENT



SAFE &
VIBRANT
COMMUNITY



INNOVATIVE & HIGH
PERFORMING
ORGANIZATION



INFRASTRUCTURE

RECOMMENDATION

Adopt Resolution No. 2026-2534 Authorizing the acquisition of Real and Personal property interests needed for CIP #30014 - Fire Station 187 (Mobile) Remodel Improvements Project. (Colton Blyle, Real Estate Specialist)

FISCAL IMPACT

CIP #30014 - Fire Station 187 (Mobile) Remodel Improvements Project is included in the fiscal year (FY) 2027 budget.

BACKGROUND AND PREVIOUS ACTIONS

On July 1, 2009, the city of Goodyear entered into a Lease Agreement with Amaranth Land, LLC, a Delaware limited liability company, for approximately 1.25 acres of land located at 42960 S. 99th Avenue, Goodyear, Arizona, to operate within four (4) city-owned temporary modular buildings to accommodate administrative, office, and other governmental functions associated with the city's police, fire, and rescue operations.

At the June 10, 2024 Special Meeting, Council approved CIP #30014 - Fire Station 187 (Mobile) Remodel Improvements Project for design services in the amount of \$350,000 in the

adoption of Resolution No. 2024-2381 for the FY2024-2025 final estimates of proposed revenues and expenditures for the city of Goodyear for FY2025 beginning July 1, 2024, and ending June 30, 2025.

At the June 9, 2025 Special Meeting, Council approved CIP #30014 - Fire Station 187 (Mobile) Remodel Improvements Project for design services in the amount of \$350,000 in the adoption of Resolution No. 2025-2475 for the FY2025-2026 final estimates of proposed revenues and expenditures for the city of Goodyear for FY2026 beginning July 1, 2025, and ending June 30, 2026.

At the June 8, 2026 Special Meeting, Council approved CIP #30014 - Fire Station 187 (Mobile) Remodel Improvements Project, with a total budget of \$5,261,600. This amount included \$178,800 allocated for land acquisitions in the adoption of Resolution No. 2026-2522 for the FY2026-2027 final estimates of proposed revenues and expenditures for the city of Goodyear for FY2027 beginning July 1, 2026, and ending June 30, 2027 and adopting expenditures for administrative award for FY2027.

STAFF ANALYSIS

The city's existing Fire Station 187, located at 42960 S 99th Avenue, Goodyear, AZ 85239, currently operates from four (4) city-owned temporary modular buildings located on leased property owned by ARCUS Private Capital Solutions, LLC, an Arizona limited liability company. The modular buildings are also used for administrative, office, and other governmental functions associated with the provision of police, fire, rescue and street maintenance operations. The use of the modular buildings for fire services was intended to be temporary with the modular facilities serving as an interim fire station pending construction of a permanent facility.

Council approved CIP #30014 - Fire Station 187 (Mobile) Remodel Improvements Project to construct a permanent fire station to include a fully enclosed apparatus bay with associated decontamination and support spaces, training room, and living areas for fire department personnel.

The completion of the Fire Station 187 (Mobile) Remodel Improvements Project will require the city to acquire fee ownership of the real property upon which the new Fire Station 187 will be constructed and upon which the city-owned modular buildings are currently located. The Fire Station 187 (Mobile) Remodel Improvements Project impacts two (2) parcels currently identified as APNs 300-26-022G and 300-26-022C.

The real property needed for the Fire Station 187 (Mobile) Remodel Improvements Project and a depiction of the property is attached as Attachment B, and a depiction of the acquisition area is Attachment C.

Project construction cannot commence until all the necessary real and personal property interests are acquired.

Council's adoption of Resolution No. 2026-2534, included as Attachment A, authorizes and directs city staff to acquire, by dedication, donation, purchase, or the exercise of the power of eminent domain, the real and personal property interests needed for the completion of the project from the owners of the properties identified on Attachments B and C.

Attachments

Attachment A - Resolution No. 2026-2534

Attachment B - Legal Descriptions of Property

Attachment C - Depiction of Acquisition Area

RESOLUTION NO. 2026-2534

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AUTHORIZING THE ACQUISITION OF REAL AND PERSONAL PROPERTY INTERESTS NEEDED FOR CIP #30014 - FIRE STATION 187 (MOBILE) REMODEL IMPROVEMENTS PROJECT.

WHEREAS, the Mayor and Council of the city of Goodyear previously approved Capital Improvement Project (CIP) Number 30014 Fire Station 187 (Mobile) Remodel ("Fire Station 187 Remodel") to design, construct, and remodel the existing Fire Station 187, located at 42960 S 99th Avenue, Goodyear, AZ 85239 (Mobile) (the "Project");

WHEREAS, the Project will result in a new fire station being constructed that will include a fully enclosed apparatus bay with associated decontamination and support spaces, training room, and living areas for fire department personnel, (collectively the "Project Improvements");

WHEREAS, the completion of the Project Improvements will provide permanent fire department facilities to serve the south Goodyear area, enhancing emergency response capabilities, supporting public safety operations, improving firefighter health and safety, and ensuring the city may continue to meet the current and future service needs of the community;

WHEREAS, the City's existing Fire Station 187 operates from four (4) City-owned temporary modular buildings located on leased property owned by ARCUS Private Capital Solutions, LLC, an Arizona limited liability company;

WHEREAS the modular buildings are also used for administrative, office, and other governmental functions associated with the provision of police, fire, rescue and street maintenance operations;

WHEREAS, the use of the modular buildings for fire services was intended to be temporary with the modular facilities serving as an interim fire station pending construction of a permanent facility;

WHEREAS, the existing city owned mobile homes will be used to support the operations of the new fire station, police when working in the area, and streets when streets personnel are working in the area;

WHEREAS, the completion of the Project Improvements will require the city to acquire fee ownership of the real property of two parcels currently identified as APNs300-26-022G and 300-26-022C, upon which the new Fire Station 187 will be constructed and upon which the city owned mobile homes are currently located; and

WHEREAS, the City of Goodyear has considered alternatives to the acquisition of the real property and has evaluated the public benefit expected from this Project and the private injury to the owners of the property and have concluded that public good that will result from this Project substantially outweighs the private harm and that the proposed acquisition will result in the greatest public good and the least private injury.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. The Council of the city of Goodyear finds that the acquisition of real property and any personal property located within such real property that will need to be removed or that will be impacted to accommodate the Project Improvements are needed for the completion of CIP Number 30014 Fire Station 187 (Mobile)

Remodel and the securing of immediate possession of such real and personal property interests is for a necessary public purpose and is in the best interest of the citizens of the city of Goodyear.

SECTION 2. If city staff is not able to acquire the real and personal property interests needed for the completion of the Project Improvements by dedication, donation, or purchase within a reasonable period of time, the City Attorney, or his designee is hereby authorized and directed to commence or cause the commencement of condemnation proceedings, through the exercise of the power of eminent domain, to acquire, in the name of the city of Goodyear, the real and personal property interests needed for the construction of the Project Improvements and to secure immediate possession of such real and personal property interests. The City Attorney and/or his designee is further authorized and directed to undertake all actions and to perform all acts necessary in furtherance of the acquisition of such real and personal property interests.

SECTION 3. The City Manager or designee is expressly authorized to take all actions and execute all documents necessary to acquire the real and personal property interest needed for the completion of the CIP Number 30014 Fire Station 187 (Mobile) Remodel as authorized herein, and to carry out the intent of this Resolution.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this 31st day of August, 2026.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Jasmine Pernicano, City Clerk

Roric Massey, City Attorney

Attachment B

LEGAL DESCRIPTION
FOR
GOODYEAR FIRE STATION #187

A PORTION OF PARCEL 79 AS DESCRIBED IN INSTRUMENT NO. 20130978944, RECORDS OF MARICOPA COUNTY, ARIZONA, SITUATED IN A PART OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 4 SOUTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29, FROM WHICH THE NORTH QUARTER CORNER OF SAID SECTION 29, MONUMENTED BY AN IRON PIPE, BEARS SOUTH 89 DEGREES 36 MINUTES 33 SECONDS EAST, A DISTANCE OF 2640.05, AND ALSO FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 12 BEARS SOUTH 00 DEGREES 15 MINUTES 11 SECONDS WEST, A DISTANCE OF 2640.89 FEET;

THENCE UPON AND WITH THE EAST LINE OF SAID NORTHEAST ONE-QUARTER, SOUTH 00 DEGREES 15 MINUTES 11 SECONDS WEST, A DISTANCE OF 131.86 FEET TO THE **POINT OF BEGINNING** OF SAID LEASE PARCEL;

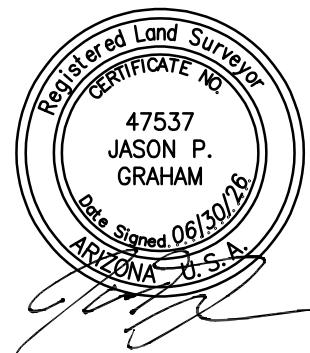
THENCE CONTINUING UPON AND WITH SAID EAST LINE, SOUTH 00 DEGREES 15 MINUTES 11 SECONDS WEST, A DISTANCE OF 665.11 FEET;

THENCE DEPARTING SAID EAST LINE, NORTH 89 DEGREES 46 MINUTES 33 SECONDS WEST, A DISTANCE OF 240.18 FEET;

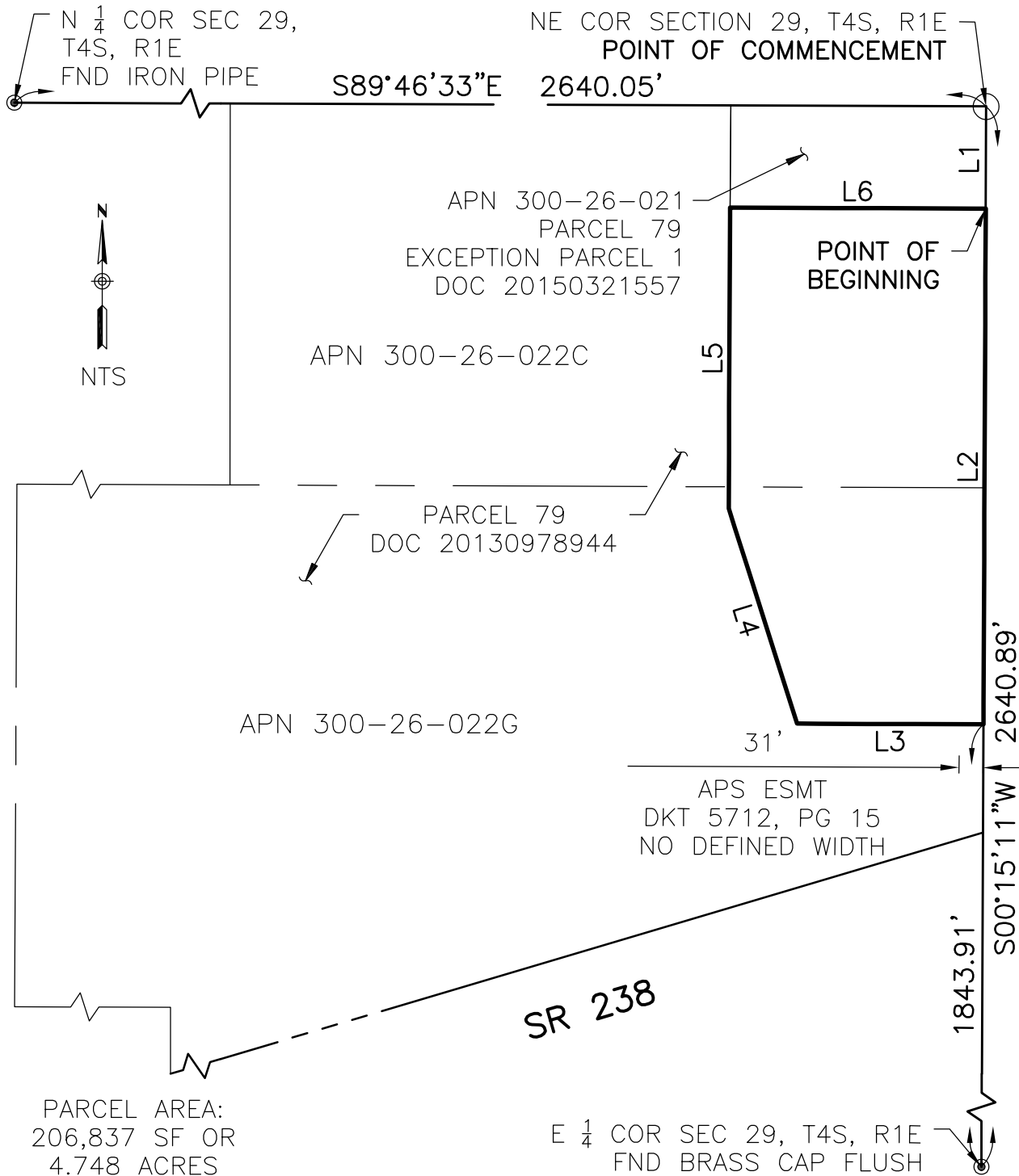
THENCE NORTH 17 DEGREES 37 MINUTES 57 SECONDS WEST, A DISTANCE OF 291.21 FEET;

THENCE NORTH 00 DEGREES 15 MINUTES 11 SECONDS WEST, A DISTANCE OF 387.93 FEET TO THE SOUTHEAST CORNER OF EXCEPTION PARCEL 1 OF SAID PARCEL 79;

THENCE UPON AND WITH THE SOUTH LINE OF SAID EXCEPTION PARCEL 1, SOUTH 89 DEGREES 46 MINUTES 32 SECONDS EAST, A DISTANCE 329.62 FEET TO THE EAST LINE OF SAID NORTHEAST ONE-QUARTER OF SECTION 29 AND TO THE **POINT OF BEGINNING**, CONTAINING A COMPUTED AREA OF 206,837 SQUARE FEET OR 4.748 ACRES OF LAND, MORE OR LESS.



FILE:\PROJECTS\2025\1425102 Goodyear Fire Station 187\CAD\EXHIBITS\25102-LEASE PARCEL.dwg DATE:Jun, 30 2026 TIME: 09:23 am



THIS IS NOT A PROPERTY
BOUNDARY SURVEY.



DIBBLE PROJECT NO.
1425102



EXHIBIT "A"
GOODYEAR FIRE STATION
#187 PARCEL

A PART OF NORTHEAST 1/4 SECTION 29,
T4S, R1E, GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

DATE: JUN 2026

DRN: LJC CHK: JPG

PAGE 2

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S00°15'11"W	131.86'
L2	S00°15'11"W	665.11'
L3	N89°46'33"W	240.18'
L4	N17°37'57"W	291.21'
L5	N00°15'11"E	387.93'
L6	S89°46'32"E	329.62'

LEGEND



BRASS CAP FLUSH, UNLESS OTHERWISE NOTED



CALCULATED POSITION



SECTION LINE



MID-SECTION LINE



BOUNDARY



RIGHT OF WAY LINE



PROPERTY LINE



EASEMENT LINE

DIBBLE



DIBBLE PROJECT NO.
1425102

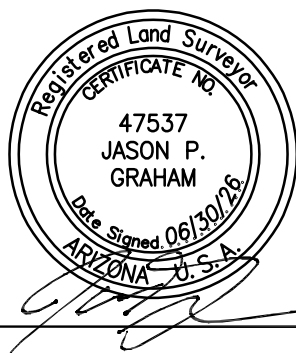


EXHIBIT "B"

GOODYEAR FIRE STATION

#187 PARCEL

A PART OF NORTHEAST 1/4 SECTION 29,
T4S, R1E, GILA & SALT RIVER MERIDIAN,
MARICOPA COUNTY, ARIZONA

DATE: JUN 2026

DRN: LJC CHK: JPG

PAGE 3

Attachment C

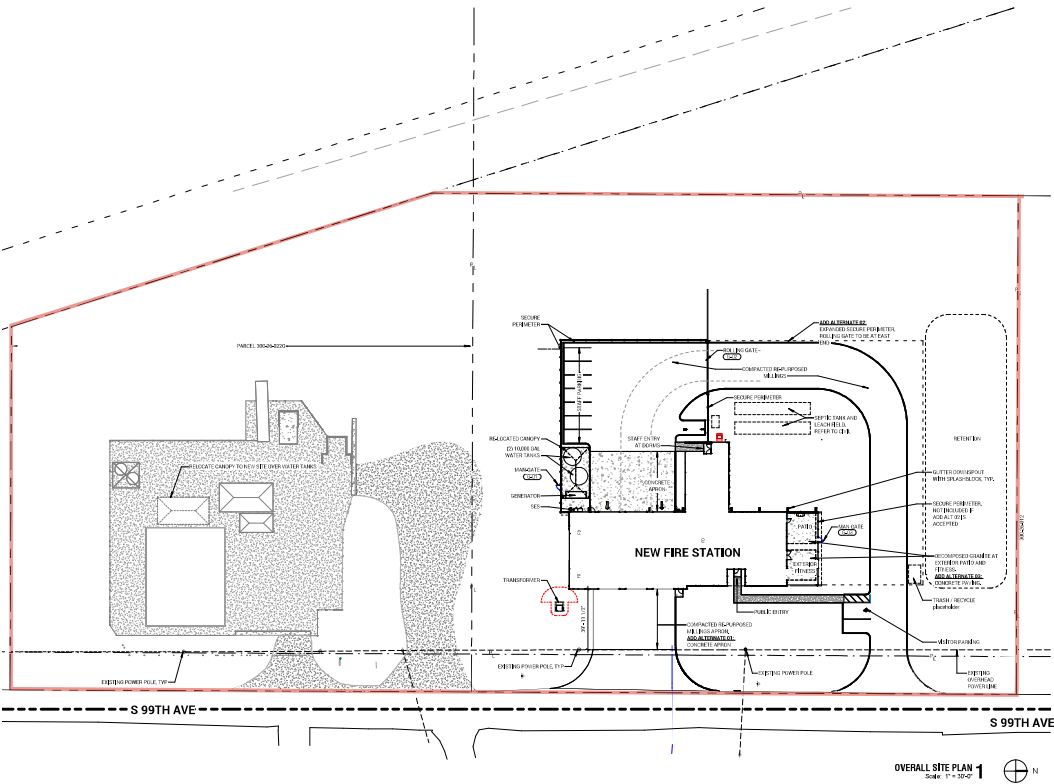
DEPICTION OF ACQUISITION AREA

SITE GENERAL NOTES

A. ALL VALUED PATH SURFACES TO BE COMPACTED ACCORDING TO SPECIFICATIONS.
B. ALL UTILITIES ARE TO BE COMPACTED ACCORDING TO SPECIFICATIONS AND SHALL BE PROVIDED BY CITY OF GOODYEAR. VERIFY ALL UTILITIES BEFORE CONSTRUCTION.

GATE SCHEDULE

GATE NO.	TYPE	MATERIAL	WIDTH	HEIGHT	NUMBER SET	COMMENTS
1	1	1	1	1	1	1
2	2	2	2	2	2	2
3	3	3	3	3	3	3



Martene Imirzian & Associates, LLC

8500 North Central Ave
Phoenix, AZ 85020
602 943 5279 v



42960 S 99th Avenue
Goodyear, AZ 85339

REV DATE DESCRIPTION
1.0 01/20/2020 DESIGN DEVELOPMENT

1.01 3107

OVERALL SITE PLAN

ITEM #: 10.
DATE: 08/31/2026
AI #:3441



CITY COUNCIL ACTION REPORT

SUBJECT: RESOLUTION DESIGNATING THE CHIEF FISCAL OFFICER FOR ANNUAL EXPENDITURE LIMITATION REPORTS FOR FISCAL YEARS (FY) 2026 AND 2027

STAFF PRESENTER(S): Laura Calder, Director of Finance

SUMMARY

Arizona Revised Statutes (A.R.S.) §41-1279.07(E) requires the Council to annually designate the city's Chief Fiscal Officer (CFO) by July 31 for purposes of submitting the Annual Expenditure Limitation Report (AELR) to the Arizona Auditor General. The city met the annual CFO designation requirement for FY2026 and FY2027 through Council adopted Resolution No. 2026-2502 and Resolution No. 2025-2527. Following the appointment of Laura Calder as Finance Director, the designation must be updated to reflect the city's current Finance Director.

STRATEGIC PLAN ALIGNMENT



Fiscal Resource
Management

RECOMMENDATION

Adopt Resolution No. 2026-2535 Designating the Chief Fiscal Officer for officially submitting the Fiscal Years 2026 and 2027 Annual Expenditure Limitation Report to the Arizona Auditor General. (Laura Calder, Director of Finance)

FISCAL IMPACT

No fiscal impact will result from the designation.

BACKGROUND AND PREVIOUS ACTIONS

The AELR for a fiscal year is due within nine months after the close of that fiscal year. For Goodyear, which has a June 30 fiscal year-end, the FY2026 AELR is due by March 31, 2027 and the FY2027 AELR is due by March 31, 2028.

During the city's Finance Director transition, Council adopted Resolution No. 2026-2502 on January 26, 2026, designating Michael Shoemaker, then serving as interim Finance Director,

as CFO for purposes of submitting the FY2025 and FY2026 AELRs.

Following the transition to a new interim Finance Director, Council adopted Resolution No. 2026-2527 on June 22, 2026, designating Paul Luizzi as CFO for FY2027.

STAFF ANALYSIS

The proposed action updates the city's CFO designation to Laura Calder as the Finance Director. The resolution designates Laura Calder as CFO for purposes of submitting the FY2026 and FY2027 AELRs and repeals the prior designations associated with the Finance Director transition.

The FY2026 AELR is due to the Arizona Auditor General by March 31, 2027.

Resolution No. 2026-2535 is included as Attachment A.

Attachments

Attachment A - Resolution No. 2026-2535

RESOLUTION NO. 2026-2535

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, DESIGNATING THE CHIEF FISCAL OFFICER FOR OFFICIALLY SUBMITTING THE FISCAL YEARS 2026 AND 2027 ANNUAL EXPENDITURE LIMITATION REPORT TO THE ARIZONA AUDITOR GENERAL.

WHEREAS, A.R.S. §41-1279.07(E) requires each county, city, town, and community college district to annually provide to the Arizona Auditor General by July 31 the name of the Chief Fiscal Officer the governing body designated to officially submit the current year's annual expenditure limitation report (AELR) on the governing body's behalf;

WHEREAS, Entities must submit an updated form and documentation for any changes in the individuals designated to file the AELR;

WHEREAS, Resolution No. 2026-2502 designated Michael Shoemaker as Chief Fiscal Officer for the Fiscal Year 2025 and 2026 Annual Expenditure Limitation Report ("AELR");

WHEREAS, Resolution No. 2026-2527 designated Paul Luizzi as Chief Financial Officer for the Fiscal Year 2027 AELR;

WHEREAS, the governing body now desires to repeal both of the resolutions previously adopted and designate a new Chief Fiscal Officer for purposes of preparing, signing, and submitting the AELR; and

WHEREAS, the City of Goodyear Mayor and Council desires to designate Laura Calder, as the City's Chief Fiscal Officer.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. Laura Calder is hereby designated as the City's Chief Fiscal Officer for purposes of submitting the fiscal year 2026 and 2027 AELR to the Arizona Auditor General on the governing body's behalf.

SECTION 2. Resolution No. 2026-2502 and 2026-2527 are hereby repealed in their entirety.

SECTION 3. Resolution No. 2026-2535 shall be effective upon the date of its adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this 31st day of August, 2026.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Jasmine Pernicano, City Clerk

Roric Massey, City Attorney

ITEM #: 11.
DATE: 08/31/2026
AI #:3421



CITY COUNCIL ACTION REPORT

SUBJECT: RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT (IGA) WITH THE GILA RIVER INDIAN COMMUNITY FOR MUTUAL AID

STAFF PRESENTER(S): Paul Luizzi, Fire Chief

SUMMARY

This IGA permits the Goodyear Fire Department and the Gila River Indian Community to enter into a mutual-aid agreement for fires, medical emergencies, and rescue services.

STRATEGIC PLAN ALIGNMENT



RECOMMENDATION

Adopt Resolution No. 2026-2536 Approving an Intergovernmental Agreement with Gila River Indian Community for Mutual Aid Response for Fire Protection and Other Emergency Services. (Paul Luizzi, Fire Chief)

FISCAL IMPACT

The IGA calls for each party to absorb its own costs in the performance of their duties. The Goodyear Fire Department budget will not change because of this agreement, as these are normal expenses of providing fire service.

BACKGROUND AND PREVIOUS ACTIONS

The Goodyear Fire Department and the Gila River Indian Community jurisdictions border each other in the southern portion of the city boundaries. This agreement will enable mutual aid response capabilities for both entities. The scope of this agreement includes mutual assistance in responding to fires, medical emergencies, hazardous materials incidents, rescue and other types of emergency incidents. The delivery of mutual aid for fire and emergency medical services is an established model for intergovernmental cooperation, efficiency and premier customer service. The mutual aid system provides customers with the fastest response to their emergencies.

STAFF ANALYSIS

Staff recommends and supports approving Resolution No. 2026-2536 with IGA with the Gila River Indian Community (Attachment A). Since 2007, the Goodyear Fire Department has maintained an IGA with the Gila River Indian Community as part of a mutual aid agreement, which improves the coordination of emergency assistance to incidents that threaten the loss of life or property within the respective jurisdictions. It is to the mutual benefit of both the Goodyear Fire Department and Gila River Indian Community to enter into this agreement for mutual assistance with fire, medical emergencies and rescue services.

Attachments

Attachment A - Resolution No. 2026-2536 with IGA

RESOLUTION NO. 2026-2536

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING AN INTERGOVERNMENTAL AGREEMENT WITH GILA RIVER INDIAN COMMUNITY FOR MUTUAL AID RESPONSE FOR FIRE PROTECTION AND OTHER EMERGENCY SERVICES.

WHEREAS, the Gila River Indian Community is a federally recognized tribe, the Gila River Indian Community Council is the governing body of the Gila River Indian Community;

WHEREAS, it is the desire of the Gila River Fire Department to enter into an Intergovernmental Agreement with the City of Goodyear in order to continue to improve the nature and coordination of emergency assistance to incidents that threaten the loss of life or property within the geographic boundaries of their respective jurisdiction;

WHEREAS, the Gila River Indian Community and the City of Goodyear have a long history of cooperation involving fire services and have been providing mutual assistance for many years; and

WHEREAS, the Gila River Indian Community Council finds it in the best interest of the Community to approve the attached Intergovernmental Agreement with the City of Goodyear for fire mutual aid.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. That the City of Goodyear approves the attached Intergovernmental Agreement for mutual aid response for fire protection and other emergency services between the City and Gila River Indian Community.

SECTION 2. Resolution No. 2026-2536 shall be effective upon the date of its adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this 31st day of August, 2026.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Jasmine Pernicano, City Clerk

Roric Massey, City Attorney

**INTERGOVERNMENTAL AGREEMENT BETWEEN
THE CITY OF GOODYEAR AND
GILA RIVER INDIAN COMMUNITY
FOR MUTUAL AID RESPONSE FOR FIRE PROTECTION AND OTHER
EMERGENCY SERVICES**

AGREEMENT NO. _____
(City of Goodyear)

This Intergovernmental Agreement ("Agreement") is entered into _____ ("Effective Date"), by and between the City of Goodyear, for and on behalf of the Goodyear Fire Department ("the City"), and Gila River Indian Community ("the Community"), a federally recognized Indian tribe. Throughout this Agreement, the City and the Community individually may be referred to as "Party" and may be referred to collectively as "Parties" to this Agreement.

RECITALS

WHEREAS, the City Manager of Goodyear, is authorized and empowered by provisions of the City Charter to execute contracts; and,

WHEREAS, the City is authorized and empowered to enter into intergovernmental agreements for the provision of services or for joint or cooperative action pursuant to Arizona Revised Statutes (A.R.S.) §11-952, and the City of Goodyear Code Article 5-1-7; and,

WHEREAS, agreements for mutual assistance in fire protection and response to other emergencies have existed between municipalities and governmental jurisdictions; and,

WHEREAS, the safety of the employees of each Participant is paramount; and,

WHEREAS, it is the desire of the municipalities, governmental jurisdictions, agencies and fire districts participating in this Agreement, to continue and improve the nature and coordination of emergency assistance to incidents that threaten the loss of life or property within the geographic boundaries of their respective jurisdictions; and,

WHEREAS, it is further the determination of each of the Parties thereto that the decision to enter into this Mutual Aid Agreement constitutes a fundamental governmental policy of the Parties hereto which is discretionary in nature, and includes the determination of the proper use of the resources available to each of the Parties hereto with respect to the providing of governmental services and the utilization of existing resources of each of the Parties hereto, including the use of equipment and personnel; and,

WHEREAS, this Agreement shall encourage the development of cooperative procedures and protocols, including, but not limited to, the possibility of joint purchasing, coordination of communications, training, health and safety, fire prevention, public education, fire investigations and other activities that will enhance each Participant's ability to fulfill its

mission; and,

WHEREAS, it is the desire of the municipalities and governmental jurisdictions to initiate and/or renew a “Mutual Aid Agreement” for fire department services; and,

AGREEMENT

NOW THEREFORE, in consideration of the mutual promises, inducements, covenants, agreements, conditions and other good and valuable consideration, the receipt and sufficiency which is acknowledged, the Parties agree as follows:

ARTICLE I. PURPOSE

1. Purpose:

All Parties to this Agreement agree that its purpose is to provide for mutual assistance to fires, medical emergencies, hazardous materials incidents, technical rescues and other types of emergency incidents that are within the scope of services provided by fire departments.

2. Definition:

The Parties agree that mutual aid is defined as, any Fire Department emergency response and/or incident mitigation assistance provided by one Party to the other Party when no formal automatic assistance agreement has been instituted. Any mutual aid assistance provided will be the result of a formal request for assistance from one Party to the other Party, as prescribed in this agreement.

3. Effect on Prior Agreements:

The Parties further understand that this Agreement supersedes any previous mutual aid agreements between any of the Parties hereto.

4. Effect on current Intergovernmental Agreement for the Regional Metropolitan Phoenix Fire Service Automatic Aid Agreement:

Any response to a mutual aid jurisdiction or mutual aid response area by a Participant in the current Intergovernmental Agreement for the Regional Automatic Aid Agreement (Agreement) will not bind any other Participant in the Agreement to provide any assistance in support of the mutual aid request.

ARTICLE II. PARAMETERS FOR ASSISTANCE TO BE PROVIDED

1. By joining this discretionary agreement agree, for the purpose of emergency response, that certain formal operating procedures shall be followed in terms of requesting, dispatching and redeploying emergency units and operating at the scene of emergency incidents. At no time, will one Party be required to operate outside of that Parties Standard Operating Procedures (S.O.P.

2. Upon request for assistance, it is understood and agreed that the Fire Chief or their designee of the Party being requested for assistance shall have the sole responsibility of determining, pursuant to the governmental policy of his/her jurisdiction, the level and amount of resources including equipment and personnel to be devoted in response to the request. Neither Party is in any way liable to the other or to any other person, firm or corporation for the determination to supply or not to supply, or to limit the amount of assistance upon such request following such determination.
3. It is understood and agreed that the assisting fire department units shall operate under the direction of the Fire Chief or other authorized person in command of emergency operations for the jurisdiction requesting assistance. At no time will the assisting units operate in violation of their respective S.O.P.'s.
4. It is understood that the equipment and personnel of the Party providing mutual aid assistance are to be released from service and returned to the Party's jurisdiction by the commanding officer in charge of operations as soon as conditions warrant.

ARTICLE III. REQUEST FOR ASSISTANCE

1. It is understood that at any time a jurisdiction may exceed their response capabilities. When the Fire Chief or their designee determines that assistance is needed to mitigate an emergency incident within their jurisdiction, a request for assistance can be made to either Party of this agreement.
2. All requests for mutual aid assistance will follow the process below:
 - 2.1 The requesting jurisdiction will contact the Phoenix Fire Department Regional Dispatch Center (PFDRDC) to request assistance. The request must include the type of incident, the type and number of resources being requested, current number of resources assigned to the emergency incident and the current incident strategy being utilized.
 - 2.2 Upon receipt of the information, the PFDRDC staff will determine, to the best of their ability, the closest appropriate supporting jurisdiction to fulfill the request. Upon that determination, the PFDRDC will contact the on-duty Shift Commander or Battalion Chief of the proposed supporting jurisdiction to obtain approval to dispatch requested resources.
 - 2.3 The following criteria will be utilized by the Fire Chief or their designee to determine the level of support that will be provided:

- 2.3.1** What is the incident type and nature?
 - 2.3.2** What is the immediate or foreseeable life hazard?
 - 2.3.3** Has the responsible agency dispatched resources to the incident? If yes, what is their estimated time of arrival to the incident.
 - 2.3.4** Is a different jurisdiction closer that can provide the requested support? If yes, refer the request to that jurisdiction?
 - 2.3.5** Is the requested support appropriate to ensure scene safety and to operate within the Phoenix Fire Department's Volume 2 procedures.
 - 2.3.6** What is the current overall resource availability of the jurisdiction being requested? What impact will the fulfillment of the request have on the system?
 - 2.3.7** Are the resources being requested appropriate for the incident and able to have an impact. Specific consideration should be applied to request for ladder companies.
- 2.4** After thoroughly assessing the criteria in section 2.3 above, the Fire Chief or their designee will make a determination whether to fully or partially support the mutual aid request, or to deny the request. Upon this determination, the supporting jurisdiction Fire Chief or designee will advise the PFDRDC of the level of response, if any, that will be provided.
- 2.5** If assistance will be provided, the PFDRDC will immediately dispatch the determined resources and notify the requesting jurisdiction of the status of their request for assistance.

ARTICLE IV - MISCELLANEOUS

- 1.** The Parties further agree to participate in multi-jurisdictional drills and exercises, training programs, pre-incident planning, post-incident critiques and other activities to enhance safe effective emergency operations when practical and feasible to participate.
- 2.** Nothing in this agreement shall limit the ability of either Party from agreeing to participate in more specific contracts for services, mutual assistance or automatic response; nor shall this prohibit any Party from providing emergency assistance to another jurisdiction which is not a participant in this agreement.

3. It is understood that no Party to this agreement by the execution of said agreement or by the requesting or providing of assistance under this agreement has assumed any binding legal responsibility to provide the resources, equipment, facilities or personnel of such responding jurisdiction outside its geographic area of jurisdiction, either in the instance of the initial request for assistance or any future request for assistance.
4. Neither Party shall be reimbursed by the other Party for any costs incurred pursuant to the agreement.
5. Both Parties shall retain ownership of any equipment or property it brings to the performance of this agreement.

ARTICLE V. TERM OF THE AGREEMENT

1. **Term; Renewal:**
This Agreement shall commence on the Effective Date referenced above, and shall continue in force for five (5) years, or until terminated by formal act of the Parties.
2. **Termination:**
Either Party may terminate this Agreement at any time by providing ninety days (90) written notice to the other Party. That terminating Party's termination will then be effective on the 91st day after notice has been provided, unless the notice to terminate has been withdrawn. The Parties at their convenience, by written notice, may terminate this Agreement. Termination can be with, or without, cause. In addition, the Parties acknowledge that, to the extent applicable by law, this Agreement is subject to cancellation by either Party pursuant to the provisions of A.R.S. § 38-511.

ARTICLE VI. GENERAL TERMS AND CONDITIONS

1. **Governing Law; Forum; Venue:**
This Agreement is executed and delivered in the State of Arizona, and the substantive laws of the State of Arizona (without reference to choice of law principles) will govern their interpretation and enforcement. Any action brought to interpret or enforce any provision of this Agreement that cannot be administratively resolved, or otherwise related to or arising from this Agreement, will be commenced and maintained in the state or federal courts of the State of Arizona, Maricopa County, and each of the Parties, to the extent permitted by law, consents to jurisdiction and venue in such courts for such purposes.
2. **Implied Contract Terms:**
Each and every provision of law and any clause required by law to be in this Contract shall be read and enforced as though it were included herein, and, if through mistake

or otherwise, any such provision is not inserted, or is not correctly inserted, then upon the application of either Party, the Contract shall be physically amended to make such insertion or correction.

3. Parol Evidence:

This Agreement is intended by the undersigned Parties as the final expression of their agreement and is intended to be the complete and exclusive statement of the terms of the agreement between the Parties. No course of prior dealings between the Parties and no usage in the trade shall be relevant to supplement or explain any term used in this Agreement. Acceptance or acquiescence in a course of performance rendered under this Contract shall not be relevant to determine the meaning of this Agreement.

4. Third-Party Beneficiary Clause:

The Parties expressly agree that this Agreement is neither intended by any of its provisions to create any right of the public or any member thereof as a third-party beneficiary, nor to authorize anyone not a Party to this Agreement to maintain a suit for personal injuries or property damage pursuant to the terms or provisions of this Agreement.

5. Fund Appropriation Contingency:

The Parties understand that the continuation of this Agreement is subject to the budget of the Parties providing for the contract item as an expenditure. The Parties cannot assure that funding this Agreement will be approved in the future. In such event, either Party may terminate this Agreement.

6. No Joint Venture:

No term or provision in this Agreement is intended to create a partnership, joint venture or agency arrangement between any of the Parties.

7. Assignment and Delegation:

Neither this Agreement, nor any of its rights or obligations, may be transferred or assigned by either Party without the prior written consent of both Parties. Any attempt to assign this Agreement without prior written consent will be void and may result in penalties up to and including termination of the Agreement.

8. Entire Contract; Amendment, No Oral Modification:

This Agreement constitutes the complete agreement of the Parties. It supersedes all previous representations, understandings, and agreements, written or oral, relating to the subject matter of this Agreement. This Agreement and its terms may not be modified or changed except in writing signed by both Parties.

9. Invalidity of Any Provisions:

This Agreement will remain in effect even if one or more of its terms or provisions have been held to be invalid or unenforceable. Such a holding will result in the offending term or provision being ineffective to the extent of this Agreement, which would subsequently be construed as though the invalid or unenforceable term or

provision never existed. Upon discovery by either Party of invalid terms or provisions, written notice will be given to the other Party within ten (10) business days.

10. Independent Contractor Status:

The Parties agree that neither Party shall be deemed to be an employee or agent of the other Party to this Agreement and that the relationship created by this Agreement is that of independent contractors. Neither Party nor any of either Party's agents, employees or helpers will be deemed to be the employee, agent, or servant of the other Party. Neither Party, its employees and subcontractors are entitled to worker's compensation benefits from the other Party.

11. Workers' Compensation:

Pursuant to A.R.S. §23-1022(D), for the purposes of workers' compensation coverage, all employees of each Party covered by this Agreement shall be deemed to be an employee of all Parties. The agency which regularly employs an employee entitled to workers' compensation arising out of work associated with this Agreement shall be the agency solely liable for payment of all workers' compensation and related benefits.

12. Severability:

The provisions of this Agreement are severable to the extent that any provision or application held to be invalid shall not affect any other provision or application of the Agreement which shall remain in effect without the invalid provision or application.

13. Non-Waiver:

Any City delay or failure to exercise or enforce any right, power, privilege, or remedy under this Agreement may not be deemed a waiver, release, or modification of the requirements of this Agreement or any of its terms or provisions.

14. Compliance with Laws:

To the extent required by law, the Parties will comply with all applicable existing and subsequently enacted federal, state and local laws, ordinances, codes, and regulations that are, or become applicable to this Agreement. If a subsequently enacted law imposes substantial additional costs, a request for an amendment may be submitted pursuant to this Agreement.

15. Compliance with Non-Discrimination Laws:

To the extent required by law, the Parties agree to comply with all applicable state and federal laws, rules, regulations and executive orders governing equal employment opportunity, non-discrimination and affirmative action.

16. Drug Free Workplace:

The Parties will comply with the Drug Free Workplace Act of 1988 and will permit inspection of its personnel records to verify such compliance. A Party's breach of the above-mentioned warranty shall be deemed a material breach of the Agreement

and may result in the termination of the Agreement.

17. Immigration and Legal Worker Requirements:

To the extent required by law and applicable under A.R.S. § 41-4401, each Party warrants compliance with all federal immigration laws and regulations that relate to its employees and the City warrants compliance with E-verify requirements under A.R.S. §23-214(A).

18. Disposition of Property. Pursuant to the provisions of A.R.S. § 11-952(B)(4), it is expressly acknowledged and understood that upon cancellation or termination of this agreement, all right, title, and interest in and to equipment and property shall at all times remain the property of the Purchaser.

ARTICLE VII. INSURANCE AND INDEMNIFICATION

1. Indemnification:

From the time of arrival to the time of departure at the emergency scene, the Party providing assistance shall be considered for all purposes to be under the direction and control of the Party requesting assistance. In proceeding to and returning from the emergency scene, the Party providing assistance shall be considered to be an independent contractor for all purposes, and not under the direction and control of the Party requesting assistance. To the extent permitted by law, each Party shall indemnify, defend, save and hold harmless the other Party and its officers, officials, agents, and employees from and against any and all claims, actions liabilities, damages, losses, or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation and litigation) (hereinafter referred to as "Claims") for bodily or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of each Party or any of its respective owners, officers, directors, agents, employees or subcontractors.

2. Indemnifications Survive. The provisions of this Agreement wherein a Party has explicitly indemnified the other Party shall survive the expiration or earlier termination of this Agreement

ARTICLE VIII. NON-WAIVER OF SOVEREIGN IMMUNITY

1. Sovereign Immunity. Nothing in this Agreement shall be construed as a waiver of the Community's sovereign immunity, and is not intended to impair, limit, or affect the status of the Community or its sovereignty. Nothing in this Agreement shall be construed as a waiver of any City immunity or defense, including (without limitation) immunities and defenses under A.R.S. Section 12-820 et. seq.

ARTICLE IX. NOTICES

1. Any notice, consent, or other communication ("notice") required or permitted under this Agreement must be in writing and either delivered in person, sent by facsimile

transmission, deposited in the United States mail, postage prepaid, registered or certified mail, return receipt requested, or deposited with any commercial air courier or express service addressed as follows:

If to CITY:

City of Goodyear Fire Department
14455 W. Van Buren Street, E-102
Goodyear, AZ 85338

Attn: Paul Luizzi
Fire Chief
Goodyear Fire Department
Telephone: (623) 932-2300

With a Copy to:
Roric Massey, City Attorney
City of Goodyear
1900 N. Civic Square
Goodyear, AZ 85395

If to COMMUNITY:

Gila River Fire Department
5002 North Maricopa Road
Chandler, AZ 85226

Attn: Kathy Garcia
Fire Chief
Gila River Fire Department
Telephone: (520) 796-5900

With a Copy to:
Gila River Indian Community
Office of General Counsel
PO Box 97
Sacaton, AZ 85147

Notice will be deemed received at the time it is personally served or, on the day it is sent by facsimile transmission or, upon deposit with any commercial air courier or express service or, if mailed, ten (10) days after the notice is deposited in the United States mail as provided above. Either Party may change its mailing address, fax number, or the contact information for the person to receive notice by notifying the other Party as provided herein. Notice sent by facsimile transmission must also be sent by regular mail to the recipient at the above address. This requirement for duplicate notice is not intended to change the effective date of the notice sent by facsimile transmission.

IN WITNESS WHEREOF, this Agreement is executed as provided below. Further, in signing this Agreement, the signatories below affirm and attest that they are authorized to execute this Agreement on behalf of their respective Party.

CITY OF GOODYEAR, a municipal corporation

By: _____
Brian Langley, City Manager

ATTEST:

Jasmine Pernicano, City Clerk

APPROVED AS TO FORM:

Roric Massey, City Attorney

INTERGOVERNMENTAL AGREEMENT DETERMINATION

In accordance with A.R.S. §11-952 (D), this Agreement has been reviewed by the undersigned who determined that it is in appropriate form and is within the powers and authority of the City.

CITY OF GOODYEAR

By: _____
Roric Massey, City Attorney

Date: _____

FOR THE GILA RIVER INDIAN COMMUNITY:

By: _____
Stephen R. Lewis, Governor Date _____

APPROVED AS TO FORM:

Linus Everling, General Counsel Date _____

For the Gila River Fire Department:

Kathy Garcia, Fire Chief Date _____
Gila River Fire Department

ITEM #: 12.
DATE: 08/31/2026
AI #:3444



CITY COUNCIL ACTION REPORT

SUBJECT: ORDINANCE CREATING A CUSTOMER SERVICE & INNOVATION DEPARTMENT

STAFF PRESENTER(S): Bryan Langley, City Manager

SUMMARY

Staff is seeking Council approval to create a new Customer Service & Innovation Department.

STRATEGIC PLAN ALIGNMENT



INNOVATIVE & HIGH
PERFORMING
ORGANIZATION



INFRASTRUCTURE

RECOMMENDATION

Adopt Ordinance No. 2026-1653 Amending Goodyear City Code Section 3-1-5 (Department Heads) creating a Customer Service & Innovation Department; providing for corrections, severability and declaring an emergency. (Bryan Langley, City Manager)

FISCAL IMPACT

The creation of the Customer Service & Innovation Department requires no additional Full Time Employee (FTE) count as we propose repurposing a vacant Deputy City Manager position. By repurposing a Deputy City Manager vacancy to the Director of Customer Service & Innovation position, the change will be cost neutral.

BACKGROUND AND PREVIOUS ACTIONS

The new Customer Service & Innovation department will elevate the focus on customer service across all city customer-facing functions with a primary focus on:

- Evaluating a centralized 311 customer service model, including a call center to complement the 311 application.
- Improving how customer calls and requests are tracked, measured, and resolved.
- Addressing customer communications to improve the consistency of the overall customer experience
- Expanding innovation and continuous improvement efforts to improve service delivery.

STAFF ANALYSIS

In evaluating the organizational structure and service delivery of the city of Goodyear, staff considered the increasing importance of customer-centric operations and the need for continuous innovation to meet the evolving expectations of residents and stakeholders. As our community grows and the complexity of service requests expands, it is essential to elevate the focus on customer service across all city customer-facing functions.

Staff recommends the creation of a Customer Service & Innovation Department, which will centralize and enhance the city's approach to customer engagement. This strategic move is designed to strengthen the city's commitment to exceptional customer service and foster a culture of innovation that benefits all residents.

In accordance with Article IV of the City Charter, the creation of new departments requires City Council approval per Ordinance No. 2026-1653, included as Attachment A.

Attachments

Attachment A - Ordinance No. 2026-1653

ORDINANCE NO. 2026-1653

AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AMENDING GOODYEAR CITY CODE SECTION 3-1-5 (DEPARTMENT HEADS) CREATING A CUSTOMER SERVICE & INNOVATION DEPARTMENT; PROVIDING FOR CORRECTIONS, SEVERABILITY AND DECLARING AN EMERGENCY.

WHEREAS, the City of Goodyear is committed to providing the highest quality citizen services to its residents;

WHEREAS, the Mayor and Council of the City of Goodyear recognize the creation of the Customer Service & Innovation Department is necessary to meet the goals and actions as outlined in the City of Goodyear Strategic Plan; and

WHEREAS, the Mayor and Council of the City of Goodyear find the adoption of this ordinance be in the best interests of the public health, safety and welfare.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. AMENDMENT TO CITY CODE SECTION 3-1-5 (DEPARTMENT HEADS)

The Goodyear City Code of Ordinances is hereby amended by adding a new subsection, to be numbered 3-1-5(A)(16), which said subsection shall read as follows:

(16) Customer Service & Innovation

SECTION 2. CORRECTIONS

The City Clerk and the codifiers of this Ordinance are authorized to make necessary clerical corrections to this Ordinance, including, but not limited to, the correction of scrivener's/clerical errors, references, ordinance numbering, section/subsection numbers, and any references thereto.

SECTION 3. SEVERABILITY

If any section, subdivision, sentence, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions of the ordinance or parts thereof.

SECTION 4. DECLARING AN EMERGENCY

In order to preserve the peace, health and safety of the citizens of Goodyear, Arizona, an emergency is declared to exist, and this ordinance shall be effective immediately upon its passage and adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this 31st day of August, 2026.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Jasmine Pernicano, City Clerk

Roric Massey, City Attorney

ITEM #: 13.
DATE: 08/31/2026
AI #:3329



CITY COUNCIL ACTION REPORT

SUBJECT: RESOLUTION APPROVING A SPECIAL USE PERMIT FOR DESERT RAINBOW SOLAR ENERGY GENERATION FACILITY

STAFF PRESENTER(S): Ann Dolmage, Principal Planner

OTHER PRESENTER(S):

Andrew Yancey; Bergin, Frakes, Smalley & Oberholtzer

SUMMARY

Request for a Special Use Permit for Desert Rainbow, a utility-scale solar energy generation facility, including accessory Battery Energy Storage Systems (BESS), on approximately 5,050 acres zoned Preliminary Planned Area Development (PAD), located south of Queen Creek Road and east of Waterman Wash.

STRATEGIC PLAN ALIGNMENT



Economic
Vitality



SAFE &
VIBRANT
COMMUNITY



INFRASTRUCTURE

RECOMMENDATION

Adopt Resolution No. 2026-2537 Approving the Special Use Permit for an Energy Generation Facility with an accessory use of a battery energy storage system located on approximately 5,050 acres generally extending north to south from the Queen Creek Road alignment to the Patterson Road alignment, and west to east from Waterman Wash to the 139th Avenue alignment. (Ann Dolmage, Principal Planner)

STIPULATIONS

The complete list of stipulations is contained within Resolution No. 2026-2537, included as Attachment A.

FISCAL IMPACT

A fiscal impact analysis has been conducted for Desert Rainbow, the utility-scale solar energy generation facility on approximately 5,050 acres ("the Project"), by the applicant. The applicant's analysis estimates that the solar component of the Project will generate approximately \$42.9 million in direct tax revenues and \$10,046 in indirect tax revenues to the city of Goodyear over a thirty (30)-year period. In addition, the BESS component will generate an estimated \$15.5 million in direct tax revenues and \$4,952 in indirect tax revenues to the city of Goodyear over a fifteen (15)-year period. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax, and development impact fees. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS

On August 19, 2026, the Planning and Zoning (P&Z) Commission held a public hearing for this item. During the staff presentation, staff recommended that the P&Z Commission forward a recommendation of approval for the Special Use Permit (SUP) to the Council, with minor modifications to stipulations 7, 11, and 19.c.ii., which are reflected in the Resolution (Attachment A). Following the staff presentation, the applicant also provided a presentation.

During the public comment portion of the meeting, one Maricopa County/Buckeye-area resident spoke in opposition to the SUP, citing concerns such as a lack of direct benefit to Goodyear and Buckeye residents. After the public hearing, the P&Z Commission asked questions and discussed topics including future development, facility operations, and benefits to Goodyear.

Following their discussion, the P&Z Commission voted 6–0 to recommend approval, subject to the proposed stipulations outlined in the Resolution (Attachment A).

A Public Hearing notice for the Council Meeting was published in the Arizona Business Gazette - Republic Edition on July 31, 2026, at least 15 days prior to the meeting. Postcards were mailed to 240 addresses, including adjoining owners located within one (1) mile of the Property and external agencies on July 24, 2026. Additionally, signs were posted/updated on the site on August 3, 2026.

Additional details regarding the previous actions are provided in the P&Z Commission Staff Report, included as Attachment G.

STAFF ANALYSIS

Staff recommends that the City Council adopt Resolution No. 2026-2537 (Attachment A), consistent with the Planning and Zoning Commission's recommendation.

Attachments

Attachment A - Resolution No. 2026-2537 with Exhibits

Attachment B - Project Narrative

Attachment C - Aerial Photo

Attachment D - Details of the Request

Attachment E - Conceptual Site Plan

Attachment F - Evaluation Criteria

Attachment G - Planning & Zoning Commission Action Report
Staff Presentation

RESOLUTION NO. 2026-2537

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING THE SPECIAL USE PERMIT FOR AN ENERGY GENERATION FACILITY WITH AN ACCESSORY USE OF A BATTERY ENERGY STORAGE SYSTEM LOCATED ON APPROXIMATELY 5,050 ACRES GENERALLY EXTENDING NORTH TO SOUTH FROM THE QUEEN CREEK ROAD ALIGNMENT TO THE PATTERSON ROAD ALIGNMENT, AND WEST TO EAST FROM WATERMAN WASH TO THE 139TH AVENUE ALIGNMENT.

WHEREAS, an application for Special Use Permit No. P25-00259 was submitted for Desert Rainbow, a utility-scale solar Energy Generation Facility, including accessory Battery Energy Storage Systems (BESS) on approximately 5,050 acres and further described in Exhibit A attached hereto (the "Property");

WHEREAS, the Property is zoned Preliminary Planned Area Development (PAD) on November 16, 2009, pursuant to Ordinance 09-1198 and has General Plan designations of Neighborhoods, Scenic Neighborhoods, Business & Commerce, and Open Space;

WHEREAS, a community meeting was held for the project on April 14, 2026. Notifications were mailed on March 30, 2026, to 193 unique mailing addresses within one (1) mile of the Project site and to additional stakeholders. Additionally, four (4) signs were posted on the Property on March 27, 2026, and postings were added to the city website;

WHEREAS, on August 19, 2026, the Planning & Zoning Commission held a duly advertised public hearing to solicit comments from the public, both for and against, relative to this application;

WHEREAS, a public hearing was held before Planning and Zoning Commission on August 19, 2026, and at that meeting the Planning and Zoning Commission voted (6-0) to recommend approval;

WHEREAS, on August 31, 2026, the City Council held a duly advertised public hearing to solicit comments from the public, both for and against, relative to this application;

WHEREAS, the City Council has read and considered the agenda report for the proposed use and has considered other evidence presented at the public hearing; and

WHEREAS, the Goodyear Zoning Ordinance establishes findings required for granting a Special Use Permit.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. The City Council hereby approves Special Use Permit No. P25-00259 to allow a utility-scale solar Energy Generation Facility with accessory BESS, on the site described in Exhibit A attached hereto, subject to the conditions of approval set forth herein.

SECTION 2. The City Council finds that the proposed Special Use Permit is consistent with the city of Goodyear General Plan; is compatible with the surrounding area in

terms of location, size and design; the scale, bulk, coverage, and density is in harmony with the surrounding development; complies with the purpose and requirements of the Special Use Permit regulations and applicable City development policies and standards; will be adequately served by public facilities, services, and utilities; will not adversely affect neighborhood character; will not adversely impact the surrounding street system; will not result in unmitigated negative impacts or be materially detrimental to nearby residents, workers, the neighborhood, or the public welfare.

SECTION 3. The approval of Special Use Permit No. P25-00259 is subject to the conditions of approval set forth in Exhibit B attached hereto. The Special Use Permit shall be subject to review, as determined by the Zoning Administrator, for compliance with the conditions of approval set forth in Exhibit B and to address violations that may have occurred. The City of Goodyear reserves the right to initiate proceedings, including public hearings pursuant to State law and City codes, for the revocation of the Special Use Permit in the event that the Property is not operating in compliance with the conditions of the Special Use Permit set forth in Exhibit B.

SECTION 4. Unless explicitly stated herein, approval of this Special Use Permit does not waive compliance with any other sections of the Zoning Ordinance or any other applicable City Ordinances in effect.

SECTION 5. The conditions of this Special Use Permit shall run with the land and be binding upon all successors in interest.

SECTION 6. Resolution No. 2026-2537 shall be effective upon the date of its adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this 31st day of August, 2026.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

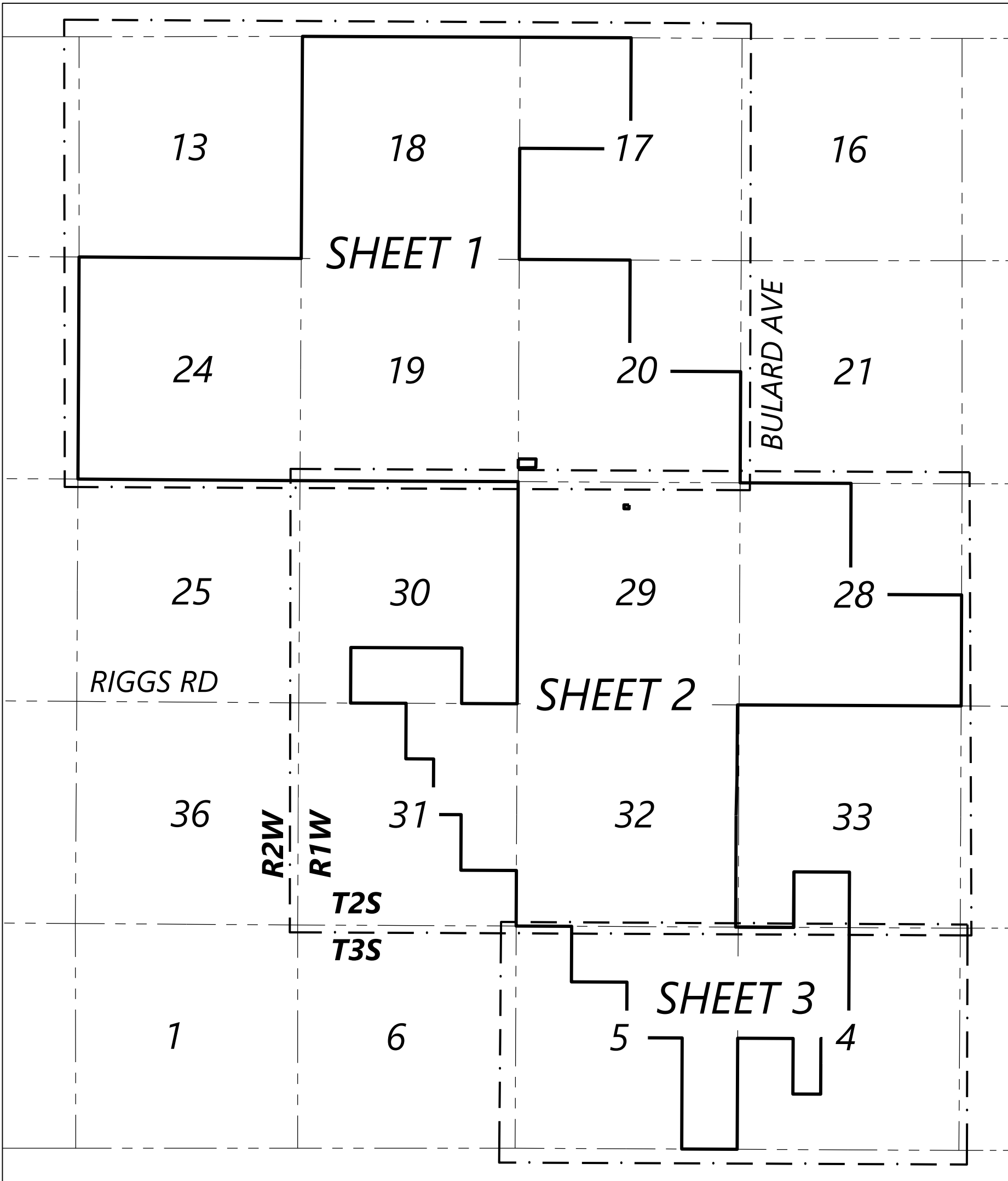
APPROVED AS TO FORM:

Jasmine Pernicano, City Clerk

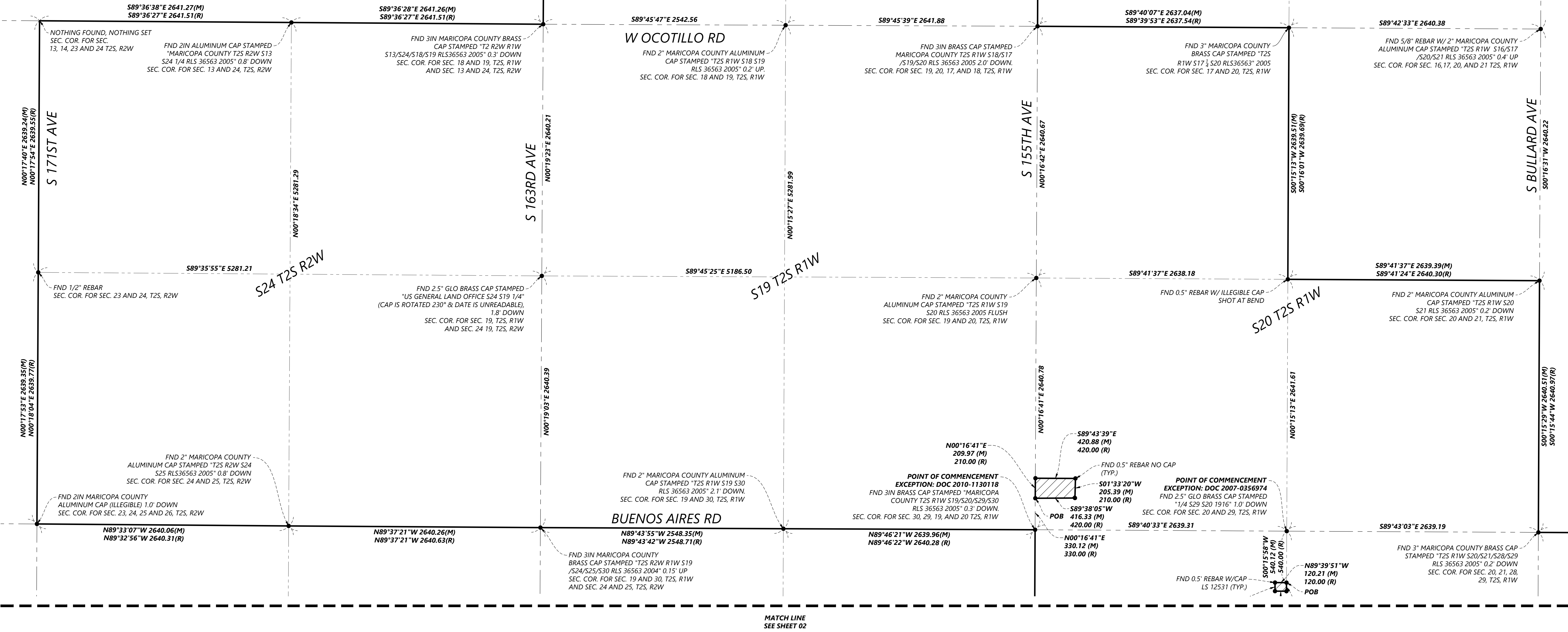
Roric Massey, City Attorney

BOUNDARY EXHIBIT

THIS EXHIBIT INCLUDES SECTION 24, TOWNSHIP 2 SOUTH, RANGE 2 WEST, PORTIONS OF SECTIONS 17, 18, 19, 20, 28, 29, 30, 31, 32 AND 33, TOWNSHIP 2 SOUTH, RANGE 1 WEST AND PORTIONS OF SECTIONS 4 AND 5, TOWNSHIP 3 SOUTH, RANGE 1 WEST, GSRM



VICINITY MAP
(NOT TO SCALE)



PREPARED FOR:

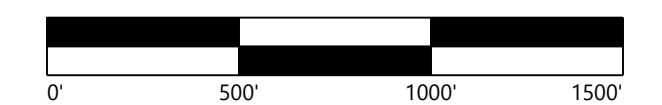


2180 SOUTH 1300 EAST SUITE 600
SALT LAKE CITY, UT, 84106

REVISIONS:	
#	DATE COMMENT
1)	05-19-26 ADDED EXCEPTION PARCELS TO SEC. 20 & 29

LEGEND:

—	PROJECT BOUNDARY LINE
- - -	SECTION LINE
- - -	1/4, 1/16 OR 1/64 SECTION LINE
(M)	MEASURED DISTANCE
(R)	DISTANCE FROM TITLE COMMITMENT
FND	FOUND MONUMENT, AS NOTED
GLO	GENERAL LAND OFFICE
•	FOUND MONUMENT (SEE LABEL)
▨	EXCEPTION PARCEL



DESERT RAINBOW SOLAR PROJECT

Maricopa County, Arizona

PROJECT BOUNDARY EXHIBIT

PROJECT NUMBER:	0052378.00
DATE:	05/20/2026
SHEET:	01 of 03

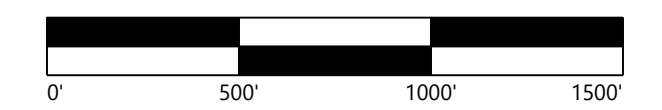
PREPARED FOR:

2180 SOUTH 1300 EAST SUITE 600
SALT LAKE CITY, UT, 84106

REVISIONS:	#	DATE	COMMENT
1)	05-19-26		ADDED EXCEPTION PARCELS TO SEC. 20 & 29

LEGEND:

- PROJECT BOUNDARY LINE
- SECTION LINE
- 1/4, 1/16 OR 1/64 SECTION LINE
- (M) MEASURED DISTANCE
- (R) DISTANCE FROM TITLE COMMITMENT
- FND FOUND MONUMENT, AS NOTED
- GLO GENERAL LAND OFFICE
- FOUND MONUMENT (SEE LABEL)
- EXCEPTION PARCEL

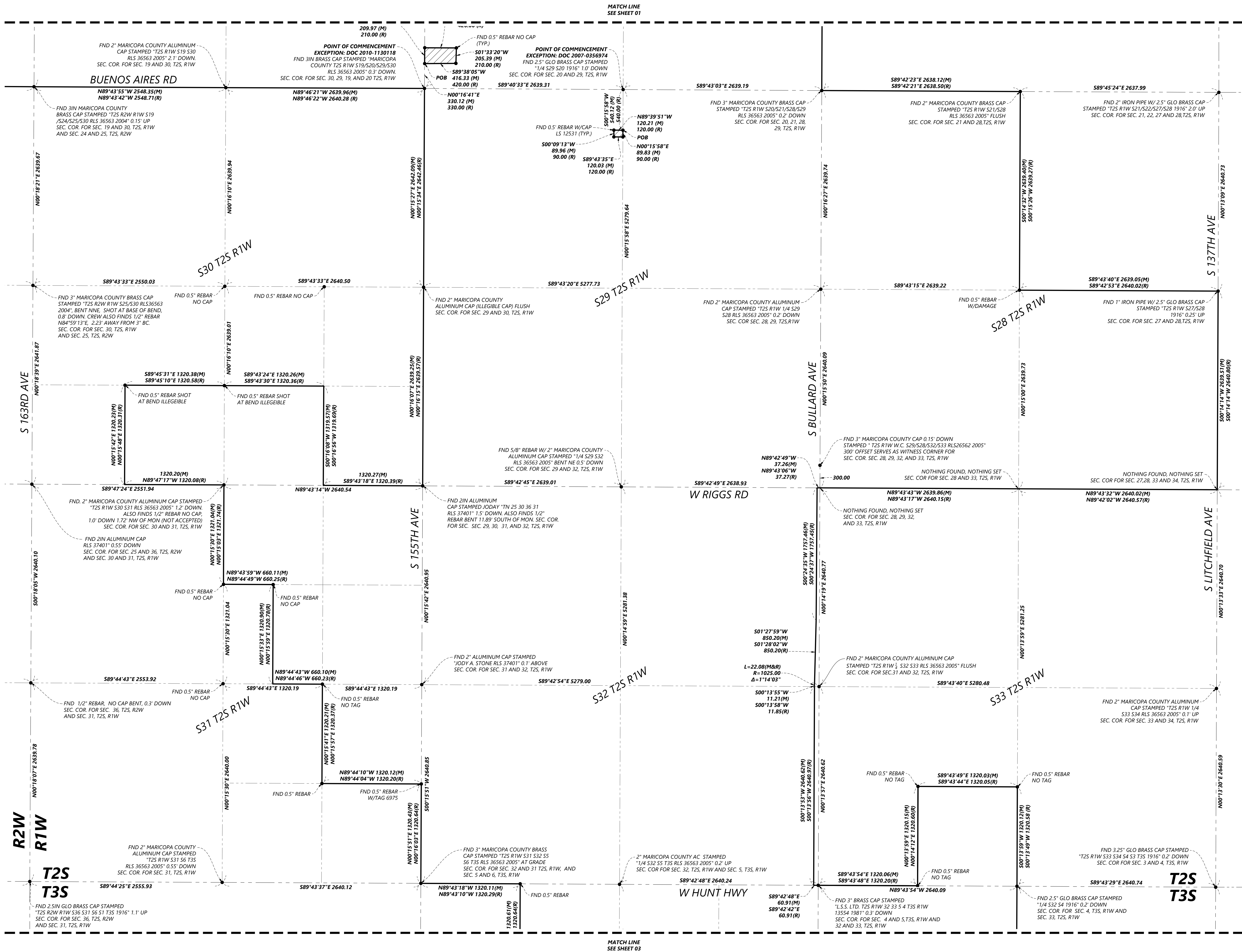
DESERT RAINBOW
SOLAR PROJECT

Maricopa County, Arizona

PROJECT BOUNDARY
EXHIBITPROJECT
NUMBER: 0052378.00

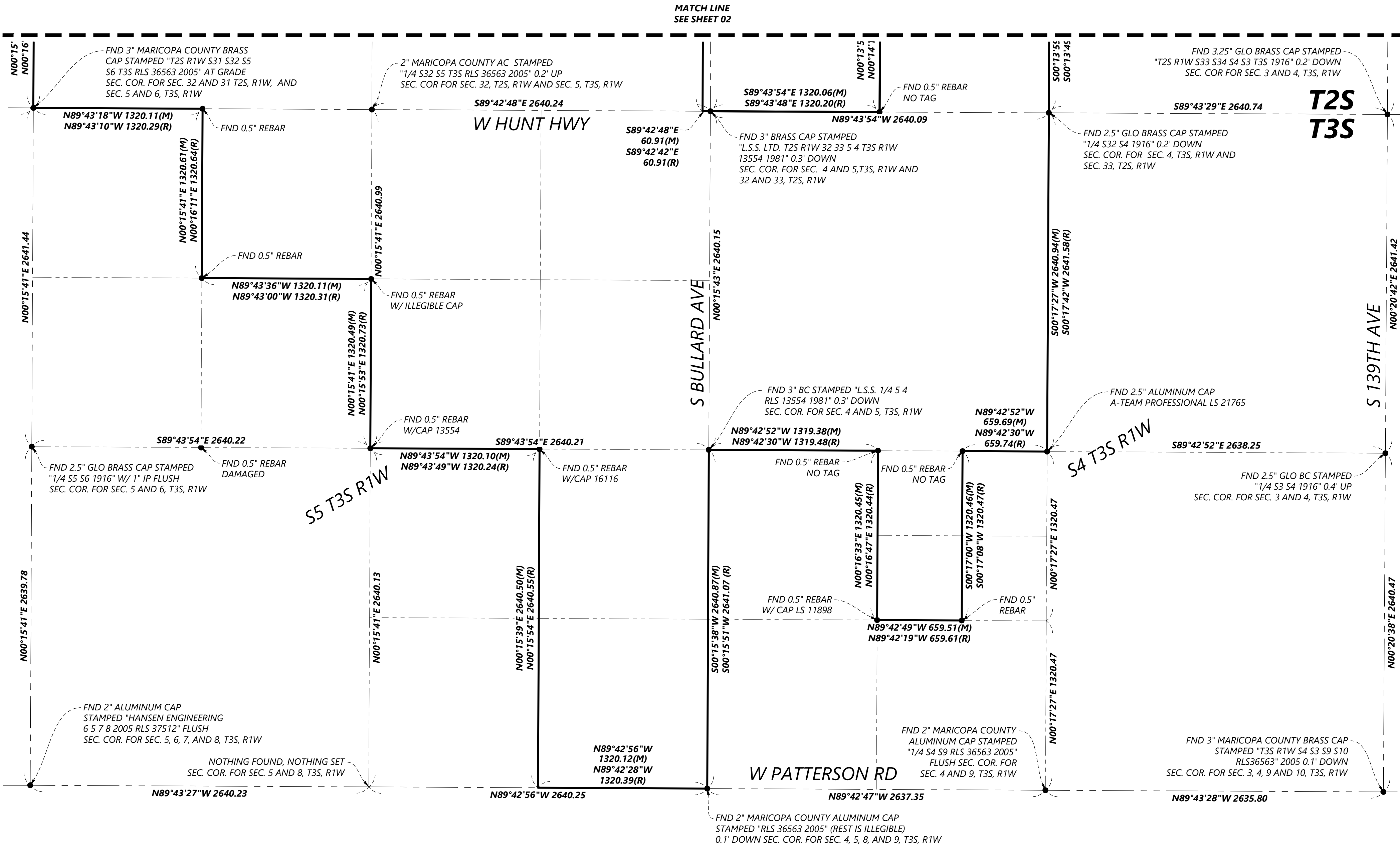
DATE: 05/20/2026

SHEET: 02 of 03



GENERAL NOTES:

- THIS EXHIBIT WAS PREPARED USING THE TITLE COMMITMENT ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, TITLE COMMITMENT NUMBER NCS-1163963-NRG AND HAVING A COMMITMENT DATE OF MARCH 05, 2024 AT 8:00 AM. THE LEGAL DESCRIPTION IS COPIED DIRECTLY FROM SAID TITLE COMMITMENT AND WAS NOT WRITTEN BY WESTWOOD. THIS EXHIBIT STRICTLY SHOWS THE LEGAL DESCRIPTION FROM SAID TITLE COMMITMENT WITH THE FIELD DATA COLLECTED FOR THIS PROJECT ONLY AND IS TO BE USED FOR ILLUSTRATION PURPOSES ONLY.
- THE HORIZONTAL DATUM IS THE ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83(2011), INTERNATIONAL FOOT. BEARINGS, DISTANCES AND AREAS SHOWN HEREON ARE GRID AND DERIVED BY GPS OBSERVATION. THE COMBINED SCALE FACTOR IS 0.99988412, BASED UPON OPUS POST PROCESSING SOLUTION.
- BASIS OF BEARING IS ARIZONA STATE PLANE COORDINATE SYSTEM NAD83(2011) CENTRAL ZONE, INTERNATIONAL FOOT, NO ROTATION APPLIED.
- WESTWOOD PROJECT NO. 0052378.00
- THERE IS AN ERROR IN THE FOURTH CALL OF THE LEGAL DESCRIPTION IN EXHIBIT A OF COMMITMENT NO. NCS-1163963-NRG. IT SHOULD READ "MARKING THE SOUTHWEST CORNER OF SAID SECTION 17."
- THE APPROXIMATE ACREAGE OF THE PROJECT AREA IS 219,897,731 SQUARE FEET, MORE OR LESS, OR 5,048.16 ACRES, MORE OR LESS AND IS SUBJECT TO CHANGE.



LEGAL DESCRIPTION
COMMITMENT NO. NCS-1163963-NRG

THE LAND REFERRED TO HEREIN BELOW IN SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THAT PART OF SECTIONS 17, 18, 19, 20, 28, 29, 30, 31, 32, 33 IN TOWNSHIP 2 SOUTH, RANGE 1 WEST AND SECTION 24 IN TOWNSHIP 2 SOUTH, RANGE 2 WEST, AND PORTIONS OF SECTION 4 AND 5 IN TOWNSHIP 3 SOUTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE GLO BRASS CAP FLUSH MARKING THE NORTH QUARTER CORNER OF SAID SECTION 17 FROM WHICH THE BRASS CAP FLUSH MARKING THE NORTHEAST CORNER OF SAID SECTION 17 BEARS NORTH 89°39'46" WEST, A DISTANCE OF 2,638.24 FEET;

THENCE SOUTH 00°15'51" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 2,641.57 FEET TO THE CALCULATED POSITION MARKING THE CENTER OF SAID SECTION 17;

THENCE NORTH 89°41'28" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 2,637.83 FEET TO THE CALCULATED POSITION MARKING THE WEST QUARTER CORNER OF SAID SECTION 17;

THENCE SOUTH 00°14'48" WEST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 2,640.82 FEET TO THE CALCULATED POSITION MARKING THE SOUTHEAST CORNER OF SAID SECTION 17;

THENCE SOUTH 89°39'53" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 2,637.54 FEET TO THE MARICOPA COUNTY BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 17;

THENCE SOUTH 00°16'01" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 1 WEST A DISTANCE OF 2,639.69 FEET TO THE CALCULATED POSITION MARKING THE CENTER OF SAID SECTION 20;

THENCE SOUTH 89°41'24" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 2,640.30 FEET TO THE MARICOPA COUNTY ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SAID SECTION 20;

THENCE SOUTH 00°15'44" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 20, A DISTANCE OF 2,640.97 FEET TO THE MARICOPA COUNTY BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 20;

THENCE SOUTH 89°42'21" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 2,638.50 FEET TO THE MARICOPA COUNTY BRASS CAP FLUSH MARKING THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 00°15'26" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 2,639.27 FEET TO A CALCULATED POSITION MARKING THE CENTER OF SAID SECTION 28;

THENCE SOUTH 89°42'53" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 2,640.02 FEET TO A GLO BRASS CAP FLUSH MARKING THE EAST QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 00°14'14" WEST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 2,640.80 FEET TO A MARICOPA COUNTY BRASS CAP FLUSH MARKING THE SOUTHEAST CORNER OF SAID SECTION 28;

THENCE NORTH 89°42'02" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 2,640.57 FEET TO A HALF INCH REBAR MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 89°43'17" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 2,640.15 FEET TO A CALCULATED POSITION MARKING THE SOUTHWEST CORNER OF SAID SECTION 28;

THENCE NORTH 89°43'06" WEST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 2 SOUTH, RANGE 1 WEST A DISTANCE OF 37.27 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE DESCRIBED IN DOCUMENT NUMBER 2018-0386880, MARICOPA COUNTY RECORD;

THENCE SOUTH 00°24'37" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 1,757.45 FEET;

THENCE SOUTH 01°28'02" WEST, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 850.20 FEET TO THE BEGINNING OF A TANGENT CURVE OF A 1,025.00 FOOT RADIUS, CONCAVE EASTERLY;

THENCE SOUTH, ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°14'04", A DISTANCE OF 22.08 FEET;

THENCE SOUTH 00°13'58" WEST, A DISTANCE OF 11.85 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 32 WHICH BEARS NORTH 89°42'44" WEST, A DISTANCE OF 60.96 FEET WEST FROM THE ALUMINUM CAP MARKING THE EAST QUARTER CORNER OF SECTION SAID SECTION 32, ALSO BEING THE NORTHWEST CORNER OF THE WESTERLY RIGHT-OF-WAY LINE DESCRIBED IN DOCUMENT NUMBER 2018-0386881, MARICOPA COUNTY RECORDS;

THENCE SOUTH 00°13'56" WEST, CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 2,640.97 FEET TO A POINT ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32;

THENCE SOUTH 89°42'42" EAST, ALONG SAID SOUTH LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 60.91 FEET TO THE BRASS CAP FLUSH STAMPED "13554" MARKING THE SOUTHEAST CORNER OF SAID SECTION 32;

THENCE SOUTH 89°43'48" EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, A DISTANCE OF 1,320.20 FEET TO A FOUND HALF INCH REBAR MARKING THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 33;

THENCE NORTH 00°14'12" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 1,320.60 FEET TO A FOUND HALF INCH REBAR MARKING THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 89°43'44" EAST, ALONG THE NORTH LINE THEREOF, A DISTANCE OF 1,320.05 FEET TO A FOUND HALF INCH REBAR MARKING THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00°13'49" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1,320.58 FEET TO A G.L.O. BRASS CAP FLUSH MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 33;

THENCE SOUTH 00°17'42" WEST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 4, A DISTANCE OF 2,641.58 FEET TO THE ALUMINUM CAP STAMPED "21765" MARKING THE CENTER OF SAID SECTION 4;

THENCE NORTH 89°42'30" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 659.74 FEET TO A FOUND HALF INCH REBAR MARKING THE NORTHEAST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 4;

THENCE SOUTH 00°17'08" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1,320.47 FEET TO A FOUND HALF INCH REBAR MARKING THE SOUTHEAST CORNER THEREOF;

THENCE NORTH 89°42'19" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 659.61 FEET TO A FOUND HALF INCH REBAR MARKING THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°16'47" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 1,320.44 FEET TO A FOUND HALF INCH REBAR MARKING THE NORTHWEST CORNER THEREOF

THENCE NORTH 89°42'30" WEST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 4, A DISTANCE OF 1,319.48 FEET TO A MARICOPA COUNTY BRASS CAP FLUSH MARKING THE WEST QUARTER CORNER OF SAID SECTION 4;

THENCE SOUTH 00°15'51" WEST, A DISTANCE OF 2,641.07 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 5;

THENCE NORTH 89°42'28" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,320.39 FEET TO THE SOUTHWEST CORNER OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 5;

THENCE NORTH 00°15'54" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 2,640.55 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE NORTH 89°43'49" WEST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,320.24 FEET TO A FOUND HALF INCH REBAR WHICH MARKS THE CENTER OF SAID SECTION 5;

THENCE NORTH 00°15'53" EAST, ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,320.73 FEET TO A FOUND HALF INCH REBAR WHICH MARKS THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 5;

THENCE NORTH 89°43'00" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,320.31 FEET TO A FOUND HALF INCH REBAR WHICH MARKS THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°16'11" EAST, ALONG THE WEST LINE THEREOF A DISTANCE OF 1,320.64 FEET TO A FOUND HALF INCH REBAR MARKING THE NORTHWEST CORNER THEREOF;

THENCE NORTH 89°43'10" WEST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 5, A DISTANCE OF 1,320.29 FEET TO A MARICOPA COUNTY BRASS CAP FLUSH WHICH MARKS THE NORTHWEST CORNER OF SECTION 5 ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 31;

THENCE NORTH 00°16'03" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,320.64 FEET TO A FOUND HALF INCH REBAR WHICH MARKS THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 31;

THENCE NORTH 89°44'04" WEST, ALONG THE SOUTH LINE THEREOF, A DISTANCE OF 1,320.20 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°15'57" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 1,320.37 FEET TO A FOUND HALF INCH REBAR WHICH MARKS THE NORTHWEST CORNER THEREOF;

THENCE NORTH 89°44'46" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 660.23 FEET TO A CALCULATED POSITION MARKING THE SOUTHWEST CORNER OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31;

THENCE NORTH 00°15'59" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 1,320.78 FEET TO A FOUND HALF INCH REBAR MARKING THE NORTHWEST CORNER THEREOF;

THENCE NORTH 89°44'49" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 660.25 FEET TO A FOUND HALF INCH REBAR WHICH MARKS THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°15'03" EAST, ALONG THE WEST LINE THEREOF, A DISTANCE OF 1,321.74 FEET TO AN ALUMINUM CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 31;

THENCE NORTH 89°47'17" WEST, ALONG THE SOUTH LINE OF SAID SECTION 30, A DISTANCE OF 1,320.08 FEET;

THENCE NORTH 00°15'48" EAST, DEPARTING SAID SOUTH LINE, A DISTANCE OF 1,320.31 FEET TO A FOUND HALF INCH REBAR;

THENCE SOUTH 89°45'10" EAST, ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 30 AND THE WESTERLY PROLONGATION THEREOF, A DISTANCE OF 1,320.58 FEET TO A FOUND HALF INCH REBAR MARKING THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 89°43'30" EAST, ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 30, A DISTANCE OF 1,320.36 FEET TO A FOUND HALF INCH REBAR WHICH MARKS THE NORTHEAST CORNER THEREOF;

THENCE SOUTH 00°16'56" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 1,319.69 FEET TO AN ALUMINUM CAP MARKING THE SOUTHEAST CORNER THEREOF;

THENCE SOUTH 89°43'18" EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 31, A DISTANCE OF 1,320.39 FEET TO A BRASS CAP IN HAND HOLE MARKING THE SOUTHWEST CORNER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST;

THENCE NORTH 00°16'15" EAST, A DISTANCE OF 2,639.57 FEET, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, TO AN ALUMINUM CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 29;

THENCE NORTH 00°15'34" EAST, ALONG THE EAST LINE OF THE NORTHEAST CORNER OF SAID SECTION 30, A DISTANCE OF 2,642.46 FEET TO A BRASS CAP IN HAND HOLE STAMPED "36563" WHICH MARKS THE NORTHWEST CORNER OF SAID SECTION 29;

THENCE NORTH 89°46'22" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 19, A DISTANCE OF 2,640.28 FEET TO AN ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 19;

THENCE NORTH 89°43'42" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST CORNER OF SAID SECTION 19, A DISTANCE OF 2,548.71 FEET TO A BRASS CAP FLUSH STAMPED "36563" WHICH MARKS THE SOUTHWEST CORNER OF SAID SECTION 19;

THENCE NORTH 89°37'21" WEST, ALONG THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2,640.63 FEET TO AN ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 24;

THENCE NORTH 89°32'56" WEST, ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 24 A DISTANCE OF 2,640.31 FEET TO AN ALUMINUM CAP MARKING THE SOUTHWEST CORNER OF SAID SECTION 24;

THENCE NORTH 00°18'04" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER, A DISTANCE OF 2,639.77 FEET TO A CALCULATED POSITION MARKING THE WEST QUARTER CORNER OF SAID SECTION 24;

THENCE NORTH 00°17'54" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2,639.55 FEET TO A CALCULATED POSITION MARKING THE NORTHWEST CORNER OF SAID SECTION 24;

THENCE SOUTH 89°36'27" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 24, A DISTANCE OF 2,641.51 FEET TO A CALCULATED POSITION MARKING THE NORTH QUARTER CORNER OF SAID SECTION 24;

THENCE SOUTH 89°36'27" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 24, A DISTANCE OF 2,641.51 FEET TO A BRASS CAP FLUSH MARKING THE NORTHEAST CORNER OF SAID SECTION 24;

THENCE NORTH 00°20'39" EAST, ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 2,641.40 FEET TO A MARICOPA COUNTY ALUMINUM CAP MARKING THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE NORTH 00°17'49" EAST, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 2,639.84 FEET TO A CALCULATED POSITION MARKING THE NORTHWEST CORNER OF SAID SECTION 18;

THENCE SOUTH 89°45'58" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18, A DISTANCE OF 2,538.36 FEET TO AN ALUMINUM CAP MARKING THE NORTH QUARTER CORNER OF SAID SECTION 18;

THENCE SOUTH 89°45'46" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 2,640.35 FEET TO AN ALUMINUM CAP MARKING THE NORTHEAST CORNER OF SAID SECTION 18;

THENCE SOUTH 89°42'27" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, A DISTANCE OF 2,638.14 FEET TO THE POINT OF BEGINNING.

EXCEPT THE FOLLOWING:

BEGINNING AT A POINT 330 FEET NORTH OF THE SOUTHWEST CORNER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 1 WEST, THENCE EAST 420 FEET; THENCE NORTH 210 FEET; THENCE WEST 210 FEET; TO THE POINT OF BEGINNING

ALSO EXCEPTING A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 2 SOUTH, RANGE 1 WEST, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT A POINT 540 FEET SOUTH OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 29;

THENCE WEST 120 FEET; THENCE SOUTH 90 FEET; THENCE EAST 120 FEET; THENCE NORTH 90 FEET TO THE POINT OF BEGINNING

EXCEPT ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 4593, PAGE 21

AND EXCEPT ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 6031, PAGE 236

AND EXCEPT ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN DEED RECORDED IN DOCKET 2138, PAGE 92

AND EXCEPT ALL OIL, GAS AND MINERAL RIGHTS AS RESERVED IN BOOK 382 OF DEEDS, PAGE 110. AND EXCEPT ALL OIL, GAS, OTHER HYDROCARBON SUBSTANCES, HELIUM OR OTHER SUBSTANCES OF A GASEOUS NATURE, COAL, METALS, MINERALS, FOSSILS, FERTILIZER OF EVERY NAME AND DESCRIPTION, TOGETHER WITH ALL URANIUM, THORIUM, OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED BY THE LAWS OF THE UNITED STATES, OR OF THE UNITED STATES OF AMERICA, OR DECISIONS OF COURT, TO BE PECULIARLY ESSENTIAL TO THE PRODUCTION OF FISSIONABLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS RESERVED IN THE PATEAT.

AND EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN AND ALL OIL, GAS AND MINERAL RIGHTS, ASRESERVED IN DEED RECORDED IN DOCKET 2834, PAGE 73

PREPARED FOR:

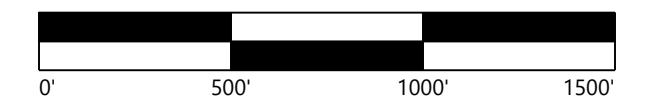


2180 SOUTH 1300 EAST SUITE 600
SALT LAKE CITY, UT, 84106

REVSIONS:	#	DATE	COMMENT
1)	05-19-26		ADDED EXCEPTION PARCELS TO SEC. 20 & 29

LEGEND:

	PROJECT BOUNDARY LINE
	SECTION LINE
	1/4, 1/16 OR 1/64 SECTION LINE
(M)	MEASURED DISTANCE
(R)	DISTANCE FROM TITLE COMMITMENT
FND	FOUND MONUMENT, AS NOTED
GLO	GENERAL LAND OFFICE
●	FOUND MONUMENT (SEE LABEL)
	EXCEPTION PARCEL



DESERT RAINBOW
SOLAR PROJECT

Maricopa County, Arizona

PROJECT BOUNDARY
EXHIBIT

PROJECT
NUMBER: 0052378.00

DATE: 05/20/2026

SHEET: 03 of 03

Exhibit B – Conditions of Approval

1. Approval of this Special Use Permit does not constitute approval of any specific site plan for development of the approximately 5,050 acres, located south of Queen Creek Road and east of Waterman Wash (Special Use Permit Area). All future development of the Special Use Permit Area (the “Project”) will be subject to site plan review and approval by city staff.
2. The use allowed by this Special Use Permit is an Energy Generation Facility. A Battery Energy Storage System (BESS) is permitted as an accessory use to the Energy Generation Facility. Any BESS operated as an accessory use under this Special Use Permit shall be located south of the Riggs Road alignment and shall not exceed ten (10) percent of the Special Use Permit Area. Energy storage shall be interconnected to the Energy Generation Facility for energy storage and distribution purposes related to the Energy Generation Facility.
3. Except where explicitly modified by the Special Use Permit, the Project shall comply with all applicable provisions of the following codes, ordinances, and requirements, in effect at the time of development (collectively “Applicable Development Requirements”):
 - a. The City’s zoning ordinance, subdivision regulations, Engineering Design Standards and Policies Manual (EDS&PM) (except as modified by the City Engineer), and building codes;
 - b. The Maricopa Association of Governments (MAG) standards for public works; and
 - c. All other applicable federal, state, and local laws, rules, and standards and requirements for public improvements.
4. Any expansion of the Project to property that is not part of the Special Use Permit Area or change in use that is not approved by the Special Use Permit shall require an amendment to the approved Special Use Permit.
5. The Special Use Permit shall expire on the date that is forty-five (45) years after the date of the first Certificate of Completion or Certificate of Occupancy issued within the Special Use Permit Area. Upon expiration of the Special Use Permit the Owner of the facility must have decommissioned the approximately +/-5,050-acre Project site pursuant to the Special Use Permit, unless a Special Use Permit extension has been approved.
6. The decommissioning of the site shall include the removal of all equipment such as solar modules, fencing, poles, foundations, cabling, batteries, etc., as set forth in the Decommissioning Plan. The Project site shall be restored and revegetated.
7. The first Certificate of Completion or Certificate of Occupancy issued within the Special Use Permit Area must be issued within eight (8) years of the date of City Council approval of the Special Use Permit (the “Establishment Period”) or the Special Use Permit shall expire. Notwithstanding the Establishment Period above, the Zoning Administrator or

their designee may approve, at their sole discretion, an extension of the Establishment Period for up to one (1) year with a total maximum extension of two (2) years if the applicant provides evidence demonstrating reasonable and ongoing efforts to establish the use authorized by the Special Use Permit within the Special Use Permit Area. In no circumstance shall the Establishment Period exceed a total of ten (10) years. The initial request for an extension of the Establishment Period must be requested before the original eight (8) year Establishment Period expires and annually thereafter.

8. The applicant shall coordinate with the Arizona Game and Fish Department throughout development and construction of the Project.
9. The City of Goodyear reserves the right to initiate proceedings, including public hearings pursuant to State law and City codes, for the revocation of the Special Use Permit in the event that the property is not operating in compliance with the terms of the Special Use Permit and the stipulations/conditions of approval set forth in the Special Use Permit.
10. Owner shall, at no cost to City, grant easements necessary for legally required primary and secondary access to the Project that are required under any applicable law, code, ordinance, rule, regulation, standard, guideline governing the Project including, but not limited to, City subdivision regulations, building codes and regulations, and City's Engineering Design Standards and Policies Manual. The easements shall be conveyed free from liens and, unless otherwise agreed to by City, free of all other easements or other encumbrances. For the primary and secondary access routes, easements shall provide a minimum width of thirty (30) feet and shall meet all other requirements of City's fire code. All access easements shall be maintained by Owner for the life of the Project to ensure that emergency vehicles can access the Project at all times. Unless timing of the required easements is modified by any stipulation in this ordinance, the terms of a written development agreement approved by City Council or a written phasing plan approved by the City Engineer or his/her designee, all access easements required under this stipulation shall be made prior to or concurrent with recordation of a final plat or prior to issuance of a building permit for the Project, whichever is earlier.
11. The City's existing rights-of-way within the Project boundary shall remain outside of the Project's fence line, and Owner shall not construct any structures within the rights-of-way unless a separate right-of-way permit is approved for such construction.
12. Owner shall reserve additional right-of-way outside of the Project's boundary line along the S. Bullard Avenue alignment from the Chandler Heights Road alignment southward connecting with City's existing right-of-way for S. Bullard Avenue.
13. Upon request by the City Engineer and/or their designee, Owner shall dedicate any such reserved right-of-way along the S. Bullard Avenue alignment south of Chandler Heights Road and shall remove, at no cost to City, any above-ground and below-ground structures, infrastructure, and all related components thereof to a maximum depth of

twenty-four (24) inches, within the reserved right-of-way for S. Bullard Avenue, or pursuant to the terms stated in a development agreement approved by City Council. If Owner is not required to remove infrastructure that crosses planned rights-of-way either overhead or underground and generally in a perpendicular orientation and shall retain property rights to such infrastructure including: (1.) overhead transmission line corridors up to two hundred and fifty (250) feet in width with poles placed outside of the planned rights-of-way; (2.) overhead distribution and fiber optic line corridors up to one hundred (100) feet in width with poles placed outside of the planned rights-of-way; (3.) underground infrastructure corridors up to three hundred (300) feet in width at depths ranging from three (3) to six (6) feet below grade; or (4.) similar crossings of rights-of-way as approved by the City Engineer, any retained crossing shall be authorized by easement or other property interest in a form approved by Owner and the City Engineer. If required, the City shall approve a right-of-way permit for any such retained crossing or related infrastructure.

14. Upon request by the City Engineer and/or their designee, Owner shall dedicate to City, at no cost to City, all rights-of-way and public utility easements for the S. Bullard Avenue alignment, or pursuant to the terms stated in a development agreement approved by City Council.
15. For all those areas where the Project encompasses the planned arterial streets stated in this Stipulation 15 below, whether along section lines or along a modified alignment agreed upon by Owner and the City Engineer, Owner shall, when requested by the City Engineer or his/her designee or pursuant to the terms stated in a development agreement approved by City Council:
 - a. Remove, at no cost to City, any above-ground and below-ground structures, infrastructure, and all related components thereof within the planned rights-of-way for the arterial streets; provided that Owner is not required to remove and shall retain property rights to infrastructure that crosses overhead or underneath, generally perpendicular to the planned rights-of-way, including: (1) overhead transmission line corridors up to 250 feet in width with poles placed outside of the planned rights-of-way; (2) overhead distribution and fiber optic line corridors up to 100 feet in width with poles placed outside of the planned rights-of-way; (3) underground infrastructure corridors up to 300 feet in width at depths ranging from 3 to 6 feet below grade; or (4) similar crossings of rights-of-way as approved by the City Engineer, in easement or another form to be approved by Owner and the City Engineer, and the City shall approve, if necessary, a right-of-way permit for any such retained transmission or infrastructure; and
 - b. Dedicate to City, at no cost to City, all rights-of-way and public utility easements that meet the then-current standards for the arterial streets but shall not exceed the parameters stated herein:
 - i. W. Riggs Road; which shall have a maximum 75-foot half right-of-way or 150-foot full right-of-way, as applicable.

- ii. W. Chandler Heights Road (also known as Buenos Aires Road), and S. Litchfield Road (also known as S. 139th Avenue); both of which shall have a maximum 75-foot half right-of-way or 150-foot full right-of-way, as applicable.
 - iii. W. Queen Creek Road, W. Ocotillo Road, S. Bullard Avenue, S. 155th Avenue (also known as Reems Road), S. 163rd Avenue (also known as Sarival Avenue), S. 171st Avenue (also known as Cotton Lane), W. Hunt Highway, and W. Patterson Road; each of which shall have a maximum 65-foot half right-of-way or 130-foot full right-of-way, as applicable.
16. Prior to the issuance of the first Certificate of Completion, Temporary Certificate of Occupancy or Certificate of Occupancy for any structure within the proposed development and for each phase thereof, Owner shall, to the satisfaction of City Engineer, repair all roads used by construction vehicles traveling between the intersection of W. Riggs Road and S. Bullard Avenue to the Project so that such roads are restored to their conditions immediately prior to the commencement of any construction related to the Project.
17. Any modifications to existing private irrigation facilities due to the proposed development shall be coordinated with the appropriate irrigation district/private owner.
18. If alterations of any floodplain are required for the proposed development, Owner shall submit a Conditional Letter of Map Revision (CLOMR) to the City Engineer. The CLOMR shall be approved by the City Engineer or his/her designee prior to submittal of civil construction drawings for development within the floodplain unless a CLOMR is not required as determined by the City Engineer, in which case Owner may proceed directly to a Letter of Map Revision (LOMR). LOMR's shall be submitted and approved by the City Engineer or his/her designee before the issuance of construction permits for work within the floodplain.
19. The following Project Design Requirements, Development Regulations and Design Standards are applicable to the development of the property:
- a. General Development Standards
 - i. Maximum Building Height: Buildings shall not exceed 30 feet in height, excluding utility poles and accessory structures such as lightning masts.
 - ii. Maximum Building Coverage: Total building coverage, excluding solar panel arrays, shall be limited to 10% of the Special Use Permit Area.
 - iii. Internal Setbacks: There shall be zero (0) feet required for internal setbacks within the Special Use Permit Area.
 - b. Setbacks and Natural Buffers

- i. **Minimum Perimeter Setback:** A minimum 30-foot setback shall be maintained from all project boundaries (excluding the BESS) and existing/future public road rights-of-way (ROW).
 - ii. **BESS Perimeter and Building Setback:** The Battery Energy Storage System (BESS) shall maintain a minimum 100-foot setback from the project perimeter and any buildings, in accordance with NFPA 855.
 - iii. **Special Flood Hazard Area (SFHA) Setback:** A minimum 30-foot setback shall be maintained from all SFHAs, including 100-year floodplains, to preserve Waterman Wash habitat and facilitate future trail systems. Easements shall be dedicated to the city for future trail construction, for land that the applicant owns.
 - iv. **Vegetation Preservation:** Existing native vegetation within the 30-foot perimeter and SFHA setbacks must be preserved to the extent feasible to provide a natural visual buffer.
 - v. **Landscaping Relief:** No irrigation or active landscape maintenance is required within setbacks; native vegetation shall be allowed to grow naturally to maintain an appearance consistent with the open desert.
- c. **Fencing and Security**
- i. **Perimeter Fencing:** Owner Shall have fencing around the project perimeter which may be open wire design (agricultural-style or chain-link), with a required height between 8 and 12 feet. Fencing shall not be placed within 30 feet of the perimeter or within 30 feet of the Special Flood Hazard Area. Rolled barbed-wire fencing is not permitted.
 - ii. **BESS and Substation Fencing:** These areas may be secured with 8- to 12-foot open wire fencing or an up to 8-foot masonry wall.
 - iii. **Security Features:** Three-strand barbed wire or barbed tape is permitted for security and shall not count toward the maximum fencing height.
 - iv. **Access Gates:** All project entrances must feature controlled access gates (swing or roll) equipped with a Knox padlock or similar measure for emergency response.
 - v. **Landscape Screening and Design Relief:** Due to its remote location, the Project is not required to meet either the landscape screening or decorative wall requirements of the Zoning Ordinance and Design Guidelines Manual, except that any masonry wall around the BESS or substation areas shall be painted a muted desert color where visible from public right-of-way.
- d. **Roads and Emergency Access**
- i. **Public Access Routes:** The two primary access routes from public roadways must be at least 20 feet wide, all-weather, and capable of supporting a weight limit of 75,000 pounds.

- ii. Internal Emergency Clearance: Placement of solar arrays must maintain a minimum of 24- to 32-foot-wide clearance for internal emergency vehicle access.
 - iii. Private Internal Roads: Private roads within the Project's boundary line used for access between arrays shall be a minimum of 16 feet wide.
- e. Lighting and Signage
 - i. Lighting Compliance: All permanent outdoor lighting must adhere to Lighting Zone 1 requirements (Article 4.5 of the Zoning Ordinance).
 - ii. Light Mitigation: Fixtures must be hooded, directed downward, and controlled by sensors, switches, or timers to minimize off-site backscatter and light pollution.
 - iii. Identification Signage: Buildings must display approved address numbers or identification legible from the street fronting the property for emergency response.
- f. Fire Protection and BESS Safety
 - i. BESS Certification: The BESS must achieve Underwriters Laboratory (UL) 9540 certification prior to operation.
 - ii. Regulatory Compliance: Systems must comply with NFPA 68, 69, and 855 requirements.
 - iii. Technical Studies: The applicant must submit a Hazard Mitigation Assessment (HMA) and a final Emergency Response Plan (ERP), coordinated with and approved by the fire department, prior to the initiation of operations. In the event the total BESS area exceeds 160 acres, the HMA and ERP shall include analysis of plume and gas dispersion, chemical composition of BESS fire emissions, and impacts to groundwater.
 - iv. Detection Systems: Each battery container must employ an intelligent fire detection, alarm, and notification system, including photoelectric smoke and thermal detectors.
- g. Utilities and Environment
 - i. Water and Wastewater: The project shall not utilize municipal water or wastewater connections; all needs will be met via on-site wells or hauled-in water, and a septic sewage system.
 - ii. Wildlife Corridor: An east-west wildlife corridor near Chandler Heights Road shall be incorporated to facilitate movement between the Sierra Estrella Wilderness and Waterman Wash.
 - iii. Portable Storage (Conex Boxes): A maximum of three storage containers (approx. 8x40 feet) are permitted near O&M buildings. They must be painted to match the primary buildings and located at least 100 feet from property lines.
 - iv. O&M Buildings: If O&M buildings do not meet Goodyear Design Guidelines, they shall either be screened behind a berm or solid

masonry wall or be located a minimum of 100 feet from the Project's boundary line.

h. Operation and Decommissioning

- i. Decommissioning Plan: An updated Decommissioning Plan must be provided to the City of Goodyear prior to the commencement of construction.

Special Use Permit Application for the Desert Rainbow Project

APPLICANT

Desert Rainbow Project, LLC

PREPARED FOR

City of Goodyear Development Services Department

PREPARED BY

**SWCA Environmental Consultants and
Bergin, Frakes, Smalley & Oberholtzer, PLLC**

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Appendices

Appendix A Property Parcel Information

1 INTRODUCTION

Desert Rainbow Project, LLC (Applicant) is requesting a special use permit (SUP) for an energy generation facility on approximately 5,050 acres of vacant land (Property) zoned Preliminary Planned Area Development (PAD) and located south of Queen Creek Road and east of Waterman Wash within the City of Goodyear, Maricopa County, Arizona (city). The SUP will allow for the development of the Desert Rainbow Project (Project), a utility-scale solar energy generation facility and accessory battery energy storage system (BESS). The Project is anticipated to generate approximately 550 megawatts (MW) of electricity—enough to power over 165,000 Arizona homes.

The Project is proposed to be constructed, owned, and operated by the Applicant, a wholly owned indirect subsidiary of AES Clean Energy Development, LLC (AES). AES is a national renewable energy developer, owner, and operator with extensive experience in Arizona; the company's statewide portfolio includes a total of approximately 2.6 gigawatts collectively generated by renewable energy projects either in operation or under construction. AES has identified the Property as appropriate for a utility-scale solar project because of the area's flat terrain, remoteness from the existing development footprint, and access to regional transmission infrastructure. The Project would deliver electricity to the regional transmission system via the existing Pinal West to Jojoba 500-kilovolt (-kV) Transmission Line, which is owned by one of Arizona's two largest utilities, Salt River Project.

The southern boundary of the Property is more than 11 miles northwest of the Mobile community, and the northern boundary is approximately 2 miles south of the existing 10,000-acre Estrella master planned community's southern boundary at Pecos Road, which is also the southern extent of Goodyear's current utility service area (Figure 1). This distance from the Property to the existing service area and infrastructure significantly limits the traditional development potential of the Property, despite Preliminary PAD approval in 2009 for a mix of residential and commercial uses there (City of Goodyear 2009). The Property is owned entirely by Estrella South, LLC, which is related to Estrella North, LLC, the master developer of the Estrella master planned community. Estrella South, LLC, would retain ownership of the land north of the Property and nearer to the existing development footprint.

The Project would put the Property to productive use, generating much-needed electricity. Current economic growth throughout Arizona and within Maricopa County is causing an increased infrastructure burden, with a particular demand for electricity, as high-tech employment uses are moving to central Arizona. This solar generation and BESS project can help meet these electrical power needs without creating a drain on other services, such as water, wastewater, or transportation. In addition, the Project would activate this otherwise vacant land to generate additional construction sales tax and property tax revenue for the City of Goodyear as well as short-term construction jobs and several full-time jobs. Under these circumstances, the Project represents the highest and best use of the land at this time for the owner and Goodyear.

The anticipated operational life of the Project is approximately 40 years, at which time the Project is planned for decommissioning, facility equipment would be removed, and the land would be restored to substantially the same physical condition that existed prior to development of the Project. This approach supports the future traditional development potential of the property should infrastructure improvements occur. As part of the Project, the Applicant would also preserve approximately 730 acres in and around Waterman Wash to facilitate wildlife movement, maintenance of native vegetation, and development of a proposed trail system.

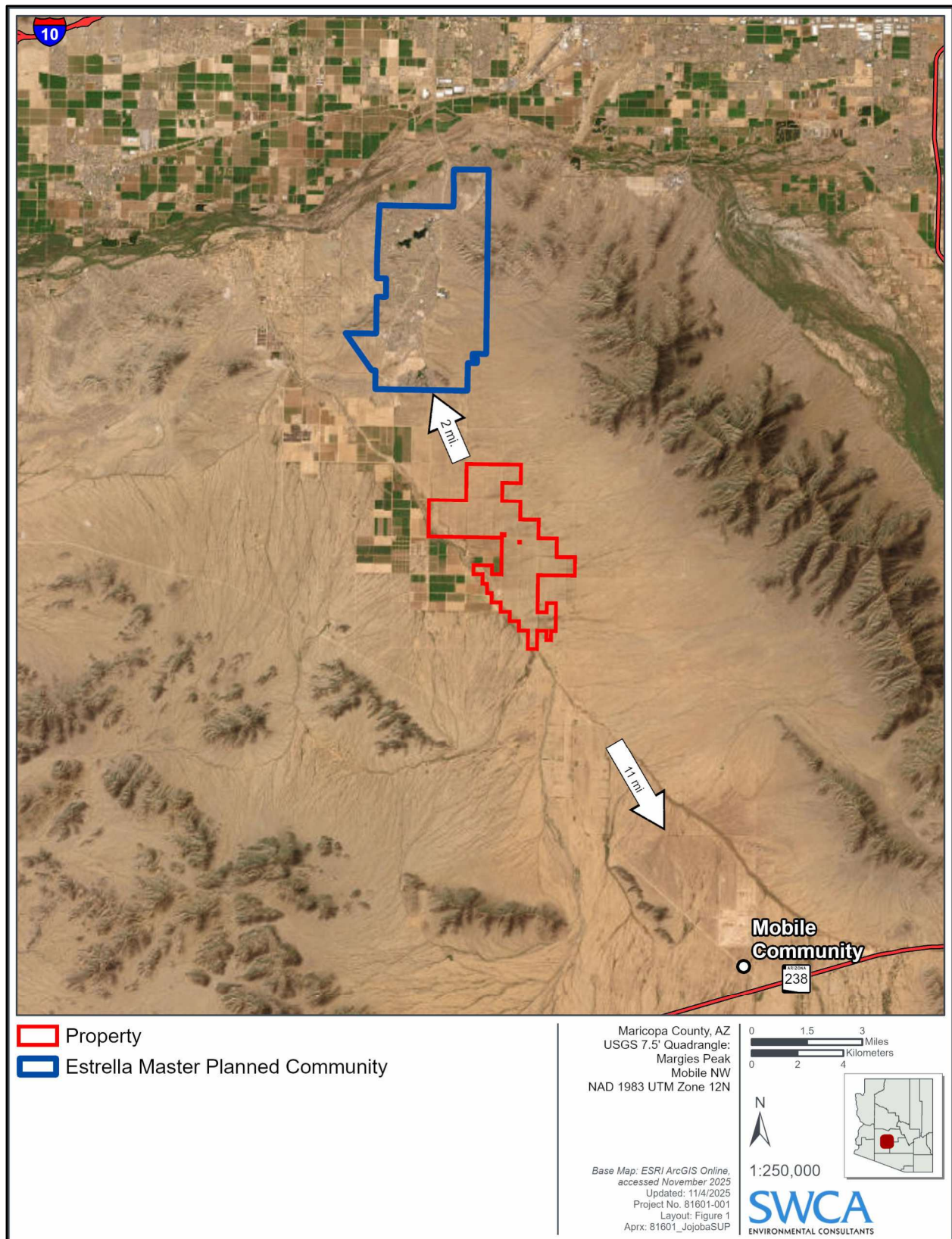


Figure 1. Property location.

2 THE PROPERTY

The Property consists of 54 parcels that are all privately owned by Estrella South, LLC. There are two additional parcels totaling approximately 2.3 acres that are interior to the Property that may be included with the Property soon; however, the proposed Project will not interfere with these parcels if they do not become part of the Property. Appendix A contains full list of included parcels, their land use designation, and zoning district (Maricopa County 2025a).

The Property is approximately 5,050 acres in an irregular shape bound by the Queen Creek Road alignment on the north, the Patterson Road alignment on the south, and the 139th Avenue alignment on the east. Much of the western boundary is along or within Waterman Wash, and project-specific setbacks are established within this SUP to limit development adjacent to the wash. While the Property is entirely within Goodyear, it does not have utility services and is not within any of the City of Goodyear's impact fee service areas.

The Property is generally flat, with most of the area dedicated to cattle ranching with barbed-wire fences, cattle water catchments, and one large corral in the confines of the property. Beyond the Property's northern, eastern, and southern boundaries, the terrain is largely undeveloped, natural Sonoran Desert habitat in a broad, flat valley with sparse vegetation and ephemeral washes that are commonly associated with a narrow corridor of tall, dense trees. The Property is in the Rainbow Valley within the lower Colorado River Valley subdivision of the Sonoran desertscrub biotic community (Brown 1994) at an elevation of approximately 1,040 to 1,179 feet above mean sea level.

Arizona Department of Transportation roadways planned adjacent to and within the Property have generally not been constructed. Existing roadways include South Rainbow Valley Road west of the Property, Bullard Avenue on the east boundary of the Property, and Riggs Road, which runs east-west through the Property. Chandler Heights Road to Buenos Aires Road is a partially paved road that intersects the Property; however, the road is in poor condition. Several non-public unpaved road alignments exist within the property and its vicinity. The proposed primary access route and emergency access to the Property is via Rainbow Valley Road (public access) and Queen Creek Road (private access). The proposed secondary emergency access to the Property is via Rainbow Valley Road (public access) to Queen Creek Road (private access) to 171st Ave (private access) to Ocotillo Road (private access). Final access locations and routes will be determined during site plan approval and in conformance with City approvals.

Approximately 730 acres of special flood hazard areas (SFHA), as designated by the Federal Emergency Management Agency, exist along the western and southern boundaries of the Property in association with Waterman Wash (Figure 2). The Applicant will avoid this acreage, and a setback from those areas is established as part of this application.

The Property is zoned Preliminary PAD based on the Region III Preliminary PAD (City of Goodyear 2009). The underlying zoning for the Property prior to the Preliminary PAD was Agricultural Urban (AU). The Region III Preliminary PAD was approved in 2009 for a total of approximately 7,800 acres south of Queen Creek Road, which includes the Property as well as land to the west. The Region III Preliminary PAD has its own land use plan with a mix of residential, commercial, and light industrial uses. Figure 3 depicts the Property boundary overlying a map of uses in the Region III land use plan. Demand for the land uses approved in the Region III land use plan has not occurred at the area of coverage and is not anticipated to occur until significant investment is made at multiple levels of government for regional transportation, water, and sewer infrastructure.

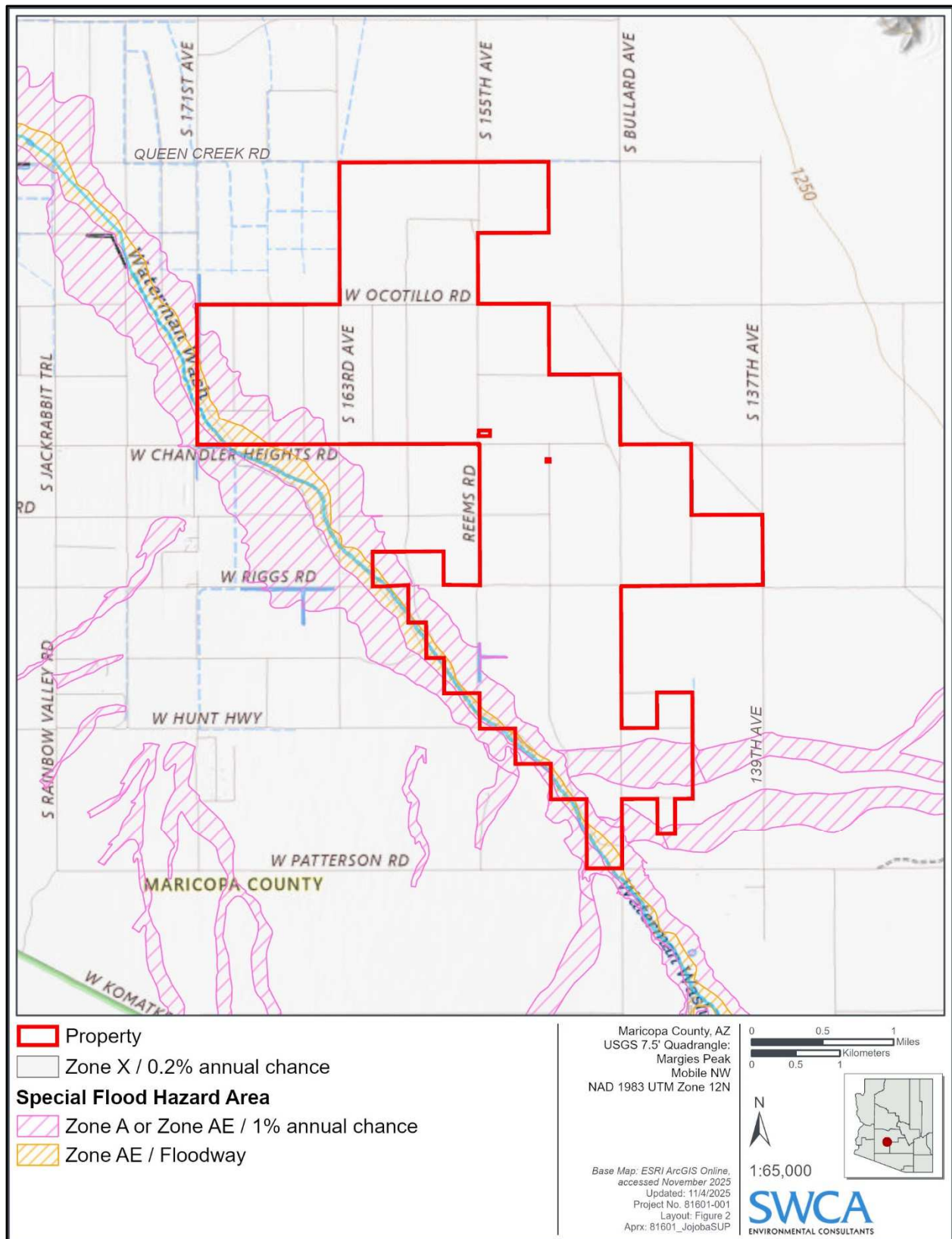


Figure 2. Property location near Waterman Wash and local roadways.

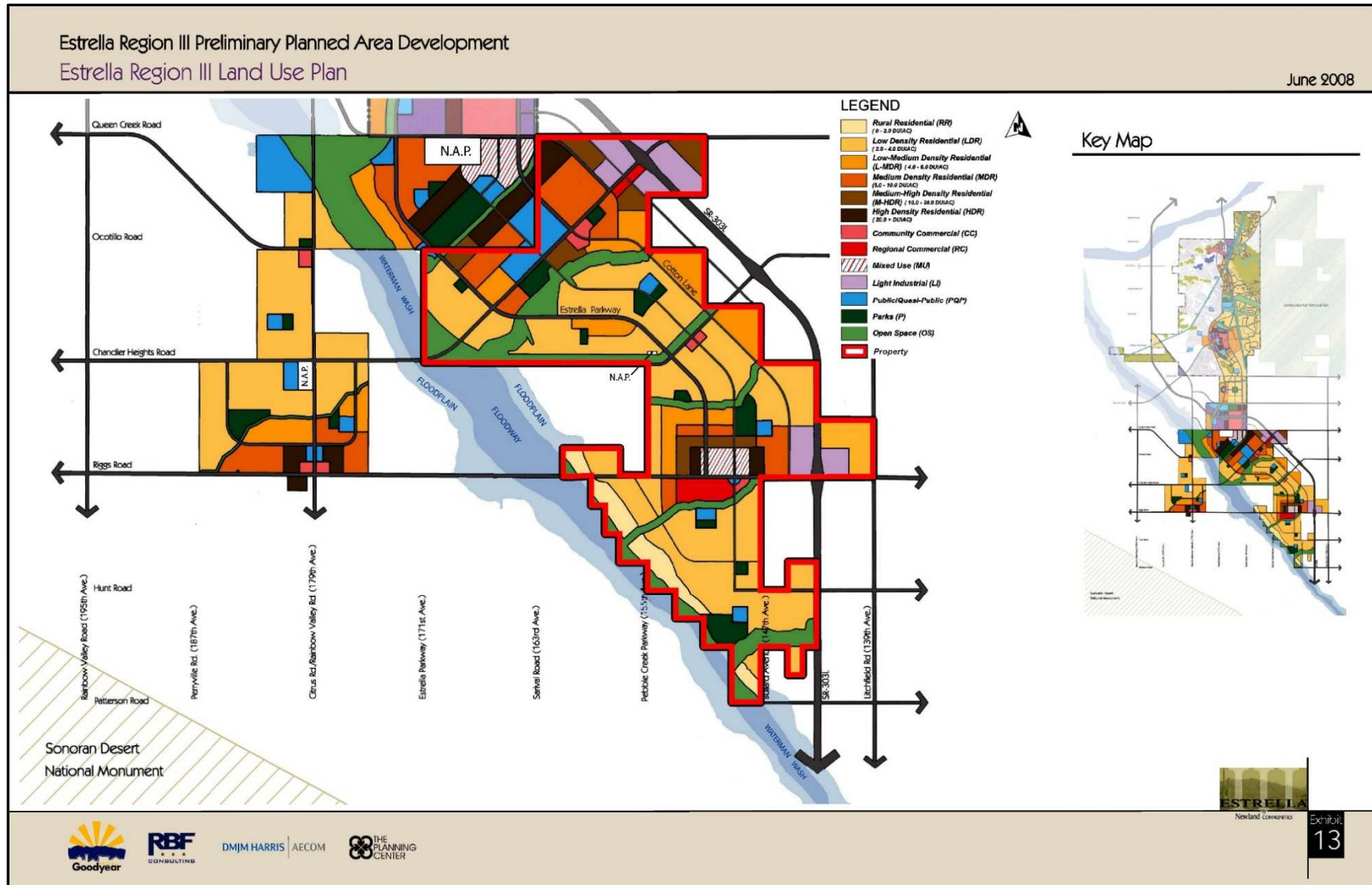


Figure 3. The Property overlain on Region III Preliminary PAD land use plan map.

The *City of Goodyear General Plan 2035: Growing Goodyear, Planning Our Future* (General Plan; City of Goodyear 2024) provides land use designations for the Property that align with the Applicant-proposed land plan from the Region III Preliminary PAD (City of Goodyear 2009). The General Plan includes a mix of Neighborhoods and Business and Commerce land use designations as well as two village overlays at locations that were once anticipated to be future major intersections or freeway access points (Figure 4). The Property includes parcels with Neighborhood, Scenic Neighborhood, Business and Commerce, and Open Space land use designations, as identified in the Goodyear General Plan 2035. Based on the preliminary site plan, the proposed development of the Project would occupy portions of parcels designated as Neighborhood, Scenic Neighborhood, and Business and Commerce. The proposed development of the Project would not be located within areas designated as Open Space along Waterman Wash. The proposed SUP would add the Energy Generation Facility use to the current land uses permitted; the addition would not alter the underlying zoning or General Plan land use designations. Therefore, the planned use described in the General Plan for the Property can still be implemented after the Project is decommissioned at the end of its operational life.

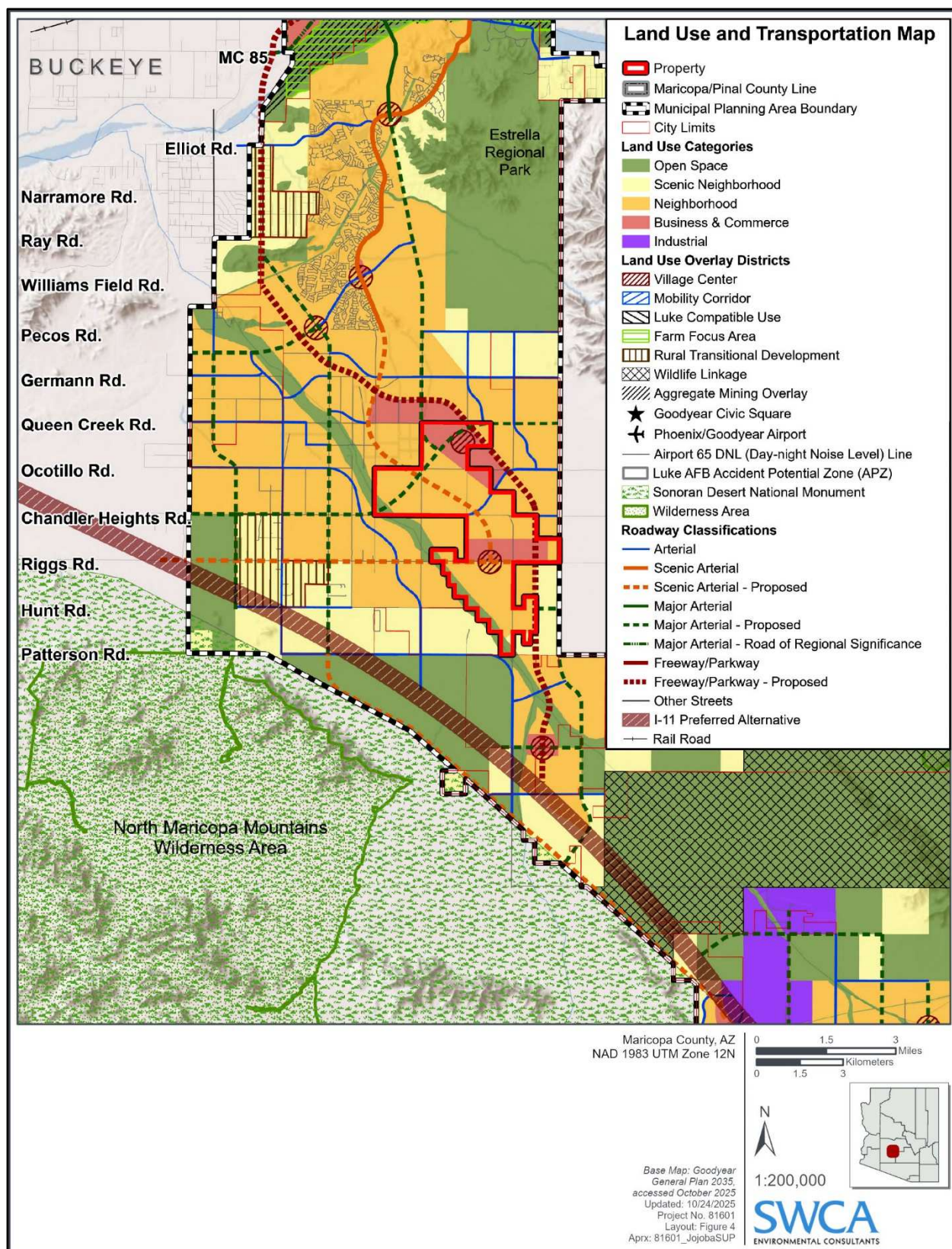


Figure 4. General Plan land uses and overlying Property boundary.

3 SURROUNDING AREA

The Property is in a remote area of Goodyear south of the Estrella master planned community but north of Mobile (see Figure 1). The surrounding area is largely private land (Figure 5) that is either vacant or used for agricultural operations, with minimal development and few existing structures. Adjacent land use includes agricultural fields to the west and vacant properties to the north, east, and south. Arizona State Trust Land is to the north and east of the Property. Waterman Wash, a tributary of the Gila River, borders the western and southern edges of the buildable portion of the Property. Estrella Mountain Regional Park, managed by Maricopa County, is approximately 5 miles northeast of the Property.

The closest structure is 900 feet west of the Property boundary across Waterman Wash at the northeast corner of Riggs Road and 163rd Avenue. In this area there are numerous buildings, and the current use seems to be consistent with the AU zoning of the location. Additionally, a single structure within unincorporated Maricopa County exists approximately 1,700 feet southeast of the Property on the south side of West Patterson Road. The nearest major residential areas are north of the segment of Pecos Road that exists within the Estrella master planned community approximately 2 miles to the north. Given these distances, direct impacts to residents and properties are expected to be minimal to none.

4 PROJECT DESCRIPTION

The Project will generate energy and deliver it into the regional transmission system. The electricity generated by the Project will be routed to the on-site collector substation via 34.5-kV underground collection lines. The collector substation will consist of power transformers and circuit breakers that will increase the voltage to a 500-kV transmission line voltage. Multiple interconnection options were evaluated. The generation tie-line (gen-tie) routing to the regional power grid is in development and is not part of this SUP application.

The primary components of the Project are expected to include the following:

- Solar field of photovoltaic (PV) panels/arrays
- Solar trackers
- Containerized BESS units
- An electrical collection system, including switchgear, inverters, transformers, and collection lines
- A Project collector substation
- Associated infrastructure, such as laydown yards, water basins, perimeter fencing, gates, internal access roads, and access driveways
- Operation and maintenance (O&M) buildings
- Portable storage containers (Conex boxes)

Each project component is described in greater detail below.

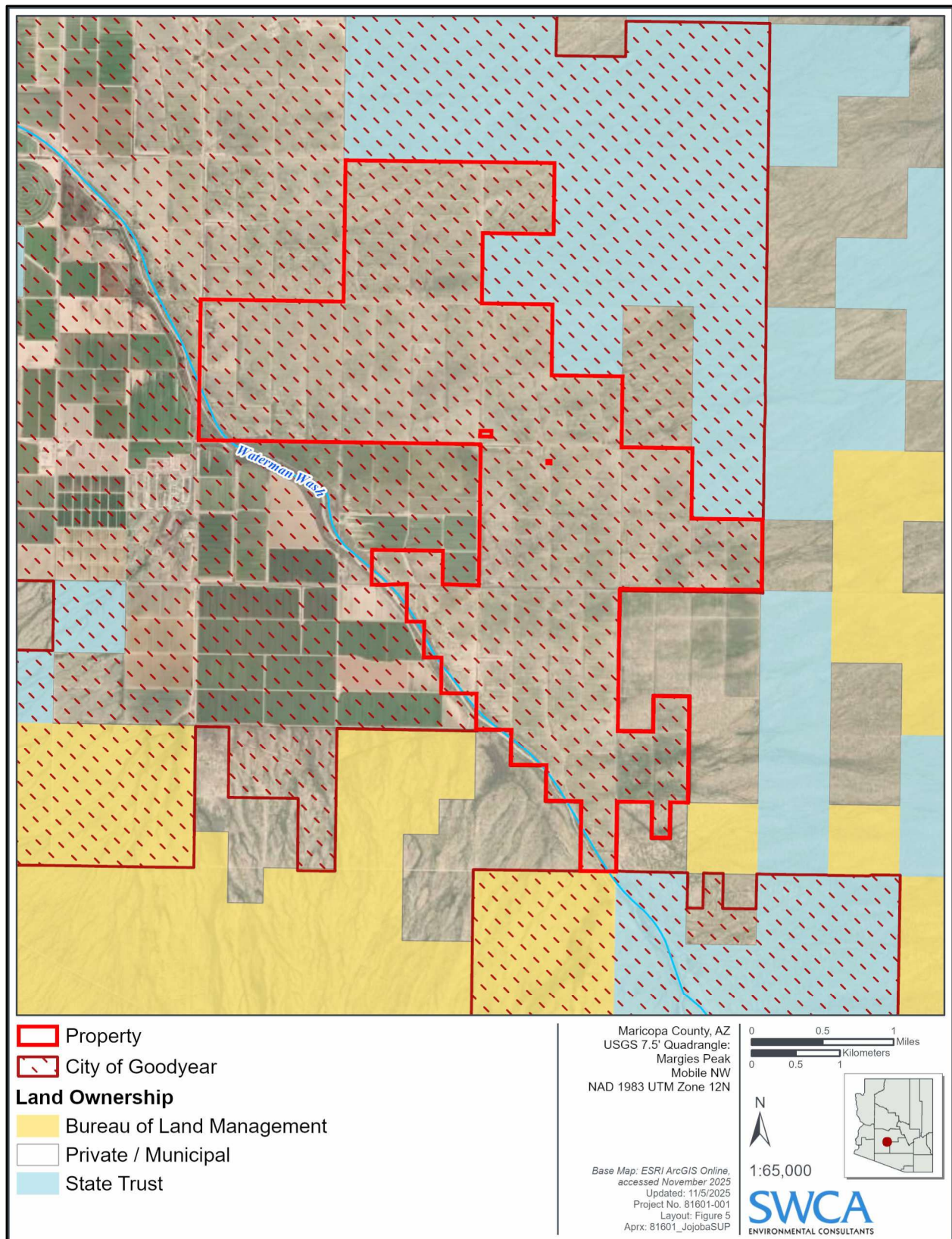


Figure 5. Property and land ownership.

4.1 Solar Field

The Project will use state-of-the-art PV technology, converting the sun's light energy into direct current (DC) electrical energy within the PV panels. The PV panels can be mounted together in solar arrays of different configurations, depending on the equipment selected, and on a common support framework. PV panels are typically 10 to 15 feet tall depending on their orientation when tracking the sun. The size of the arrays will be based on the capacity of the equipment selected and is intended to generate approximately 550 MW of alternating current (AC) PV solar energy output. Because solar energy technologies continue to evolve at a rapid rate, the exact arrangement and nature of the PV systems will be determined during the final design and will be provided to the City of Goodyear at that time.

4.2 Solar Trackers

It is anticipated that the Project will use solar trackers so that the panels can track the sun's position during the day. Solar tracking mechanisms maximize solar energy conversion efficiency by keeping the panels perpendicular to the sun's energy rays throughout the day. The PV panel rows will be oriented based on the mounting structure's design; however, the exact panel support structure types will be determined during the final project design.

4.3 Battery Energy Storage System

The BESS has become an integral component of the utility grid, especially when coupled with solar generation, because it can store electricity for quick deployment when needed by the utility. This grid management tool is especially beneficial during peak hours, such as late afternoons on hot summer days when the utilities must meet high demand to avoid power outages.

The Project is anticipated to include a 550-MW BESS designed to meet the utility's need and will consist of several containerized steel housing units, similar to shipping containers. The BESS will be connected to the planned solar facility via an AC -coupled system connected to a bidirectional inverter to convert DC energy to AC energy, allowing for energy to flow in or out of the batteries to provide charge and discharge. Power switches and relays will protect the system.

Safety will be a priority for the BESS, and the Applicant will coordinate with the local fire department. Safety features and practices are anticipated to include the following:

- A BESS that includes a direct injection system as part of its fire suppression will be selected.
- At a minimum, each battery container will employ an intelligent fire detection, alarm, and notification system with photoelectric smoke detectors and thermal detectors.
- The detection of smoke or heat will trigger remote alarms to the Applicant's renewable operations control center and will activate audible/visual alarms on the exterior of the battery storage containers.
- The BESS systems will be inspected for damage prior to installation and during routine O&M, and any damaged systems will be managed in accordance with the manufacturers' specifications.
- Any damaged or spent batteries will be removed from the site and will be disposed of or recycled in accordance with federal and state laws.

- The Applicant will coordinate with the fire department to prepare a Hazard Mitigation Assessment (HMA) document and the Underwriters Laboratory documentation associated with the BESS, an adequate alarm system and on-site information for first responders, and on-site and off-site training opportunities. The completed HMA, including required technical studies per NFPA 855, will be submitted with the construction documents for review. After the completion of the HMA per NFPA 855, no further technical studies for the BESS will be completed.
- Systems will comply with National Fire Protection Agency (NFPA) 68, 69, and 855 requirements (NFPA 2025).
- A remote annunciator for fire department use will be located at the designated fire department response location outside the BESS. The device will show alarm signals (for smoke, heat, gas, etc.) for each BESS container. Details on how this system will provide the required signals will be submitted with the Project construction documents for review and evaluation.
- The battery energy management system will provide alarm signals at the fire department response panel at the entrance to the BESS. Details on how this system will provide the required signals will be submitted with the Project construction documents for review and evaluation.
- An operations maintenance plan for the BESS or safety-related equipment that has routine maintenance requirements according to the code or manufacturer's instructions will be submitted to the fire department for approval prior to the initiation of operations.
- A preliminary Emergency Response Plan (ERP) coordinated with the fire department will be submitted prior to building permits. A final ERP, after editing in coordination with the fire department, will be submitted to the fire department for approval prior to the initiation of operations.
- Any further technical studies and requirements, such as runoff analysis, will be subject to the approval of the ERP.

The BESS component of the Project will be an accessory use of the primary utility scale solar use. As such, BESS shall comply substantially with the approvals of the SUP and subsequent site plan. As an essential component of the Project, the BESS will conform to the following standards:

- BESS shall be permitted as an accessory use by the SUP.
- All BESS modules and/or equipment will follow the development standards and setbacks established in Table 5 of this narrative.
- Due to the remote nature of the site, all aesthetic enhancements of the Project are governed by the development standards of this SUP and detailed within Table 5.
- Noise analysis will be limited to a noise study prepared at the time of building permit submittal.
- Underwriters Laboratory 9540 certification will be achieved prior to operation.
- The BESS will be monitored 24/7 remotely; monitoring components and capabilities will be governed by the ERP.

4.4 Electrical Collection System

PV panels generate a low-voltage DC electrical output that is not suitable for direct connection to the AC utility grid used in the United States. The electrical collection system will be designed to convert the output power from the PV panels from DC to AC, transform the power from low voltage to transmission -level voltage for connection to the grid, and supply auxiliary power to the tracker systems.

Each array will be connected using underground collection lines parallel and adjacent to the array access roads where possible.

4.5 Project Collector Substation

The AC current from the electrical collection system will connect to the on-site collector substation via feeder lines within the Property. The Project collector substation will consist of parallel sets of internal power distribution systems (i.e., buses and circuit breakers, disconnect switches, and multiple step-up transformers) to increase the voltage to the substation and transmission line. The Project collector substation and interconnections will be built for and will operate at that nominal voltage.

4.6 Operation and Maintenance Buildings

The Project will include at least one O&M building, which is expected to be pre-engineered. Any O&M buildings are expected to include a small administrative area, a work area for minor repairs, and a storage area (or warehouse) for housing spare parts. While these buildings may be visible from public roads or neighboring parcels, the remote nature of the Project supports specific deviations from the requirements of the City's Design Guidelines. Specifically, this application requests relief from the following design guidelines: Design Guidelines Section 6.1.B.5.e for the O&M building and Design Guidelines Section 6.1.B.5.f for onsite portable storage containers (Conex boxes) near the O&M building. Portable storage containers (Conex boxes) may be used as accessory storage adjacent to the O&M building(s) during construction and operations. There shall be a maximum of three storage containers, each with an approximate size of 8x40 feet. Such storage will be located a minimum of 100 feet from the property line and public road ROWs. All Conex storage containers will be painted to match the primary O&M use buildings and may include attached shading canopies for equipment, spare parts, and material storage areas. For water, the Applicant plans to use portable water tanks that will be filled by trucks or an on-site well. For wastewater, the Applicant plans to use a septic sewage system. No water or wastewater connections with Goodyear's infrastructure are anticipated at this time.

4.7 Ancillary Components

4.7.1 Roads and Access

The Property will have up to two routes of access from public roadways that will be used by construction, operation, and emergency vehicles. These access routes will connect to legal public access roadways such as Rainbow Valley Road and will be at least 20 feet wide, all weather, and have a weight limit of at least 75,000 pounds. Specific locations and design will be determined in consultation with appropriate City of Goodyear departments, including the fire department. New buildings will have approved address numbers or other approved identification placed in a position that is legible and visible from the street fronting the property. See Section 4.7.4 for further details on signage and wayfinding.

Auxiliary roads within the Property will not be open to the public and are anticipated to primarily feature compacted native materials or have a gravel surface. Any emergency access roads required by the fire department will be 20 feet wide, all weather, and capable of supporting at least 75,000 pounds. Private roads within the Project fenceline used for internal access between PV arrays will be 16 feet wide. Only a small portion of the overall Property may be paved, which may include the areas around the O&M buildings, the collector substation, and the BESS. The remaining portions of the Property will remain unpaved.

The Project will generate very few vehicle trips and will not require improvements to the roadway network, except for ensuring adequate emergency access. The Applicant will coordinate with Arizona Department of Transportation (ADOT) and the City of Goodyear on potential future roadway needs to ensure right-of-way (ROW) is available for future connectivity in the event it is needed. Due to the Property's remoteness from the city's development pattern, neither roadway improvements nor ROW dedication are needed at this time; however, the Applicant will work with the City of Goodyear to determine whether any future roadway rights are needed for connectivity while proceeding with the Project. Although the City of Goodyear's Transportation *Master Plan* shows State Route (SR) 303 crossing the eastern portion of the Property, ADOT's State Transportation Improvement Program (ADOT 2025) includes no potential action for SR 303 within the Property. Maricopa Association of Governments' *Regional Strategic Transportation Infrastructure Investment Plan*, which has a 2046 horizon, does not include an SR 303 extension south of SR 30 and over the Gila River (approximately 9 miles north of the Property) (Maricopa Association of Governments 2023), and extension of the SR 303 crossing the Property is not anticipated during the Project's lifespan.

4.7.2 Site Security and Fencing

The Applicant proposes tailored fencing appropriate for the remote nature of the Project and in line with requirements specific to utility-scale solar facilities. The Project perimeter, which is where the Property meets public ROW or adjacent parcels (Perimeter), will have fencing. The fencing will enclose the entire Project to restrict public access during construction and operation, as the Project involves the use of high-voltage equipment, which could pose a risk of electrocution or other hazards if Property security is not properly maintained. For the proposed fencing development standards and justifications for the Project, see Section 5.7.

The Perimeter fences will be 8 to 12 feet tall and will consist of open wire fencing and support posts potentially topped by barbed wire, which could make the structure taller than 12 feet. The open wire fencing may consist of agricultural-style fencing or more traditional chain-link fencing; final design will be determined during the site planning and construction phases of the Project. Agricultural-style fencing may include wood or steel posts with open wire spanning the posts making open squares, up to 9 inch by 9 inch in size (Figure 6).

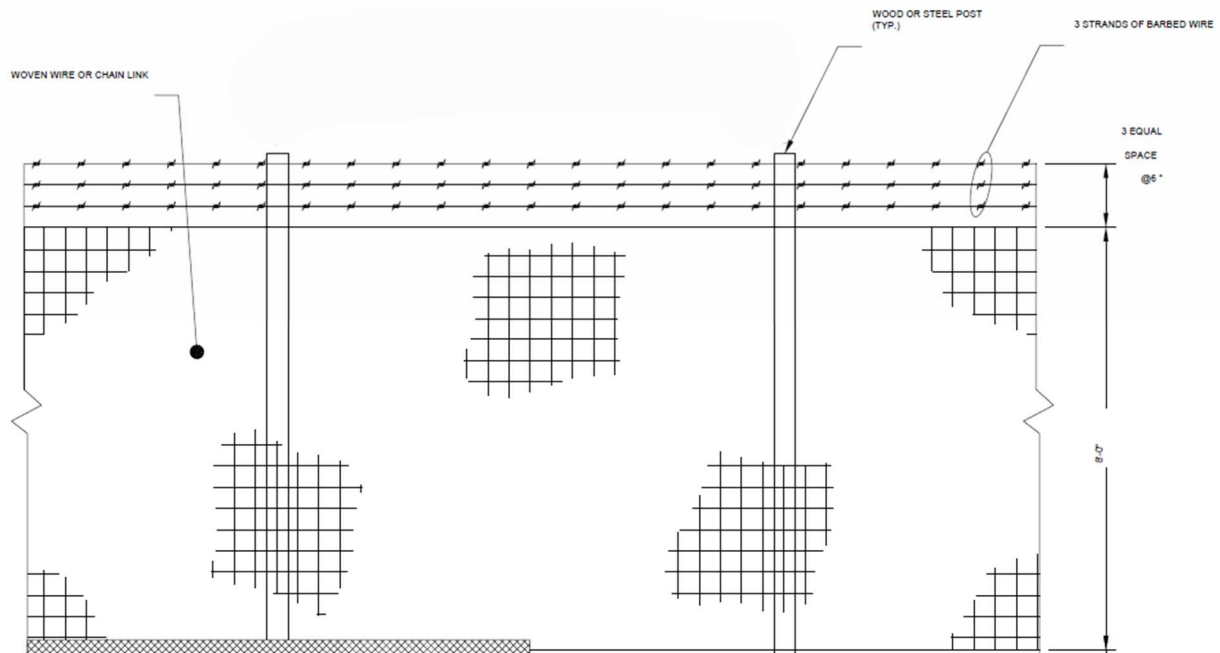


Figure 6. Example of agricultural-style fence that may be used as the perimeter fences. Final design will be determined during the site planning and construction phases of the Project.

The use of wire fencing aligns with the development standards established for neighboring AU and Agricultural District (AG) zoning districts and will facilitate drainage through and visibility into the Property and therefore security and emergency response. The Applicant will implement a minimum 30-foot Perimeter setback to serve as a buffer with native vegetation between the Perimeter of the Property and the fencing for the Project.

Additional fencing will be installed around the collector substation, the BESS, and other areas requiring controlled access. The design of the fencing around the collector substation and BESS will be 8 to 12 feet tall and will consist of open wire fencing. These areas will be secured to the standard of applicable electrical code requirements and may include chain link fence that is 8 to 12 feet tall potentially topped by barbed wire for additional security. Final fencing design and materials will be determined during the site planning and construction phases of the Project in conformance with City approvals.

The Project requests relief from both the landscape screening and decorative wall requirements of Section 5 2-2-B-3-E of the Zoning Ordinance and Section 6.1.A.4.c of the Design Guidelines Manual, due to its remote nature. No screening is required for the BESS or substation from adjacent properties or uses, or public ROW. In place of screening, the Project will preserve existing native vegetation within the 30-foot Perimeter setback, to the extent feasible, to provide a natural visual buffer in this remote context. Though not required, if determined appropriate at time of site plan submittal by the Applicant, the Project may utilize a masonry wall up to 8 feet in height with potential barbed wire as an alternative Perimeter barrier for specific Project components such as the BESS and substation.

Each Property entrance will feature controlled access gates. The gates will swing or roll and will include a Knox padlock or a similar security measure that permits adequate emergency response access. Gate and Knox padlock details will be provided during site plan review or construction documentation for evaluation.

4.7.3 Lighting System

Permanent outdoor night lighting will be installed at the O&M buildings and collector substation; however, some portable lighting may be required for maintenance activities that must take place at night. The lighting will be kept to the minimum required for safety and security. Sensors, switches, and timers will be used to keep the lights turned off when not required, and all lights will be hooded and directed downward to minimize backscatter and off-site light. Any lighting on the Property will adhere to the Lighting Zone 1 requirements defined in Article 10 of the City of Goodyear's Code of Ordinances. In addition, the Applicant will coordinate with the fire department to ensure adequate lighting in case of emergencies.

4.7.4 Fire Protection and Emergency Response

Ensuring fire protection and facilitation of emergency response will be priorities for the Applicant during Project construction and operation. During construction, a water truck or other portable trailer-mounted water tank will be kept on-site. Water tanks for private fire protection will be installed in accordance with NFPA 22 (NFPA 2025) and fire department standards. The fire protection systems for Project operation will include a fire protection water system for each O&M building, portable water tanks, and portable fire extinguishers. Additional coordination with the fire department will occur during all Project stages, including planning for Property access, access gates, signage, wayfinding, water requirements, and lighting. Details for building address and exterior door identification/number locations for emergency response and wayfinding signage from roadway access points will be provided during site plan review or construction documentation for evaluation.

The Property will feature up to two points of access from public roadways that emergency vehicles can use in the event of a fire or other emergency. These access points will connect to legal public access roadways and will be at least 20 feet wide, all weather, and have a weight limit of at least 75,000 pounds. Specific locations and design will be determined in consultation with appropriate City of Goodyear departments, including the fire department. On-site emergency access roads required by the fire department will be 20 feet wide, all weather, and capable of supporting at least 75,000 pounds. Private roads within the Project fenceline used for internal access between PV arrays will be 16 feet wide, but placement of PV arrays will leave a minimum of 24-to-32-foot-wide clearance for emergency access. These internal access roads may be unpaved but will meet the weight requirements and dust control standards to support emergency vehicles, with final design to be determined through the site plan. Each Property entrance will feature controlled access gates. The gates will swing or roll and will include a Knox padlock or a similar security measure that permits adequate emergency response access. In addition, the Applicant will coordinate with the fire department to ensure adequate lighting in case of emergencies. Any manually operated or electrically controlled gate installed across a fire apparatus road will require a separate permit and submittal.

4.8 Water Use During Construction

No municipal water connection will be needed. During the construction phase of the Project, water will primarily be used for dust control, equipment cleaning, and fire mitigation. Water used for construction and operation will be hauled in by truck or provided by an on-site well. Twenty-four wells are within the Property, according to the Arizona Department of Water Resource's Groundwater Site Inventory (Arizona Department of Water Resources 2025). The water supply for emergency use during construction will meet NFPA 241 requirements (NFPA 2025), and the Applicant will provide the fire department with calculations that demonstrate this. Additionally, water tanks for private fire protection will be installed in accordance with NFPA 22 (NFPA 2025). Water tanks, including a hard suction hose and means for

storage of the hose, for private fire protection shall meet Goodyear Fire Department Standards. Ultimately, the fire department will determine the water requirements.

4.9 Operation and Maintenance

The Project operation will be staffed during daytime hours Monday through Friday. On-site personnel will perform normal preventive maintenance, such as periodic inspection of field components, condition assessment of critical equipment, and routine lubrication of equipment. Outside typical working hours, the Project will not be fully staffed but will be monitored 24/7 remotely from the AES Smart Operations Center in Dayton, Ohio.

On-site vegetation will be maintained through a combination of mowing or trimming native species and applying herbicide to nonnative or noxious species. Native vegetation in the 30-foot setback surrounding the Property will be allowed to grow and create an appearance consistent with the open desert nature of the area. No irrigation or landscape maintenance will be required within the setback.

Project O&M activities will not require a municipal water connection. Water needed for maintenance activities such as dust control and solar panel cleaning will be hauled in by truck or provided by an on-site well. Water needed for the O&M building will be stored on-site in a portable water tank. The estimated O&M water use is 400 gallons per day. The Property will also include an aboveground and unpressurized atmospheric water tank reserved for emergency use.

Personnel will regularly inspect electric lines, support systems, instrumentation, and controls to ensure the safe, efficient, and economical operation of the Project.

4.10 Decommissioning

The Project is planned for decommissioning at the end of its operational life. The decommissioning of the Project will include removal of equipment and site restoration activities after the Property has been de-energized and secured. Because decommissioning activities are not expected to occur for many years and regulatory requirements may change, the Applicant will review any applicable permitting or regulatory requirements with appropriate local and state agencies prior to initiating decommissioning activities to ensure compliance. The Decommissioning Plan, submitted under separate cover, describes the general measures and procedures that should be developed and implemented to decommission the Project and restore the Property to substantially the same physical condition as existed prior to the development. This Decommissioning Plan is understood to be a preliminary plan that is limited by the current design schedule, without an approved site plan for the Project. The Applicant will provide an updated Decommissioning Plan to the City of Goodyear prior to construction.

5 DEVELOPMENT STANDARDS

The Preliminary PAD zoning district lacks detailed development standards that would apply to an energy generation facility; the SUP will allow the City of Goodyear to set individualized development standards for the specific use being approved. Therefore, the Applicant is proposing tailored development standards that balance the needs of the Project with protections for the surrounding remote and rural area (see Table 1). Justifications for these proposed development standards are provided below.

Table 1. Proposed Project Development Standards

Standard	Requirement
Maximum Building Height (excluding utility poles and accessory structures such as lightning masts)	30 feet
Maximum Utility Pole Height (maximum)	160 feet
Internal Setback*	0 feet
Minimum Perimeter Setback – All Sides (excluding BESS)*	30 feet with native vegetation to remain, with limited disturbance permitted for the development of essential infrastructure and access points, outside open wire fence
Minimum Setback – BESS – From Perimeter and Buildings	100 feet with native vegetation to remain, with limited disturbance permitted for the development of essential infrastructure and access points, outside open wire fence
Minimum Setback – SFHAs	30 feet
Maximum Lot Coverage (excluding solar panel arrays)	10%
Fencing around Perimeter, BESS**, and Substation**	Open wire fencing 8 (minimum) to 12 feet high (maximum; barbed wire does not count toward height)
Screening	No screening required except that native vegetation will be preserved along Perimeter and along existing and future public ROW, with limited disturbance permitted for the development of essential infrastructure and access points, outside open wire fence

Note: Utility poles may be located within setbacks and SFHAs.

*Internal setback within SUP boundary shall be 0 feet regardless of underlying zoning.

**Or alternative masonry wall up to 8 feet as approved with Site Plan and construction phases of the Project – with relief from requirements in Goodyear Design Manual Section 6.1.A.4.c.

5.1 Maximum Building Height

The Applicant proposes a maximum building height, excluding utility poles and accessory structures such as lightning masts, of 30 feet, which would be harmonious with the limits for building heights in the area surrounding the Preliminary PAD zoning district, which encompasses the Property and lacks current height limits for buildings. The surrounding AG and AU zoning districts allow for a maximum building height of 30 feet (City of Goodyear 2025).

5.2 Maximum Utility Pole Height

The Applicant proposes a maximum utility pole height of 160 feet. The City of Goodyear has no height limitations specified for transmission line structures. However, a 500-kV transmission line structure with a height of up to 160 feet is consistent with the American Society of Civil Engineers requirements for steel transmission pole structures.

5.3 Minimum Perimeter Setback – All Sides (Excluding Battery Energy Storage System)

The Applicant proposes a minimum Perimeter setback of 30 feet for the Project, excluding the BESS, with security fencing. This 30-foot setback includes public road ROWs such as those along Chandler Heights, Riggs, and Bullard Roads and will be left in a predominantly undisturbed condition with existing native vegetation, except where limited disturbance is necessary for approved construction or

development activities, access points, or driveways. The existing vegetation along these existing and future ROW alignments currently contain significant native foliage which is expected to provide visual buffering for the Project components while recognizing the remote nature of the Property. Temporary disturbance areas may be revegetated with native vegetation for consistency with the surrounding vegetation starting in the early monsoon season (starting in May or June) with follow up watering, as necessary, and monitoring through first year. This native vegetation will be allowed to grow naturally and is not expected to be irrigated. The surrounding AG and AU zoning districts have various minimum front, side, and rear setbacks that range from 15 to 100 feet. The Applicant proposes a uniform 30-foot setback, except for around the BESS, to allow for consistent development of the Project across the entire Property. No internal setbacks apply within the Project.

5.4 Minimum Setback – Battery Energy Storage System

The Applicant proposes a minimum Perimeter and building setback of 100 feet for the BESS. This setback is consistent with NFPA 855, Standard for the Installation of Stationary Energy Storage Systems Code, which requires the BESS to have a 100-foot setback from buildings and public ways (NFPA 2025). This 100-foot setback for the BESS will apply to the Perimeter as well as existing and future public road ROWs. This setback will include the existing native vegetation preserved in the 30-foot Perimeter setback, except where limited disturbance is necessary for approved construction or development activities, access points, or driveways. No internal setbacks apply within the Project.

5.5 Minimum Setback – Special Flood Hazard Areas

To preserve the Waterman Wash and associated habitat and proposed trails, the Applicant proposes a minimum setback of 30 feet from SFHAs, including 100-year floodplains. Approximately 16 acres of Waterman Wash lie within the Property. In addition to and associated with Waterman Wash are approximately 119 acres of floodway and approximately 598 acres of SFHAs that lie within the Property. The portions of the SFHAs that lie within the Property extend approximately 450 feet to 2,300 feet from Waterman Wash (Figure 7). The City of Goodyear has no setback requirement for SFHAs. However, the Applicant is proposing this minimum 30-foot setback from the SFHAs to preserve valuable wildlife habitat and corridors. This minimum setback ensures adequate space for the City of Goodyear to develop the proposed trail system along Waterman Wash.

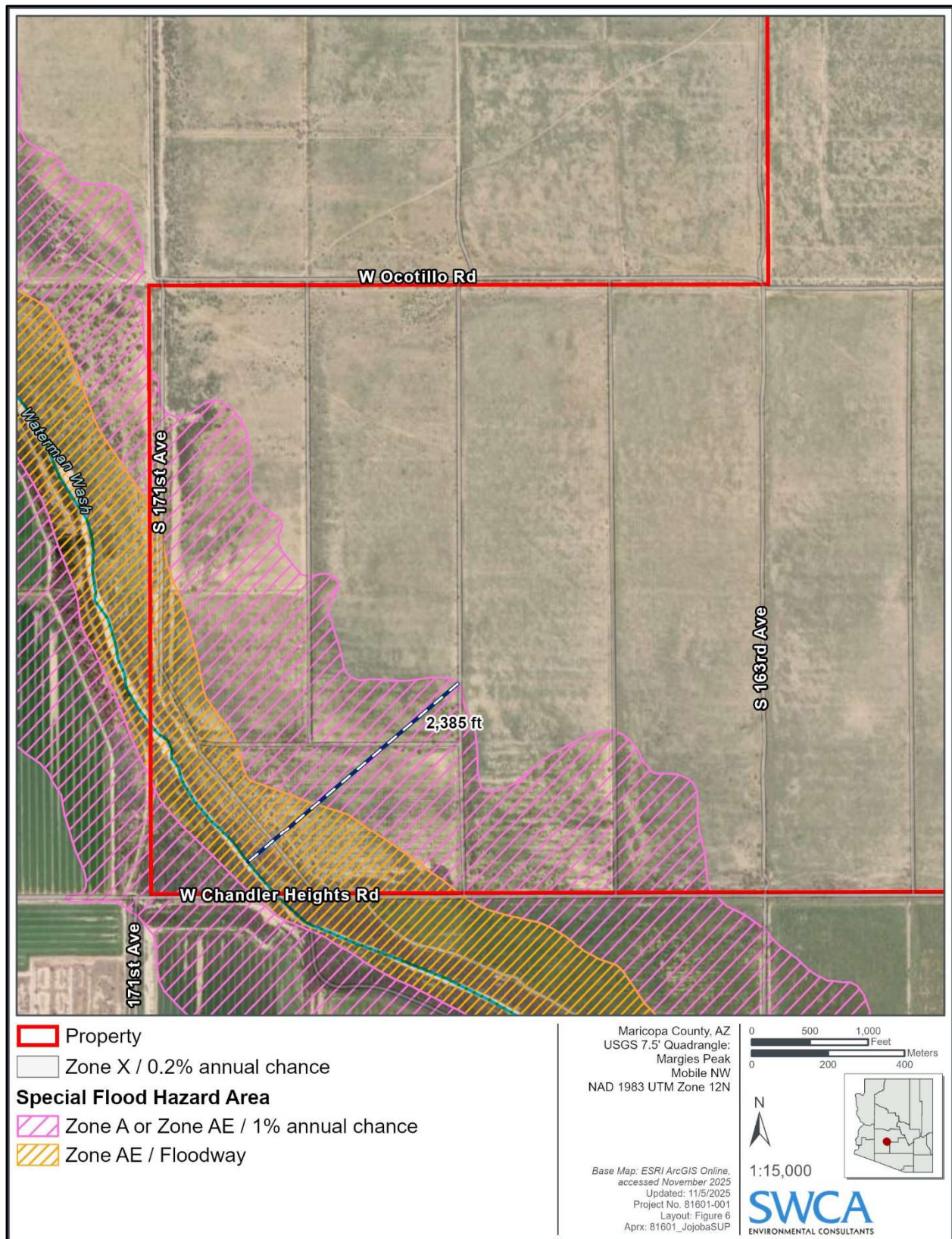


Figure 7. Example of Waterman Wash special flood hazard area width within the Property.

5.6 Maximum Lot Coverage

The Applicant proposes a maximum lot coverage of 10%, excluding the solar panel arrays. The surrounding AG and AU zoning districts have a larger maximum building coverage of 20%. Therefore, the proposed lot coverage is consistent with that required for the surrounding properties.

5.7 Fencing Height (Minimum and Maximum)

The Project will include an open wire fence design for the Perimeter with a minimum height of 8 feet and a maximum height of 12 feet. Section 5-2-2-B-7 of Article 5-2 of the Goodyear Zoning Ordinance allows for chain-link (open wire) fences within the AG and AU zoning districts. The Property lies within the Preliminary PAD zoning district, which borders the AU zoning district on all sides. Unlike the AG and AU zoning districts, the Preliminary PAD zoning district does not have detailed fencing standards. Therefore, given the Property's proximity to the AU zoning district and the absence of conflicting guidelines, the use of open wire fence on the Property aligns with the development standards established for the neighboring district. The proposed open wire fence would be along the interior edge of a minimum 30-foot setback with native vegetation along the entirety of the Perimeter. The remainder of this section provides details of the relevant guidelines.

Section 5-2-2-B-7 of Article 5-2 of the Goodyear Zoning Ordinance states the following:

Open wire fences, including chain-link fences, are not permitted except as expressly provided in this Article or elsewhere in the Zoning Ordinance. Open wire fences including chain-link fences are permitted within the city as follows: (a) In the AG and AU zoning districts subject to the terms and limitations in this Article.

Section 5-2-2-B-4 of the article further supports allowing the Applicant to propose these fence heights, as the Project is a quasi-public facility that requires restricted access to protect the public from potential hazards at the Property. Therefore, the Applicant proposes a taller fence to prevent public access to the highly energized project. Specifically, Section 5-2-2-B-4 the following:

Open wire fences exceeding the otherwise permitted heights may be built around schools and other public or quasi-public facilities when necessary for the safety or restraint of the occupants.

The Applicant proposes fencing around the BESS and collector substation that may include barbed wire for maximum security, and barbed wire would not count toward fencing height. Section 5-2-2-B-3-D of the article allows for higher chain-link fence heights when maximum security is needed (such as in I-1 Light Industrial Park and I-2 General Industrial Park districts). The Project is essentially a power plant that involves the use of high-voltage equipment, which could pose a risk of electrocution or other hazards if Property security is not properly maintained. Specifically, Section 5-2-2-B-3-D states the following:

In I-1 and I-2 districts, walled areas for storage of materials and equipment may include three (3) strand barbed wire or barbed tape for maximum security, (maximum eight (8) foot height).

Additionally, Section 5-2-2-B-3-E of the article states the following:

All utility substations, wells, storage facilities, and other utilities shall be screened from view by a solid masonry wall or landscape screen.

The Project requests relief from both the landscape screening and decorative wall requirements of Section 5 2-2-B-3-E of the Zoning Ordinance and Section 6.1.A.4.c of the Design Guidelines Manual, due to its remote nature. No screening is required for the BESS or substation from adjacent properties or uses, or public ROW.

The proposed fencing standards for the Project are supported by the Goodyear Zoning Ordinance due to the (1) lack of standards for properties zoned before the Preliminary PAD designation, (2) the Property's proximity to an AU zoning district, and (3) the Project's fulfillment of the specific requirements for utility facility screening. The fencing design additionally meets the unique security requirements for utility-scale solar facilities and will provide visual buffering with a 30-foot Perimeter setback codified within the development standards of this SUP. Within the Perimeter setback and along public ROW, native vegetation will be preserved to the extent possible to increase the visual buffering of the Project.

6 SPECIAL USE PERMIT CONSIDERATIONS

To accommodate the Project and permit the beneficial use of otherwise vacant land to help meet Arizona's increasing power demands, the Applicant requests an SUP for an energy generation facility on the Property. Because an energy generation facility special use may be considered in any zoning district pursuant to City of Goodyear Zoning Ordinance, Section 4-1-2, approval of an SUP will not require rezoning of the underlying Preliminary PAD.

The following section addresses the factors set forth in Goodyear Zoning Ordinance, Section 1-3-4, that are to be considered as part of any SUP application.

1. Use will be desirable or necessary to the public convenience or welfare.

The proposed use of the Property will include generation of 550 MW of solar energy—enough electricity to power approximately 165,000 homes—and a 550-MW BESS. Arizona's utility companies are seeking significant electricity generation to sustain the state's overall growth, particularly the high-tech industries bringing robust job growth and economic activity to central Arizona. The Project will help meet that growing power demand while providing local benefits, including increased property tax revenue for the City of Goodyear, Maricopa County, and local school districts. Lastly, the Project will allow for the beneficial use of vacant land outside the City of Goodyear's anticipated growth areas that spans approximately 2 miles north of the Property.

A detailed socioeconomic analysis has been submitted to the City of Goodyear under separate cover. This socioeconomic analysis details the monetary, socioeconomic, and tax benefits for the City of Goodyear, Maricopa County, and school districts.

2. Use will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites.

The Property is south of Queen Creek Road and east of Waterman Wash, in a rural area within Goodyear city limits. Much of the land outside the Property to the east and west lies outside city boundaries (see Figure 5) and within Maricopa County in the Agriculture/Rural Uses (RU-43 and RU-190) Zoning Districts and is either vacant or used for agriculture operations (Maricopa County 2025b). The land to the north and south remains within city boundaries and is primarily in the Preliminary PAD, with some land to the northwest zoned as Agriculture. Bureau of Land Management-administered and Arizona State Land Department-administered lands are to the east, south, and southwest of the Property. Due to their minimal water usage, low noise output, and limited traffic impact, solar and battery storage systems are harmonious and compatible with remote areas.

3. Use is in conformance with the adopted General Plan and any adopted Area Plans.

The Project Energy Generation Facility use is consistent with the City of Goodyear's General Plan because that use is a special use that can be approved in any zoning district; therefore, the use does not disturb the underlying zoning. The Project also conforms to the following goals and policies of the General Plan:

Goal HS-1: A comprehensive, connected, and accessible parks, open space, and recreation system serves existing and future residents by contributing to the community's social, economic, and environmental quality.

Policy 6: Seek opportunities to protect distinctive topographic features for parks and open space through purchase, preservation, or dedication. Encourage new development to provide and maintain access to public lands through access easements and trail connections.

- Preserve the native landscape.
- Design and build to enhance the natural beauty of the scenic environment.
- Include facilities and areas that provide opportunities for environmental education.

Goal HS-5: A community that advances environmental stewardship and taking care of our natural resources.

Policy 2: Where appropriate, encourage development that considers the conservation and protection of native wildlife and vegetation habitat, water, natural land, vistas, minerals, etc. so as not to diminish these systems. At minimum, ensure that the following significant natural features are appropriately conserved:

- Gila River
- Sierra Estrella Mountains and slopes greater than 20%
- Sonoran Desert National Monument
- Sierra Estrella Wilderness Area
- Waterman Wash

The Project supports these goals and policy objectives of the Healthy & Sustained section of the General Plan through preservation of Waterman Wash and associated trails. The proposed setbacks from the SFHAs will create a significant setback from Waterman Wash, where fences and panels will not be permitted.

Goal HS-7: A community that uses non-renewable resources responsibly and maximizes availability, diversity, and use of renewable sources of energy.

Policy 2: Promote the use of solar and other renewable energy.

The Project supports this goal and policy of the General Plan by adding 550 MW of solar energy generation within Goodyear.

Goal RS-3: Utilize water resources efficiently.

Policy 3: Policy Work towards the decrease of water consumption by 1% per year based on the gallons per capita per day metric or other metrics based on land use.

The Project proposes low water use for the entire Property and thus supports this goal and policy within the Resilient & Safe section of the General Plan. Limited water use is expected for on-site

operations, including employee restroom use and infrequent panel cleaning. No landscaping watering will be required within the Perimeter setback of the Property.

4. Use will not be detrimental to surrounding properties or persons in the area due to:

A. Impact on the circulation system of the adjacent neighborhood

During operation, the Project is expected to generate only an estimated 40 vehicle trips per day. A detailed traffic impact study is included under separate cover as part of this SUP application. The nearest residential development is approximately 2 miles to the north within the Estrella master planned community, and there are no transportation needs south of Estrella due to the lack of development there. It is expected that the Project will have minimal to no impact on the circulation systems of the surrounding residences or communities during operation because of the low volume of trip generation and overall remoteness of the Property.

B. Excessive Noise or light generated from within the site

Following construction, the Project is expected to generate minimal operational noise, limited primarily to occasional vehicle traffic associated with operations and maintenance activities, as well as low-level humming from inverters and substation equipment. Industry guidance indicates that inverter and substation noise can be effectively attenuated at distances well below applicable daytime and nighttime noise thresholds. The nearest residential uses are located approximately 2 miles from the proposed development, providing substantial separation. As a result, operational noise is not anticipated to adversely affect surrounding properties. Lighting at the Property will be kept to the minimum and as required for safety and security. Sensors, switches, and timers will be used to keep the lighting turned off when not required, and all lights will be hooded and directed downward to minimize backscatter and off-site light. Lighting on the Property will adhere to the Lighting Zone 1 requirements defined in Article 10 of the City of Goodyear's Code of Ordinances. The Applicant will also coordinate with the fire department to ensure adequate lighting during emergencies. Because the surrounding land is used for agricultural operations or is vacant and the nearest major residential community is at least 2 miles away, Project noise and light output are expected to have a minimal impact on the surrounding community.

C. Excessive scale or height in relationship to surrounding properties

Solar projects are typically low-profile uses. Panels are the primary component and are typically 10 to 15 feet tall, depending on their orientation when tracking the sun. The Applicant proposes a maximum building height (other than for utility poles) of 30 feet, which meet the development regulations of surrounding properties. Utility poles may be up to 160 feet tall, but the number of utility poles within the Property will be minimal. With the lack of uses adjacent to the Property and general remoteness of the area, adverse impacts are not anticipated.

D. Hours of operation

The Project's hours of operation are continuous, with panels collecting energy during daylight hours and batteries storing power during the night. O&M personnel will primarily work during regular daytime hours, but emergency conditions may require work outside normal working hours. These hours of operation are expected to have minimal impact on the surrounding agricultural and vacant land uses.

E. Inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties

The Property is more than 5,000 acres and provides ample space for buffers to surrounding properties. Because of the remoteness of the Property and the generally vacant and agricultural character of the surrounding area, large buffer areas will be unnecessary. As stated in the Project development standards in Section 5, the Project will provide a 30-foot setback from the Property boundary and from the SFHA along Waterman Wash.

F. Inconsistency with the development character or architecture of the adjacent properties

The area surrounding the Property is largely agricultural or vacant, with minimal development and few existing structures. The Project is a low-profile, low-intensity use that is consistent with the character of the area. The area surrounding the Property lacks architectural character because it is remote and undeveloped.

7 OTHER CONSIDERATIONS

7.1 Wildlife

Although wildlife analysis is not specifically part of the SUP criteria, the City of Goodyear requested information on potential wildlife corridors within the Property during the pre-application meeting for the Project. Based on this request, the Applicant ran an Arizona Environmental Online Review Tool report for the Property, available through the Arizona Game and Fish Department's (AZGFD's) Heritage Data Management System. AES consulted with the AZGFD via email and met with agency representatives virtually on August 15, 2025, and again on October 20, 2025, to discuss the Project and their concerns.

The Arizona Environmental Online Review Tool report for the Property indicates that the property overlaps with the Waterman Wash Riparian/Wash Movement Area¹ and the Vekol Valley to Rainbow Valley Diffuse Movement Area. The Property is also mapped within one Conservation Opportunity Area (COA),² the Estrella Maricopa Corridor.

Any development of the Property could impact the identified movement areas and COA. As described above, the Property is already subject to a Preliminary PAD for residential and commercial development. However, the Applicant plans to mitigate impacts to wildlife within the COA. The southwestern edge of the Property overlaps the Waterman Wash Movement Area. As stated above, the Applicant will avoid development in the riparian areas related to Waterman Wash by avoiding the SFHAs and setting back 30 feet from them. This approach avoids a significant portion of this wildlife linkage, which is likely to contain the most important vegetation and habitat used by wildlife in this area.

The Property is entirely within Vekol Valley to Rainbow Valley Diffuse Movement Area, which encompasses the valley floor between the Maricopa Mountains and the Sierra Estrella Mountains extending both north and south of the Property. The Estrella Maricopa Corridor COA is mapped within the southern portion of the Property and extends through Rainbow Valley and the surrounding mountains. Construction of the Project would impact wildlife habitat and temporarily disrupt wildlife movement within this COA and Diffuse Movement Area. However, development of the Property would impact only 1.14% and 2.34% of the COA and Diffuse Movement Area, respectively. Further, both the Diffuse Movement Area and COA span the entire desert valley south of the Property, and wildlife will continue to

¹These wildlife linkages have been developed to facilitate wildlife movement within and between identified wildland blocks, as described in *The Maricopa County Wildlife Connectivity Assessment: Report on Stakeholder Input* (AZGFD 2012).

²As defined by the AZGFD in the *Arizona Wildlife Conservation Strategy*, COAs are areas in which conservation efforts are likely to be most effective, are not subject to new regulations, and do not have regulatory effect (AZGFD 2022).

be able to use the portions of the COA and Diffuse Movement Area that are unaffected. Additionally, the Applicant is consulting with AZGFD on incorporating an east-west wildlife corridor near Chandler Heights Road. This wildlife corridor would allow mule deer and other wildlife to move through the Property, connecting them with the Sierra Estrella Wilderness to the east and Waterman Wash and the North Maricopa Mountain Wilderness to the west. Therefore, Project construction and operation are unlikely to significantly impact this wildlife linkage and wildlife use of this corridor.

7.2 Trails

The City of Goodyear's 2023 parks and recreation master plan proposes an unpaved trail intended to follow Waterman Wash (City of Goodyear 2023). This trail will connect the Maricopa Trail to Goodyear's southern boundaries, passing through the Property within or adjacent to the Waterman Wash drainage corridor, which lies within a broader SFHA. The Applicant has proposed a minimum 30-foot development setback from the edge of the SFHA. Collectively, this setback and drainage corridor width would provide sufficient space to accommodate a future trail alignment as it traverses parcels within the Property. The Applicant has met with the Parks & Recreation Department and will continue to work with the City of Goodyear on maintaining adequate land for the future trail along Waterman Wash within the Property.

7.3 Additional Permitting Requirements

The Project is subject to numerous regulatory jurisdictions and is anticipated to require additional permitting, as noted below in Table 2. The Project will also need a gen-tie to connect to the regional transmission grid for off-take; however the gen-tie would extend off-site and is not subject to the SUP requirements or other permit requirements, per Section 9-9-2 of the City of Goodyear's Building Regulations, because it qualifies as "transmission lines and distribution feeder lines, together with related switch yards, substations and related equipment".

Table 2. Anticipated State, Federal, and County Permits for the Project

Agency	Permit
Federal Permits	
Not applicable	No federal permits anticipated
State Permits	
Arizona State Land Department	ROW
Arizona Department of Water Resources	Notice of Intention to Drill, Deepen, Replace or Modify a Well
Arizona Department of Environmental Quality	Construction General Permit and Stormwater Pollution Prevention Plan
ADOT	Oversize/Overweight Permits
Arizona Corporation Commission	Certificate of Environmental Compatibility for Gen-Tie
County Permits	
Maricopa County	Floodplain Use Permit

Note: All listed permits are preliminary and may change during final design.

7.4 General Special Use Permit Timeline

The Applicant requests that the energy generation facility be granted a SUP for an indefinite period, as permitted by Goodyear Zoning Ordinance, Section 1-3-4-B-4-C. This timeframe will allow the Applicant to continue to make the necessary investments and obtain subsequent permitting. The anticipated lifespan of the Project is 40 years; however, the SUP adds only the energy generation facility use to the underlying zoning permission and does not preclude other types of development on the Property.

7.5 Special Use Permit Establishment Period

The Applicant respectfully requests that the SUP's use establishment period be defined as 8 years for commencement of the use or commencement of construction pursuant to a valid building permit. The Goodyear Zoning Ordinance typically provides a 2-year establishment period for special uses. This 2-year establishment period for special use is not adequate for establishment of a complex energy generation facility that requires numerous permits and requirements at the federal, state, and local levels, including highly technical interconnection studies and a competitive bidding process with public utility companies. The requested SUP will provide greater certainty to the local utilities and is needed relatively early in the overall process of siting an energy generation facility. The requested 8-year establishment period will provide the needed assurances to continue the coordination of interested parties, permit preparation, necessary design and engineering investments, and navigating unforeseen circumstances that may arise due to the complex nature of the proposed special use.

8 CONCLUSION

The Project will foster a beneficial use within vacant property within Goodyear that is in a remote area without plans for future services. Approval of the requested SUP for an energy generation facility will allow for the addition of solar energy generation to help power Arizona's economic growth, consistent with the goals of the City of Goodyear's General Plan.

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APPENDIX A

Property Parcel Information

Table A-1. Property Parcel Information

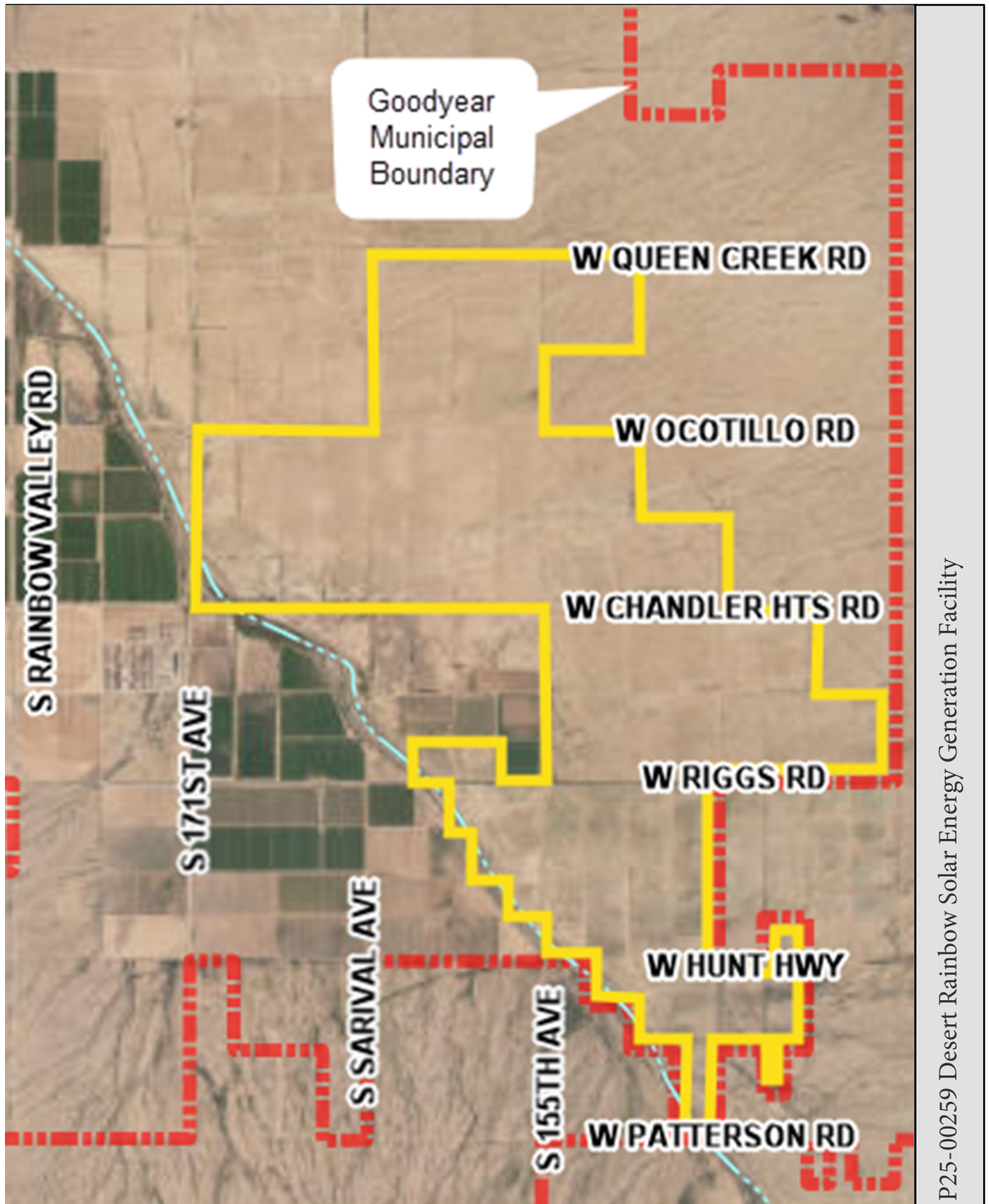
Project Parcel Number (assessor parcel number in numerical order)	Parcel Size (acres)	Landowner	General Plan Land Use Designation	Current Zoning and District Designation
40066001	156.14	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066002A	157.67	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066003A	73.86	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066003B	76.43	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066004A	150.10	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066005A	9.98	ESTRELLA SOUTH LLC	Neighborhoods, Business & Commerce	Preliminary PAD
40066005B	149.88	ESTRELLA SOUTH LLC	Neighborhoods, Business & Commerce	Preliminary PAD
40066006	39.97	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066007	39.98	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066009A	80.01	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066009B	120.04	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066009C	37.97	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066017A	16.40	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066017B	143.52	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066019E	8.67	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066019F	204.12	ESTRELLA SOUTH LLC	Business & Commerce	Preliminary PAD
40066019G	98.72	ESTRELLA SOUTH LLC	Business & Commerce	Preliminary PAD
40066019H	2.11	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066030F	99.97	ESTRELLA SOUTH LLC	Neighborhoods, Open Space	Preliminary PAD
40066030G	80.18	ESTRELLA SOUTH LLC	Neighborhoods, Open Space	Preliminary PAD
40066051C	161.17	ESTRELLA SOUTH LLC	Neighborhoods, Open Space	Preliminary PAD
40066052A	80.72	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066052B	40.02	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066053B	36.37	ESTRELLA SOUTH LLC	Neighborhoods, Open Space	Preliminary PAD
40066054A	135.45	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066054C	37.81	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066054D	140.48	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066055	79.90	ESTRELLA SOUTH LLC	Neighborhoods, Business & Commerce	Preliminary PAD
40066056	80.02	ESTRELLA SOUTH LLC	Neighborhoods, Business & Commerce	Preliminary PAD
40066057	280.16	ESTRELLA SOUTH LLC	Neighborhoods, Business & Commerce	Preliminary PAD
40066058	40.00	ESTRELLA SOUTH LLC	Business & Commerce	Preliminary PAD

Project Parcel Number (assessor parcel number in numerical order)	Parcel Size (acres)	Landowner	General Plan Land Use Designation	Current Zoning and District Designation
40066059	303.88	ESTRELLA SOUTH LLC	Neighborhoods, Business & Commerce	Preliminary PAD
40066060D	21.52	ESTRELLA SOUTH LLC	Business & Commerce	Preliminary PAD
40066060E	99.29	ESTRELLA SOUTH LLC	Business & Commerce	Preliminary PAD
40066060F	33.71	ESTRELLA SOUTH LLC	Business & Commerce	Preliminary PAD
40066061C	104.89	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066061D	53.52	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066062A	156.40	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066063A	106.52	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066063B	53.50	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40066064	160.04	ESTRELLA SOUTH LLC	Neighborhoods, Open Space	Preliminary PAD
40066074A	76.09	ESTRELLA SOUTH LLC	Neighborhoods, Open Space	Preliminary PAD
40066074B	1.87	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40067021	159.88	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40067022	167.95	ESTRELLA SOUTH LLC	Neighborhoods, Business & Commerce	Preliminary PAD
40067025B	39.98	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40067026A	19.47	ESTRELLA SOUTH LLC	Business & Commerce	Preliminary PAD
40067027B	119.16	ESTRELLA SOUTH LLC	Business & Commerce	Preliminary PAD
40067028A	20.52	ESTRELLA SOUTH LLC	Business and Commerce	Preliminary PAD
40068009D	19.99	ESTRELLA SOUTH LLC	Scenic Neighborhoods	Preliminary PAD
40068012A	159.92	ESTRELLA SOUTH LLC	Neighborhoods	Preliminary PAD
40069005B	40.00	ESTRELLA SOUTH LLC	Neighborhoods, Open Space	Preliminary PAD
40069008	78.81	ESTRELLA SOUTH LLC	Neighborhoods, Scenic Neighborhoods, Open Space	Preliminary PAD
40069019A	156.58	ESTRELLA SOUTH LLC	Neighborhoods, Open Space	Preliminary PAD

Source: Maricopa County (2025a)

Desert Rainbow

South of the Queen Creek Road alignment
and west of Waterman Wash



P25-00259 Desert Rainbow Solar Energy Generation Facility

The solar Energy Generation Facility proposes the following components:

- Solar field with photovoltaic (PV) panels mounted approximately ten (10) to fifteen (15) feet in height and generating approximately 550 megawatts (MW) of solar energy output.
- Solar trackers to maintain the panels at a perpendicular angle to the sun's rays throughout the day.
- Containerized accessory Battery Energy Storage System (BESS) units to store electricity for quick deployment when needed by the utility company. The BESS units will employ an intelligent fire detection, alarm, and notification system, as described in detail in the project narrative.
- Electrical collection system to convert the energy produced by the arrays from direct current (DC) to alternating current (AC) and carry it to the project collector substation.
- Project collector substation to increase the energy voltage to a level adequate for transmission.
- Operation & maintenance (O&M) building containing an administrative area, a work area for minor repairs, and a storage area or warehouse for spare parts. Portable water tanks will be provided and filled via trucks or an on-site well, and a septic sewage system will be installed.
- Associated infrastructure, including laydown yards, water basins, perimeter fencing, gates, internal access roads, and access driveways.

The Project also proposes to install a “gen-tie” (an electrical transmission line that will connect the energy generation facility to the electrical grid’s substation). However, the gen-tie will extend off-site and is not part of this SUP request.

If approved, the Project is expected to begin construction in 2029 and become fully operational in 2032. The lifespan of the facility is expected to be approximately forty (40) years, at which time the facility will be decommissioned and the Property returned to a vacant state. To provide some flexibility for the applicant in these expectations, a proposed stipulation sets the SUP expiration date at forty-five (45) years from issuance of the first Certificate of Completion or Certificate of Occupancy. By the end of this term, the facility shall be fully decommissioned, unless an extension to the SUP has been approved.

Since the Estrella Region III Preliminary PAD did not establish any development standards, the SUP proposes the following Project-specific standards, which can also be found in Table 1 of Attachment B – Project Narrative and will be a condition of approval within Attachment A - Resolution.

Standard	Requirement - per Agricultural Urban (AU) Zoning District*	Requirement - Proposed
Maximum building height	30 feet	30 feet; excludes utility poles and accessory structures such as lighting masts
Maximum utility pole height	N/A	160 feet
Minimum internal setback**	N/A	0 feet
Minimum perimeter setback – all sides (excluding BESS)***	Varies per property side, per Zoning Ordinance	30 feet with native vegetation to remain, with limited disturbance permitted for the development of essential infrastructure and access points, outside open wire fence
Minimum BESS setback	Same as for buildings	100 feet from perimeter and all buildings, with native vegetation to remain, with limited disturbance permitted for the development of essential infrastructure and access points, outside open wire fence
Minimum SFHA setback***	N/A	30 feet
Maximum lot coverage	20%	10% (excludes solar panel arrays)
Fencing/screening around perimeter, BESS, and substation****	Per Article 5-2 of Zoning Ordinance; chain link permitted	Open wire fencing, 8 (min) to 12 (max) feet in height. Barbed wire may be included and does not count toward the height limit. Native vegetation to remain along perimeter and along existing and future right-of-way, with limited disturbance permitted for development of essential infrastructure and access points, outside open wire fence

*Agricultural Urban standards are used as a baseline in this table because the current zoning of the site (Estrella Region III PAD) did not establish any development standards. The previous zoning was a combination of AU and Hidden Valley Preliminary PAD (the latter of which also did not establish

development standards), and prior to that, the entire site was zoned AU.

**Internal setback within SUP boundary shall be 0 feet regardless of underlying zoning.

***Utility poles may be located within setbacks and SFHAs.

****Or alternative masonry wall up to 8 feet as approved with Site Plan and construction phases of the Project, with relief from requirements in Goodyear Design Manual Section 6.1.A.4.c.

Traffic and Circulation

A roadway circulation map has been provided for this project. Construction access and primary emergency access will be provided from the intersection of Queen Creek Road and 163rd Avenue, and secondary emergency access will be provided from the intersection of Ocotillo Road and 163rd Avenue. Once the project is operational, general access to the site will occur from Riggs Road. Multiple public road alignments pass through the interior of the project site, including Chandler Heights Road, Riggs Road, and Bullard Avenue. These road alignments will remain outside of any project fencing to preserve public access.

A traffic statement was prepared for the project that indicates that construction activities will generate 2,292 daily trips, including 336 morning peak hour trips and 336 evening peak hour trips. Daily operations are expected to generate 54 daily trips, including 18 morning peak hour trips and 18 evening peak hour trips.

Arizona State Route 303 Loop (Loop 303) is expected to extend southward in the future, to connect to Interstate 11 (the Hassayampa Freeway), which is also still in the planning/forecasting stages. The connection point for these two freeways will be located near the southern boundary of the Project. Loop 303 will run alongside the eastern boundary of the Project and will pass directly through the Project at two locations. Arizona Department of Transportation (ADOT) was notified of the Project on January 2, 2026, at which point they provided preliminary feedback indicating that no funds have been allocated for the 303 extension in the vicinity of the Project site, and that this extension is not part of ADOT's current five-year-program. ADOT has also reviewed and approved the traffic statement for the Project.

Screening

The proposed Project will install perimeter fencing in locations where the Property is adjacent to a public right-of-way or a parcel that is not part of the Project. Perimeter fencing will consist of wire fencing that is eight (8) to twelve (12) feet in height. Barbed wire may be installed on top of the fence, which may bring its total height to greater than twelve (12) feet. A thirty (30)-foot buffer of native vegetation shall be maintained between the perimeter fencing and the adjacent ROW (or property line shared with an adjacent parcel).

For the proposed BESS units and substation, screening will consist of wire fencing eight (8) to twelve (12) feet in height or a solid masonry wall up to 8 (eight) feet in height.

Due to the Project's remote location, relief from landscape screening and decorative wall measures in the Zoning Ordinance and Design Guidelines Manual is requested, with the

condition that any masonry walls must be painted in a desert-themed color and not left bare (as noted in Attachment A – Resolution).

Biological Resources

The project site falls within the Vekol Valley – Rainbow Valley Wildlife Movement Area and the Waterman Wash Riparian/Wash Movement Area, as identified by the Arizona Game & Fish Department (AZGFD). It also falls within Linkage Zone 74 (North Maricopa Mountains-Sierra Estrella Mountains), as defined by the Arizona Wildlife Linkages Workgroup, a partnership between AZGFD, ADOT, Northern Arizona University, and additional agencies and organizations. These wildlife linkages and movement corridors are used by a wide range of animal species for traveling, foraging, water location, sheltering, and reproduction.

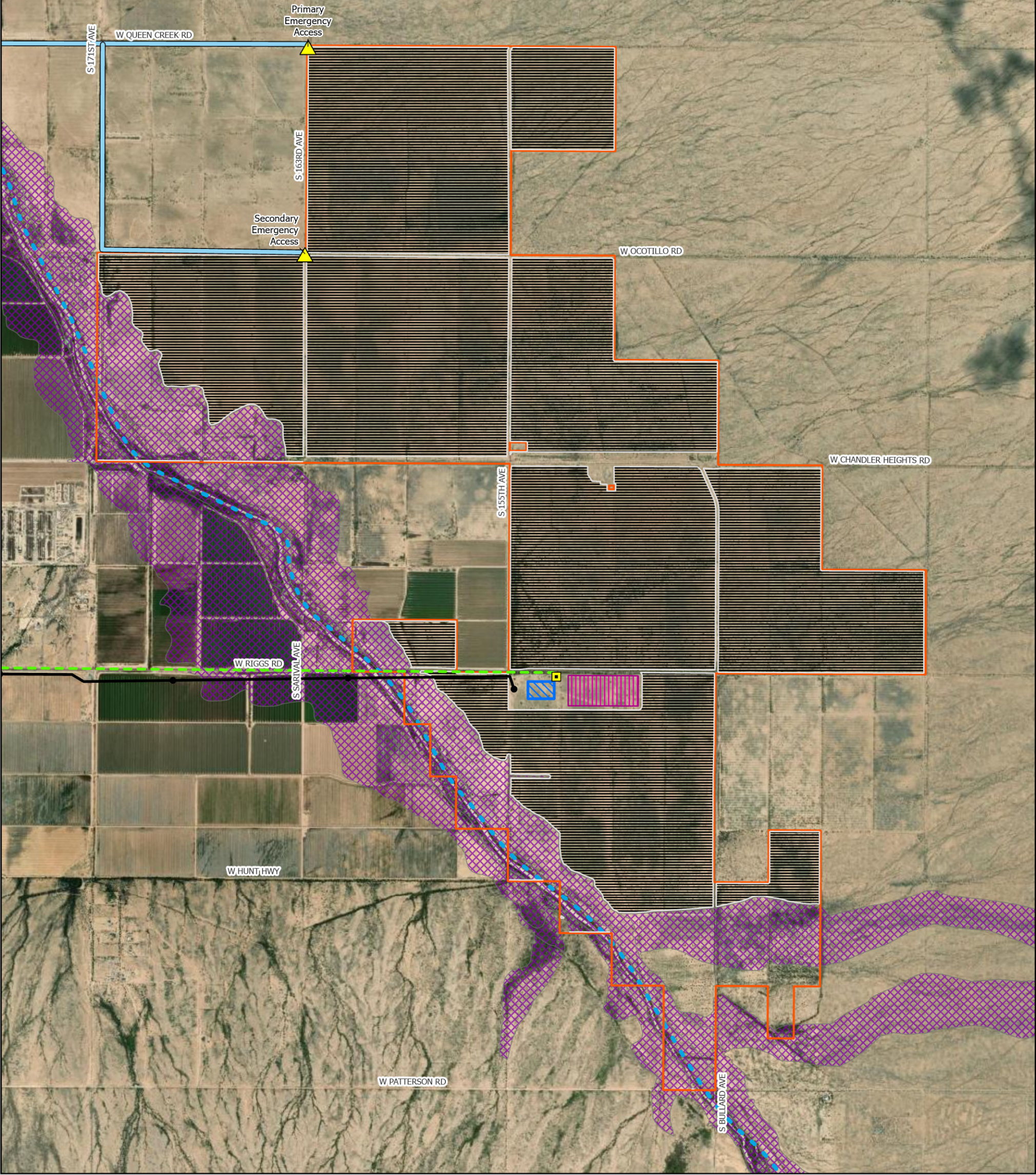
The project site is also located within the Estrella Maricopa Corridor Conservation Opportunity Area (COA) as identified by AZGFD. Per the AZGFD website, COAs reflect “specific areas on the landscape where actions will most likely lead to substantial improvements for wildlife and their habitats”. A COA may encompass multiple jurisdictions and property owners and does not impose any specific regulations on land management or development.

A biological resources evaluation was prepared for the project by SWCA Environmental Consultants on July 28, 2023, and revised on September 20, 2024, and October 7, 2025. A copy of the evaluation was provided to AZGFD for their review, and the applicant consulted with AZGFD during meetings on August 15, 2025, and October 20, 2025, as well as via email. As a result of these consultations, AZGFD has offered project design recommendations to minimize potential impacts to wildlife. A stipulation is proposed to require the applicant to continue consultation with AZGFD throughout the development and construction of the Project.

Utilities/Services

No municipal water or sewer connections will be required for the Project. Water for construction and operations will be brought to the site by truck or provided by an on-site well. Water tanks for private fire protection will be installed on-site by the developer. A septic system will also be installed on-site for wastewater needs.

Attachment E - Conceptual Site Plan





Conceptual Site Plan

Desert Rainbow Project

Goodyear, Arizona

Updated: 3/2/2026

Prepared By: GJK

0 0.75 1.5 Miles

LEGEND

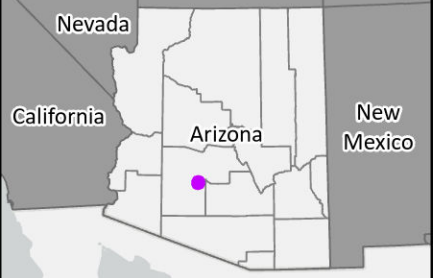
Proposed Construction Access Point	Proposed PV Module Buildable Area*
Operations Access and O&M Building	Proposed 500kV Gen-Tie
Proposed Construction Access Route	Property (~5,000 acres)
Proposed Operations Access Route	Waterman Wash
Proposed Collector Substation	100-year Floodplain
Proposed BESS Container Area	

*Fencing to be installed around Project with a minimum perimeter setback of 30 feet. See Narrative for further details.

Sources: Vantor, County of Yavapai, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS

Spatial Reference:
NAD 1983 StatePlane Arizona Central FIPS 0202 Feet

Project Location



NOT FOR CONSTRUCTION

The Special Use Permit:

1. *Will be desirable or necessary to the public convenience or welfare.*

The proposed solar energy generation facility will generate 550 MW of solar energy, which is enough to power approximately 165,000 homes. Energy generated by the facility will be delivered to the regional grid, to help meet growing power demand within the state. The proposed BESS will be accessory to the main solar facility use.

2. *Will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites.*

The proposed location for the solar facility is an undeveloped property within a sparsely populated area of South Goodyear. The nearest residential use is approximately 900 feet from the western boundary of the Project site, though all solar equipment installed by the Project will be located at least one-third (1/3)-mile from that residential use once setbacks from flood hazard areas are taken into account. The nearest substantial residential community is CantaMia, approximately two (2) miles to the north.

3. *Is in conformance with the adopted General Plan and any adopted Area Plans.*

Per the 2035 General Plan, three land use designations occupy the Project site: Neighborhoods, Business & Commerce, and Open Space. All three designations are compatible with PAD zoning. The Neighborhoods designation is intended for a variety of single-family residential, multi-family residential, commercial, and public facility uses, while the Business & Commerce designation is compatible with multi-family residential, commercial, industrial, and public facility uses. The proposed use is a privately-owned energy generation facility that will provide electricity to Salt River Project (a government-owned corporation) for ultimate use by residences and businesses across the state. As such, this could be considered a quasi-public use that is consistent with the intent of both the Neighborhoods and Business & Commerce designations. The Project will have a lifespan of approximately 40 to 45 years, at which point it will be removed from the site, unless an SUP extension is obtained. Upon decommissioning, the site will be returned to its original vacant state, with the existing zoning still in effect.

The Open Space land use designation occupies portions of the western boundary of the site and corresponds with the location of Waterman Wash and special flood hazard areas as identified by the Federal Emergency Management Agency (FEMA). The Project proposes a minimum setback of thirty (30) feet between all SFHAs and solar equipment, so the Open Space designation will not be impacted by the development.

4. *Will not be detrimental to surrounding properties or persons in the area due to:*

- a. *Impact on the circulation system of the adjacent neighborhood.*

A circulation map has been provided for this project. Construction access and primary emergency access will be provided from the intersection of Queen Creek Road and

163rd Avenue, and secondary emergency access will be provided at the intersection of Ocotillo Road and 163rd Avenue. Once the project is operational, general access to the site will occur from Riggs Road. Multiple public road alignments pass through the interior of the project site, including Chandler Heights Road, Riggs Road, and Bullard Avenue; these segments will remain outside of any project fencing to preserve public access. A traffic statement was prepared for the project that indicates that construction activities will generate 2,292 daily trips, including 336 morning peak hour trips and 336 evening peak hour trips. Daily operations are expected to generate 54 daily trips, including 18 morning peak hour trips and 18 evening peak hour trips.

b. Excessive noise or light generated from within the site.

Permanent outdoor lighting will be installed at the O&M buildings and collector substation. Additional portable lighting may be necessary for nighttime maintenance activities. Per a proposed stipulation, the Project will be subject to the requirements of Lighting Zone 1 as described in the City of Goodyear Zoning Ordinance. In Lighting Zone 1, all pole- or wall-mounted fixtures shall be full-cutoff (i.e. no light from these fixtures will be projected upward).

Operational noise generated by inverters and substation equipment is not expected to adversely affect surrounding properties, as the nearest residential use (located at the northeast corner of Riggs Road and 163rd Avenue) will be approximately one-third (1/3)-mile from the nearest solar panels, one (1) mile from the collector substation, and 1.2 miles from the BESS units.

c. Excessive scale or height in relationship to surrounding properties.

Solar panels installed within the project are expected to be ten (10) to fifteen (15) feet tall, depending on orientation as they track the sun. The project proposes a maximum building height of thirty (30) feet, excluding utility poles, which may be as tall as 160 feet. These proposed heights are compatible with surrounding development.

d. Hours of operation.

The facility will not be open to the public. Operations staff will be on-site during daytime hours, Monday through Friday, for tasks such as preventive maintenance and inspections. Outside of these hours, the project will be monitored from the AES Smart Operations Center in Ohio.

e. Inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties.

The project site is approximately 5,050 acres in size and consists of multiple parcels in a sparsely populated area of Goodyear. A minimum setback of thirty (30) feet is proposed for the project perimeter, except for BESS units, which will be required to maintain a minimum setback of one hundred (100) feet from the project perimeter and from any buildings. Native vegetation will remain within these setback areas, with limited disturbance allowed for the development of essential infrastructure and access points. A minimum setback of thirty (30) feet will be maintained between the project and any special flood hazard areas (SFHAs) associated with Waterman Wash.

f. Inconsistency with the development character or architecture of the adjacent properties.

The project site is in a rural area. The closest residential use is a property at the northeast corner of Riggs Road and 163rd Avenue, approximately 900 feet from the project boundary, which is occupied by a mobile home. There are no commercial, industrial, or public uses in the vicinity of the project site.

Fire Analysis

The following response times are for the project's access point at Queen Creek Road and 163rd Avenue.

Nearest Goodyear Fire Station	Minutes	Miles
182	8.91	4.46

2nd nearest Fire Station	Minutes	Miles
186	17.62	8.81

AGENDA ITEM #: 2.
DATE: August 19, 2026
CAR #:
CASE #: P25-00259



Planning & Zoning Commission ACTION REPORT

SUBJECT: SPECIAL USE PERMIT FOR DESERT RAINBOW SOLAR ENERGY GENERATION FACILITY

STAFF PRESENTER(S): Ann Dolmage, Principal Planner

OTHER PRESENTER(S):

Andrew Yancey; Bergin, Frakes, Smalley & Oberholtzer

SUMMARY:

Request for a Special Use Permit for Desert Rainbow, a utility-scale solar energy generation facility, including accessory Battery Energy Storage Systems (BESS), on approximately 5,050 acres zoned Preliminary Planned Area Development (PAD), located south of Queen Creek Road and east of Waterman Wash.

RECOMMENDATION:

1. Conduct a public hearing to consider a Special Use Permit for Desert Rainbow, a utility-scale solar energy generation facility on approximately 5,050 acres generally extending north to south from the Queen Creek Road alignment to the Patterson Road alignment, and west to east from Waterman Wash to the 139th Avenue alignment.
2. Recommend approval of a Special Use Permit for Desert Rainbow, a utility-scale solar energy generation facility on approximately 5,050 acres generally extending north to south from the Queen Creek Road alignment to the Patterson Road alignment, and west to east from Waterman Wash to the 139th Avenue alignment, subject to conditions as set forth in Resolution 2026-XXXX (Ann Dolmage, Principal Planner).

STIPULATIONS:

See Attachment A (Draft Resolution).

FISCAL IMPACT:

A fiscal impact analysis has been conducted for Desert Rainbow, the utility-scale solar energy generation facility on approximately 5,050 acres ("the Project"), by the applicant. The applicant's analysis estimates that the solar component of the Project will generate \$27.4 million in direct tax revenues and \$8,492 in indirect tax revenues to the city of Goodyear over a thirty (30)-year period. In addition, the BESS component will generate an estimated \$16.19 million in direct tax revenues and \$4,145 in indirect tax revenues to the city of Goodyear over a fifteen (15)-year period. The development is responsible for construction of all infrastructure necessary to serve the site and will generate one-time revenue for the city through payment of permits, construction sales tax, and development impact fees. Any areas that will be maintained by the city are constructed by the developer and then conveyed to the city two years after construction.

BACKGROUND AND PREVIOUS ACTIONS:

The subject property of approximately 5,050 acres generally extending north to south from the Queen Creek Road alignment to the Patterson Road alignment, and west to east from Waterman Wash to the 139th Avenue alignment (the "Property"), is zoned Estrella Region III Preliminary Planned Area Development (PAD). This Preliminary PAD was approved on November 16, 2009, and covers approximately 7,800 acres south of Queen Creek Road. The Preliminary PAD includes a land use plan that permits a variety of uses, including residential, commercial, light industrial, public and quasi-public, mixed use, and open space.

A Final PAD has not been submitted or approved for Estrella Region III. Per the updated zoning ordinance adopted by City Council on July 6, 2026 (the "Zoning Ordinance") no new applications for Preliminary Planned Area Development (Preliminary PAD) zoning shall be accepted; however, any Preliminary PAD approved prior to the effective date of this Ordinance shall remain valid subject to the terms and conditions of its approval.

Sections 1.6 and 6.6 of the Zoning Ordinance intend for pending land use applications that were initiated under the prior ordinance to continue through the established review process unless the application expires. Section 1.6 of the Zoning Ordinance provides for transition procedures for the orderly adoption of the Zoning Ordinance. Section 6.6 (A.) of the Zoning Ordinance expressly provides that a Special Use Permit is processed in the same manner as a rezoning. Further, the Zoning Administrator has also determined that the Special Use Permit process is the same as a rezone. Therefore, because the processing of a Special Use Permit application is the same as a rezoning application, a pending Special Use Permit application that has not expired receives the same treatment as a pending rezoning application during the transition period and is subject to the previous zoning ordinance. This request was initiated prior to the adoption of the Zoning Ordinance and will therefore continue through the Special Use Permit process pursuant to the previous zoning ordinance.

STAFF ANALYSIS

Current Policy

Pursuant to Section 4-1-2 of the previous Zoning Ordinance (Special Uses Considered in Any District), an energy generation facility may be considered as a Special Use in any zoning district. Pursuant to Section 1-3-4 of the previous Zoning Ordinance (Special Use Permits), a Special Use Permit (SUP) requires review by the Planning and Zoning Commission and approval from the City Council through the public hearing process.

Summary of Special Use Permit Request

The request is for a Special Use Permit (SUP) for a utility-scale solar energy generation facility in South Goodyear. The Property occupies approximately 5,050 acres and is irregularly shaped, with the north boundary at the alignment of Queen Creek Road, and the south boundary at the alignment of Patterson Road. The west boundary primarily follows Waterman Wash, and the east boundary extends to the alignment of 139th Avenue. The north boundary of the Project is approximately two (2) miles south of CantaMia in Estrella, while the south boundary of the Project is approximately eleven (11) miles northwest of the Mobile community within Goodyear. The Property is under single ownership (Estrella South LLC). There are two (2) enclave parcels within the overall project boundary that are owned by other parties and are not part of the request at this time: a 2.03-acre property owned by Liberty Elementary School District, and a 0.25-acre parcel owned by Land Holdings LLC.

See Attachment B (Project Narrative), Attachment C (Aerial Photo), Attachment D (Details of Request), and Attachment E (Conceptual Site Plan) for more information about the request.

Summary of Compliance with Special Use Permit Evaluation Criteria

See Attachment F – Evaluation Criteria.

Public Participation

A community meeting was held for the project on April 14, 2026, per Article 1-3-8 of the Zoning Ordinance. Notifications were mailed on March 30, 2026, to 193 unique mailing addresses within one (1) mile of the Project site and to additional stakeholders. Additionally, four (4) signs were posted on the Property on March 27, 2026, and postings were added to the city website.

Approximately ten (10) members of the public attended the meeting, as well as one (1) city staff member and nine (9) members of the applicant team. Topics discussed at the meeting included the destination of any energy generated by the Project (local versus regional end users); decommissioning processes at the end of the Project life cycle; phasing and timelines for development; land ownership; and transmission line routes. Attendees were also interested in potential impacts to traffic circulation, scenic views, heat, groundwater, and wildlife.

Notifications for the Planning & Zoning Commission hearing included an additional mailed notification on July 24, 2026; a legal ad published in the Arizona Business Gazette- Republic Edition on July 31, 2026; and an update to the sign postings and website postings on August 3, 2026.

Nine (9) emails and one (1) phone call have been received about this project. Four (4) emails expressed support for the Project, one (1) email expressed support but also asked questions about the road network, two (2) emails expressed opposition to the Project (citing impacts on future residential development as a concern), and two (2) emails did not state a position but asked whether the city intended to extend municipal water services to the Project, and if so, whether additional properties in the area could also benefit from water service extension. The phone caller identified himself as a property owner in the vicinity of the Project and expressed concern about access to his property being affected by the Project. All requests for further information have been answered by staff or the applicant team.

Staff Findings

Staff find that the proposed SUP for a solar energy generation facility meets Zoning Ordinance requirements, will not be materially detrimental to adjacent properties and will be compatible with the surrounding area, subject to the stipulations set forth in Attachment A. Staff is recommending approval of the SUP subject to the stipulations set forth in Attachment A.

Attachments

Attachment A - Resolution 2026-XXXX

Attachment B - Project Narrative

Attachment C - Aerial Photo

Attachment D - Details of the Request

Attachment E - Conceptual Site Plan

Attachment F - Evaluation Criteria

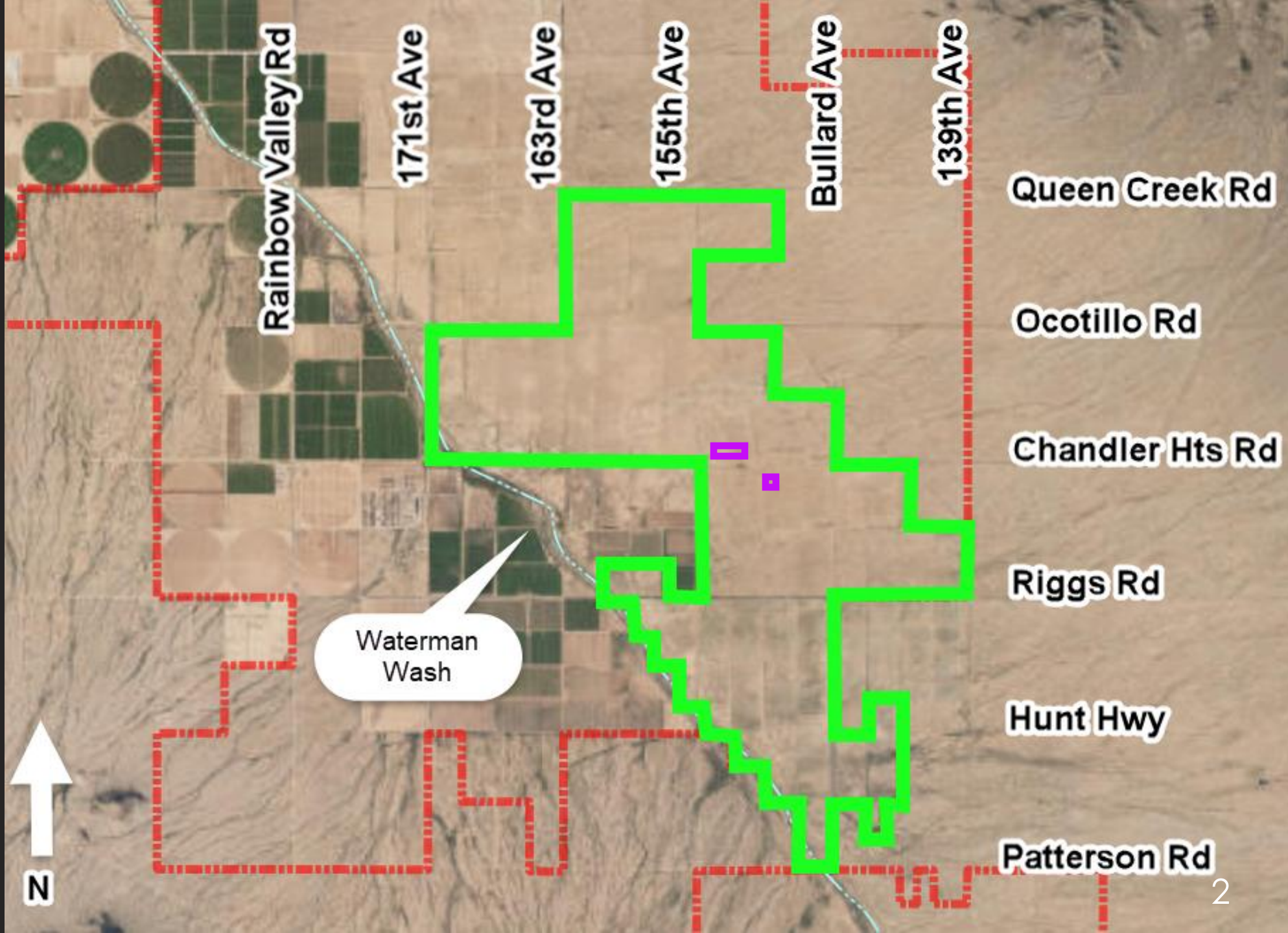


DESERT RAINBOW SOLAR PROJECT SPECIAL USE PERMIT



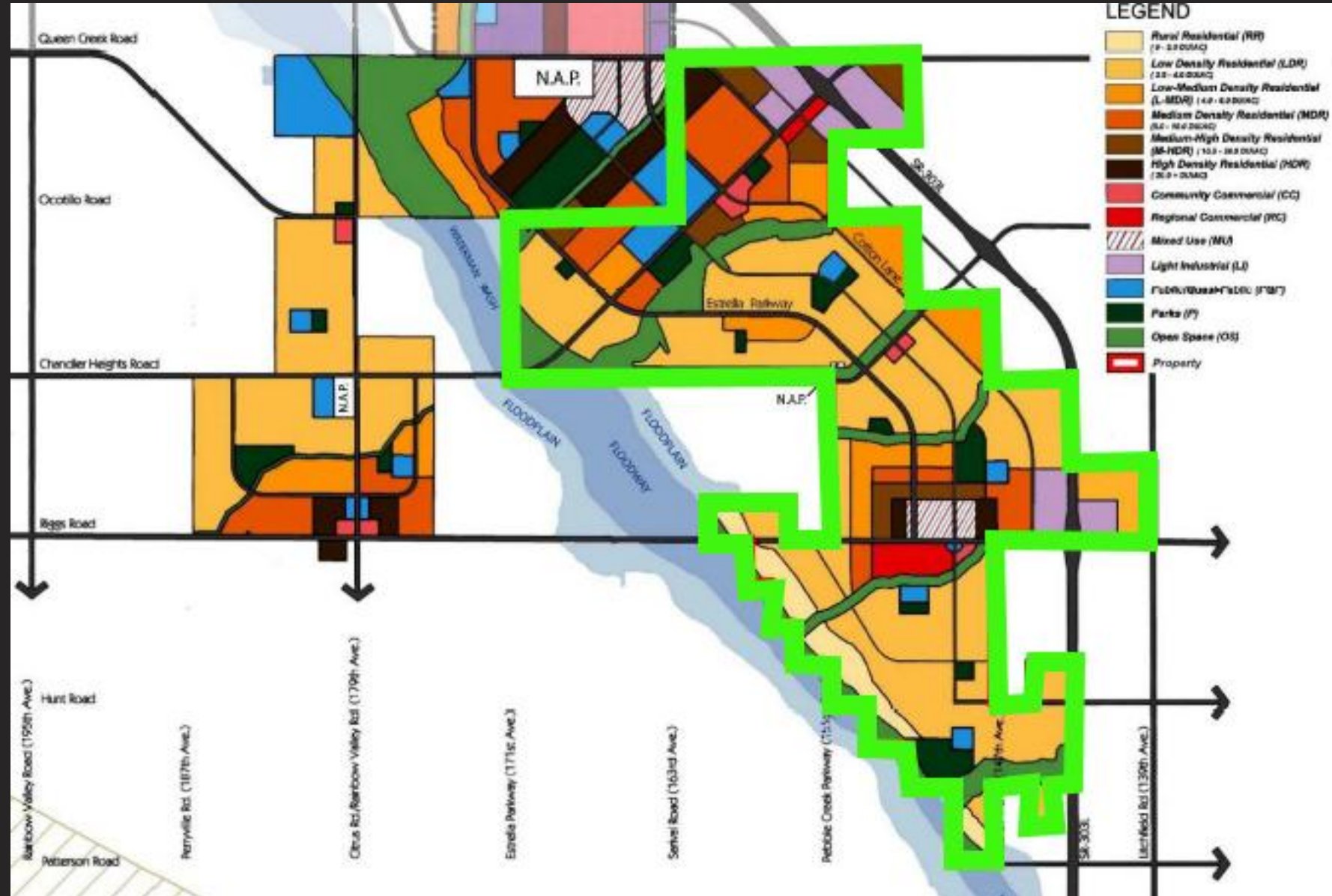
5,050 acres

Two small interior parcels - not part of project



Estrella Phase III Preliminary PAD

Special Use Permit requirement for energy generation facilities





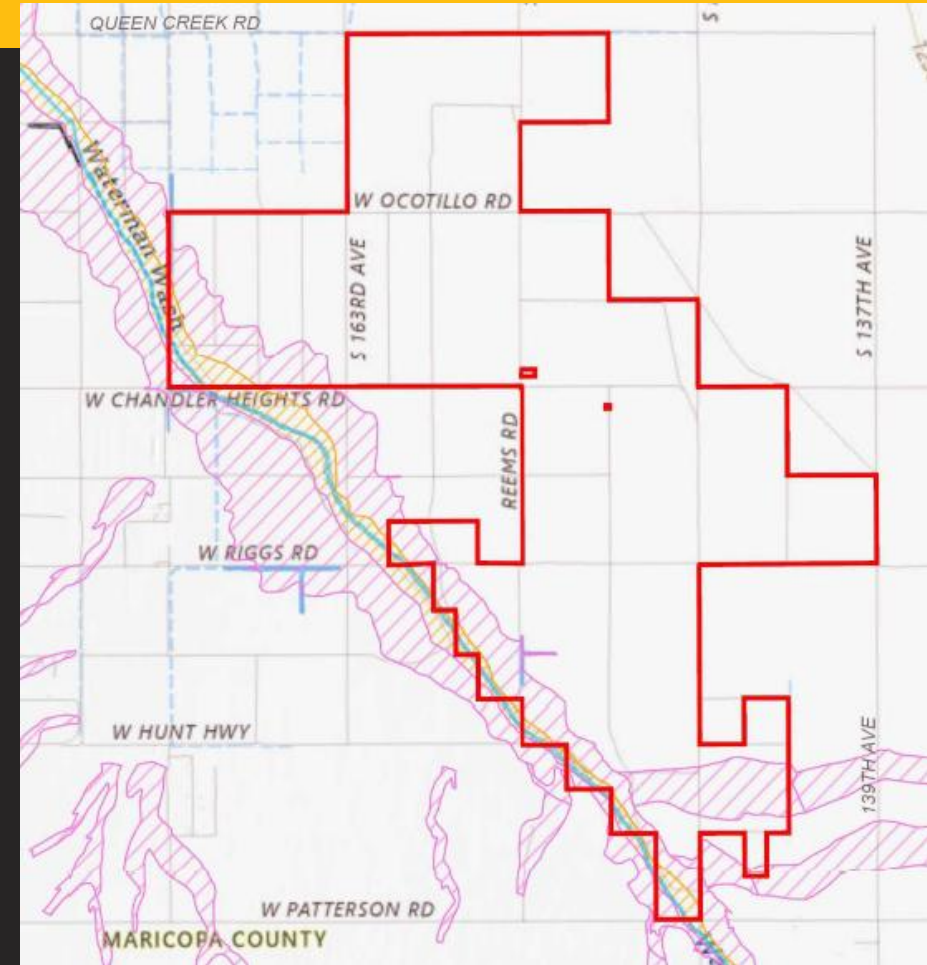
DESERT RAINBOW SOLAR PROJECT SPECIAL USE PERMIT

- Photovoltaic (PV) panels
- Solar trackers
- Battery Energy Storage System (BESS)
- Electrical collection system
- Project collector substation
- Operation & maintenance (O&M) building
- Portable water tanks
- Associated infrastructure (laydown yards, fencing and gates, internal access roads, etc.)



DESERT RAINBOW SOLAR PROJECT SPECIAL USE PERMIT

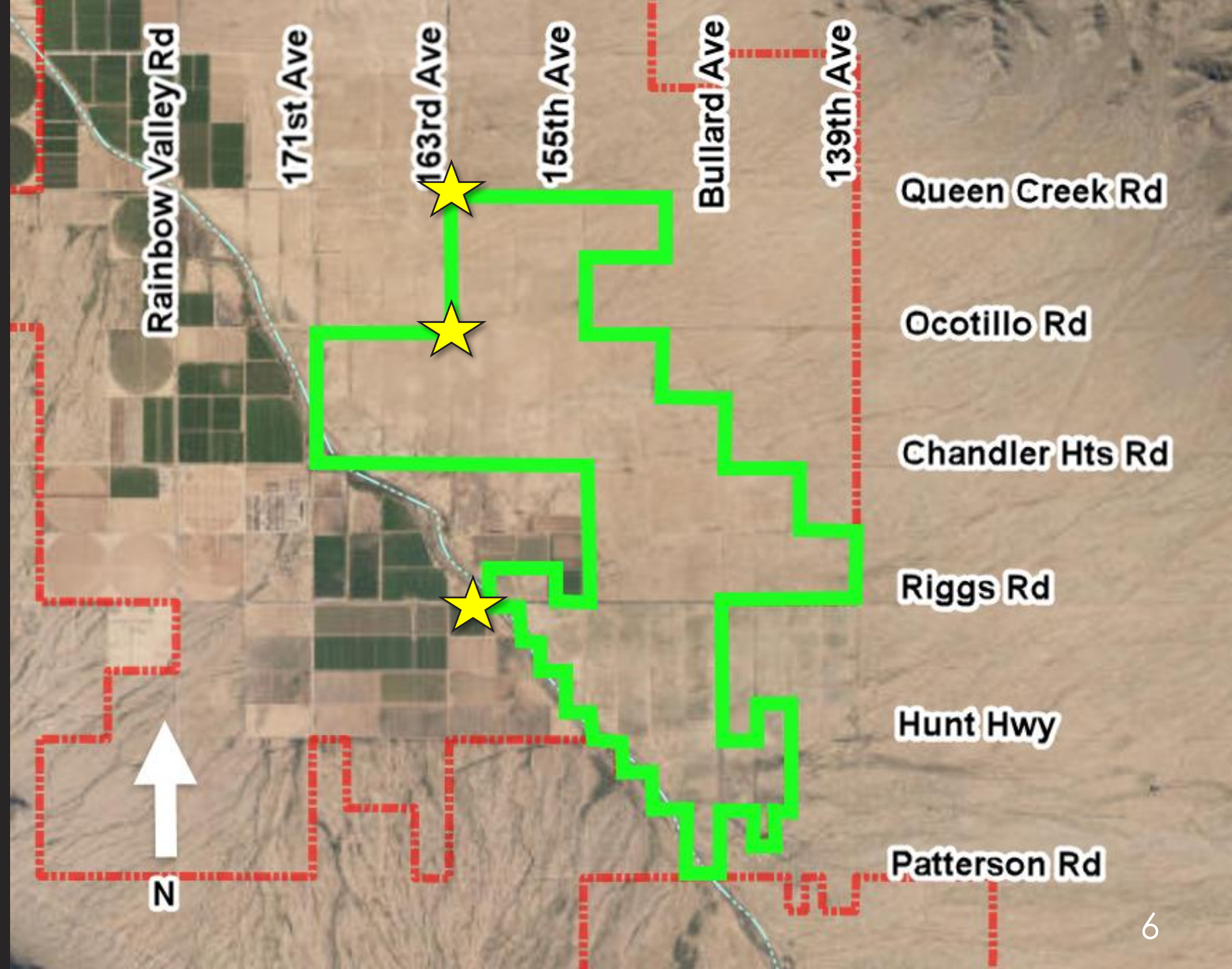
- Perimeter setbacks - 30 feet
- BESS setbacks - 100 feet from perimeter and all buildings
- Special Flood Hazard Area (SFHA) setbacks - 30 feet
- Chain link fencing permitted with native vegetation in setback area



Primary
emergency
access &
construction
access

Secondary
emergency
access

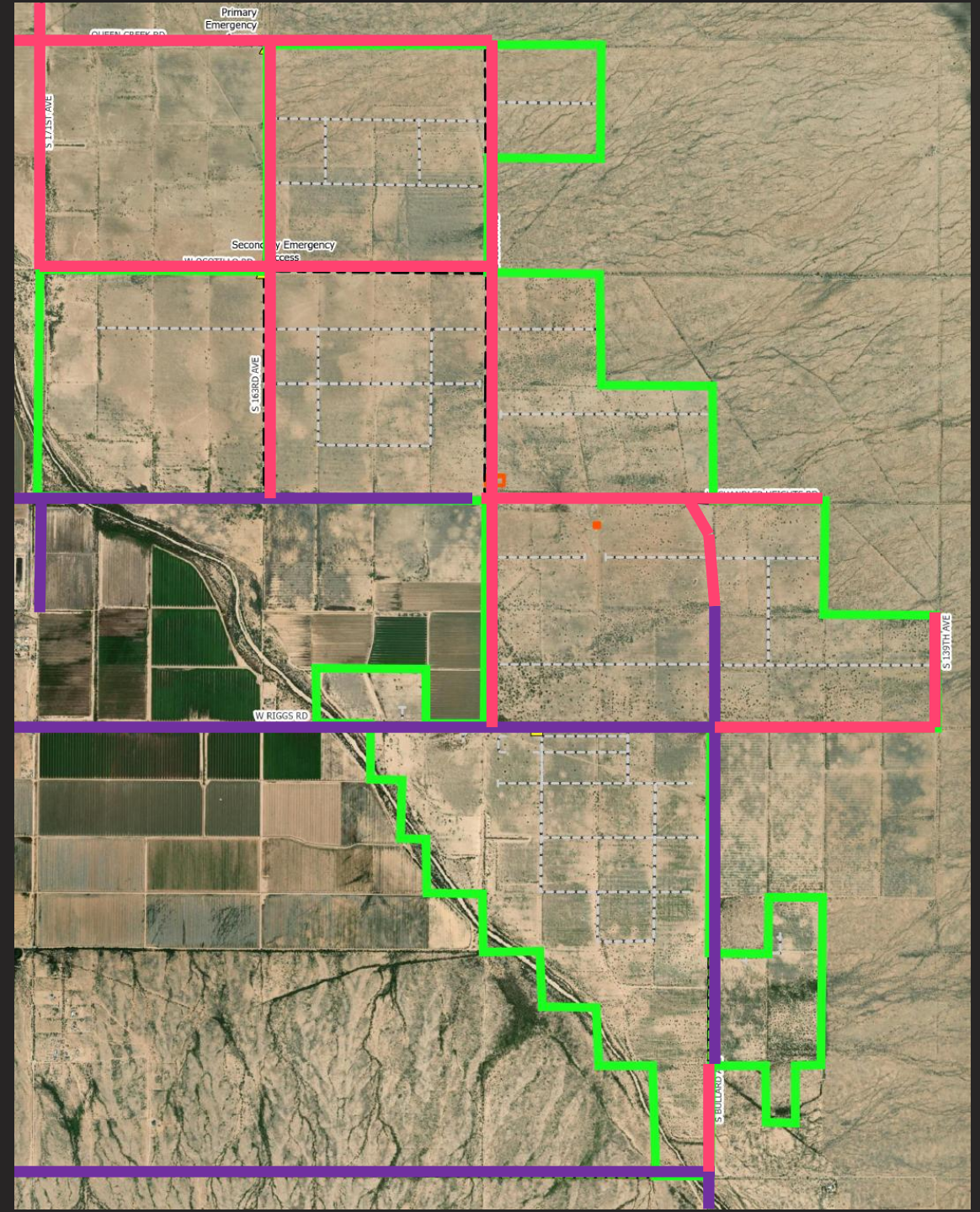
General
access during
operations



Public roads outside
project fencing include:

- Chandler Heights Rd
- 171st Ave
- Riggs Rd
- Patterson Rd
- Bullard Ave

Private roads outside
project fencing



DESERT RAINBOW SOLAR PROJECT SPECIAL USE PERMIT

Utilities

- Water tanks and/or wells
- Septic system

BESS fire protection

- Hazard mitigation assessment (HMA) & Emergency Response Plan (ERP)
- Intelligent fire detection, alarm & notification system



DESERT RAINBOW SOLAR PROJECT SPECIAL USE PERMIT

Biological resources

- Consultation with Arizona Department of Game & Fish
- East/west wildlife corridor near Chandler Heights Road





DESERT RAINBOW SOLAR PROJECT **SPECIAL USE PERMIT**

Establishment and lifespan

- Up to 10 years to establish use
- 45-year lifespan once established

Decommissioning

- Draft plan provided with application
- Updated plan to be provided prior to construction
- Removal of all equipment; restoration/revegetation of site



DESERT RAINBOW SOLAR PROJECT SPECIAL USE PERMIT

Economic impacts

Solar component (over 30 years)

- Direct tax revenues ~\$42.9 million
- Indirect tax revenues ~\$10,000

BESS (over 15 years)

- Direct tax revenues ~\$15.5 million
- Indirect tax revenues ~\$5,000





DESERT RAINBOW SOLAR PROJECT SPECIAL USE PERMIT

Neighborhood meeting – April 14, 2026

Planning & Zoning Commission – August 19, 2026

Outside agency review – ADOT, Game & Fish, City of Avondale,
Maricopa County

Public notifications – 1-mile buffer

Comments from public



DESERT RAINBOW SOLAR PROJECT SPECIAL USE PERMIT

Recommendation

Approve Special Use Permit for Desert Rainbow, a utility-scale solar energy generation facility with accessory Battery Energy Storage Systems (BESS).

ITEM #: 14.
DATE: 08/31/2026
AI #:3147



CITY COUNCIL ACTION REPORT

SUBJECT: RESOLUTION ESTABLISHING A SPECIAL PUBLIC IMPROVEMENT PROJECT AREA AND AUTHORIZING COST RECOVERY FOR CAPITAL IMPROVEMENT PROJECT (CIP) PROJECT #42026 - ESTRELLA PARKWAY: VINEYARD ROAD TO MC85 (ESTRELLA BRIDGE)

STAFF PRESENTER(S): Steve Scinto, Director of Engineering; Logan Hopp, Deputy Director of Engineering

SUMMARY

Adopt Resolution No. 2026-2538 (Attachment A) for the formation of a Special Public Improvement Project Area authorizing the Cost Recovery for CIP Project #42026 - Estrella Parkway: Vineyard Road to MC 85 (Estrella Bridge).

STRATEGIC PLAN ALIGNMENT



Fiscal Resource
Management



SAFE &
VIBRANT
COMMUNITY



INFRASTRUCTURE

RECOMMENDATION

Adopt Resolution No. 2026-2538 Approving and establishing a Special Public Improvement Project Area that includes properties receiving special benefits from improvements to widen Estrella Parkway and authorizing the City to recover an allocated share of the costs of the special public improvements from the owners of the specially benefited properties. (Steve Scinto, Director of Engineering; Logan Hopp, Deputy Director of Engineering)

FISCAL IMPACT

The estimated total cost attributable to the parcels subject to cost recovery, including design, utility coordination, right-of-way acquisition, and construction, is \$20,844,530.67. The City will seek reimbursement from the owners and developers of the properties specially benefiting from these improvements at the time the specially benefited properties develop.

Attachment A, Exhibit 1 – Opinion of Maximum Probable Construction Cost for the Specially Benefited Properties provides a detailed, itemized breakdown of all offsite infrastructure components included in the allocated cost recovery calculation.

BACKGROUND AND PREVIOUS ACTIONS

At the September 26, 2022 Regular Council Meeting, Council authorized the expenditure of funds for the Estrella Bridge project in an amount not to exceed \$3,700,000.

At the February 27, 2023 Regular Council Meeting, Council authorized the expenditure of design funds for Construction Manager At Risk (CMAR) Pre-construction services on the Estrella Parkway and Bridge project not to exceed \$562,600.

At the September 18, 2023 Work Session, staff evaluated the original scope and recent recommendations from the 2023 Transportation Master Plan (TMP) consultant and recommended solutions for both Camelback Road Widening and Estrella Parkway/Bridge Widening projects. Council provided guidance on the proposed recommendations.

At the February 12, 2024 Regular Council Meeting, Council authorized the expenditure of design funds up to \$5,500,000 for CIP Project #42026 – Estrella Parkway – Vineyard Avenue to MC85 (Estrella Bridge).

At the May 19, 2025 Regular Council Meeting, Council adopted Resolution No. 2025-2465 authorizing the acquisition of real and personal property interests needed for CIP Project #42026 – Estrella Parkway – Vineyard Avenue to MC85 (Estrella Bridge).

At the June 9, 2025 Special Council Meeting, Council authorized the expenditure of funds up to \$111,412,100 for design and construction of CIP Project #42026 – Estrella Parkway – Vineyard Avenue to MC85 (Estrella Bridge).

STAFF ANALYSIS

The Estrella communities south of the Gila River are experiencing growth consistent with the remainder of the city of Goodyear north of the Gila River. The section of Estrella Parkway north of MC85 is six lanes. The section of Estrella Parkway between Vineyard Avenue and MC85, including the Gila River bridge crossing, is two lanes. The section of Estrella Parkway south of Vineyard Avenue is four lanes.

The widening of Estrella Parkway between MC85 and approximately 1,200 feet south of Vineyard Avenue is identified in the City's 2023 TMP. The scope of CIP Project #42026 – Estrella Parkway – Vineyard Avenue to MC85 (Estrella Bridge) includes widening Estrella Parkway to six lanes by widening the existing bridge for northbound travel from two lanes to three lanes and constructing a new three lane southbound bridge. The project will also increase the travel lanes on Estrella Parkway north and south of the bridge, providing a total of six through travel lanes. This project will improve long-term capacity and overall corridor performance of Estrella Parkway.

The estimated cost of CIP Project #42026 – Estrella Parkway – Vineyard Avenue to MC85 (Estrella Bridge) is \$114,427,549, which includes costs of the improvements to the existing bridge, the costs of a new bridge, improvements adjacent to city-owned property, improvements adjacent to properties outside the city, improvements within state owned land, improvements adjacent to or over property that cannot be developed, and improvements located adjacent to privately owned developable properties.

Pursuant to City development requirements, the owners (or developers) of developable

properties located within the City of Goodyear adjacent to the section of Estrella Parkway between Vineyard Avenue and MC85 are responsible for constructing full half-street improvements when their properties are developed. CIP Project #42026 – Estrella Parkway – Vineyard Avenue to MC85 (Estrella Bridge) includes the improvements the property owners would be required to construct when their properties develop. The City's construction of these improvements constitutes a special benefit upon the adjacent properties for which the owners have not yet contributed. The estimated cost of the improvements that will provide special benefits to the adjacent developable properties is \$20,844,530.67. Accordingly, staff is seeking to recover the cost of these improvements from the owners of the specially benefited properties through Council adoption of a cost recovery ordinance (CRO).

Resolution No. 2026-2538 would establish the Special Public Improvement Project Area and authorize the City to recover the costs of the improvements specially benefiting the adjacent properties.

The estimate of the maximum probable cost allocated to each benefited property is set forth in Exhibit 1 of the Resolution (Attachment A). A summary of the allocated costs is provided below:

Parcel 1: KR TIC 1 LLC/KR TIC 2 LLC

Opinion of Maximum Probable Cost: \$4,845,218.80

Parcel 2: KR TIC 1 LLC/KR TIC 2 LLC

Opinion of Maximum Probable Cost: \$917,721.68

Parcel 3: PIONEER 2005 LLC

Opinion of Maximum Probable Cost: \$4,703,320.53

Parcel 4: CRE-WPL ESTRELLA OWNER LLC

Opinion of Maximum Probable Cost: \$1,661,658.19

Parcel 5: CRE-WPL ESTRELLA OWNER LLC

Opinion of Maximum Probable Cost: \$3,470,233.07

Parcel 6: CRE-WPL ESTRELLA OWNER LLC

Opinion of Maximum Probable Cost: \$1,257,547.71

Parcel 7: CRE-WPL ESTRELLA OWNER LLC

Opinion of Maximum Probable Cost: \$2,269,704.05

Parcel 8: CRE-WPL ESTRELLA OWNER LLC

Opinion of Maximum Probable Cost: \$1,719,126.64

City staff began outreach efforts on December 9, 2025, with the three property owners whose properties will receive special benefits from the improvements being constructed. Outreach included written notice briefly describing the need for the project, the project scope, and identifying the need to establish a resolution of intent (ROI) governed by City Ordinance Article 24-1 Public Improvements Cost Recovery. Since staff's initial contact, staff has been actively engaged with representatives of KR TIC 1 LLC/KR TIC 2 LLC and CRE-WPL Estrella Owner LLC, including several meetings and detailed discussions on the project scope, cost allocation for the benefited parcels, and information on the cost recovery process within the City. These

discussions included presentations and review of opinions of maximum probable costs, in which staff reviewed and adjusted based on the benefited properties comments. Even with City staff's repeated outreach efforts, representatives of Pioneer 2005 LLC have had minimal responses to staff's outreach and requests to meet to answer any questions or concerns they have made regarding the cost recovery. The following is a summary of the contacts.

KR TIC 1 LLC/KR TIC 2 LLC:

- 12/09/2025: Initial CRO letter sent describing project and informed of the CRO
- 2/11/2026: Meeting held and project costs presented
- 3/14/2026: Comments received of costs associated with each benefitted parcel
- 4/10/2026: City staff provided comment responses and updated cost estimates
- 4/19/2026: Issued 30-day CRO notice which included updated cost estimates
- 5/8/2026: Notified owner that council hearing date was shifting to address concerns on project costs
- 6/18/2026: City staff met with property owner to discuss a requested development agreement associated with cost repayment for Cotton Lane cost recovery and Estrella Parkway cost recovery
- 7/31/2026: Issued updated 30-day CRO notice for Council hearing on 8/31/2026, including updated cost based on contractor pricing

CRE-WPL Estrella Owner LLC:

- 12/09/2025: Initial CRO letter sent describing project and informed of the CRO
- 2/19/2026: Meeting held and project costs presented
- 4/03/2026: Meeting held and property owner provided comments on cost estimates
- 4/16/2026: Issued 30-day CRO notice which included updated cost estimates
- 5/8/2026: Notified owner that council hearing date was shifting to address concerns on project costs
- 7/31/2026: Issued updated 30-day CRO notice for Council hearing on 8/31/2026, including updated cost based on contractor pricing

Pioneer 2005 LLC:

- 12/09/2025: Initial CRO letter sent describing project and informed of the CRO
- 4/13/2026: Issued 30-day CRO notice which included updated cost estimates
- 4/20/2026: Meeting held and property owner provided comments on cost estimates
- 5/01/2026: City staff sent follow-up email asking if property owner would like to meet to discuss costs and CRO process
- 5/06/2026: Received notification for additional contact at Pioneer Board to coordinate with. City staff followed up with an introduction and offered to meet, but did not receive any additional correspondence.
- 5/8/2026: Notified owner that council hearing date was shifting to address concerns on project costs
- 7/30/2026: City staff contacted property owner stating Council hearing date of 8/31/2026 for cost recovery, offering several times and days available to meet and discuss further, no response was received.
- 7/31/2026: Issued updated 30-day CRO notice for Council hearing on 8/31/2026, including updated cost based on contractor pricing

The specially benefited property owners raised concerns about the allocation methodology that would be used for allocating the estimated costs of the improvements that provided special benefits to their respective properties. Their concerns centered around the fact that given the nature of the varied types of improvements included with CIP Project #42026 – Estrella Parkway – Vineyard Avenue to MC85 (Estrella Bridge), traditional allocation

methodologies would result in the specially benefited property owners paying more than the proportional benefit received by their respective properties. To alleviate those concerns, city staff contracted to have individual estimates of the cost of the improvements, limited to two travel lanes, that will be constructed adjacent to the benefited properties prepared based on 100% design plans. The allocations set forth above, represent the estimates of the cost of the improvements the property owners would be responsible for constructing were the improvements constructed by each property owner individually and the estimated cost of the property interests that are needed for the construction of the special public improvements. If there are economies of scale in per unit pricing of various materials, the lower per unit prices will be used in determining the actual costs of the improvements providing special benefits to the benefited properties. If an owner of a benefited property chooses to dedicate the property interests needed for the construction of the special public improvements, the estimates of the property interests required for the construction of the special public improvements will be deducted from the reimbursement amounts.

The owners of the specially benefited properties were notified in writing of the city's intent to seek cost recovery for the improvements benefiting their respective properties, including the formation of a Special Public Improvement Project Area and the hearing before council to consider the cost recovery resolution. The purpose of the public hearing is to provide the benefited property owners opportunity to raise any objections to the cost allocation methodology.

Upon submittal of development proposals for these properties, the city will require reimbursement of the proportionate share of the improvement costs. Reimbursement will be required prior to the recordation of the first final plat subdividing all or any portion of a benefited property, or as a condition of approval of any site plan for development of any portion of a benefited property. The city will be entitled to withhold construction permits until the required reimbursement has been made.

Staff recommends adopting Resolution No. 2026-2538, included as Attachment A, establishing the Special Public Improvement Project Area and requiring the owners of properties receiving special benefits from the Estrella Parkway widening improvements to reimburse the city for their proportionate share of the costs, in an amount not to exceed the maximum probable costs set forth in the estimates attached to the resolution.

Attachments

Attachment A - Resolution No. 2026-2538 with Exhibits
Staff Presentation

RESOLUTION NO. 2026-2538

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, APPROVING AND ESTABLISHING A SPECIAL PUBLIC IMPROVEMENT PROJECT AREA THAT INCLUDES PROPERTIES RECEIVING SPECIAL BENEFITS FROM IMPROVEMENTS TO WIDEN ESTRELLA PARKWAY AND AUTHORIZING THE CITY TO RECOVER AN ALLOCATED SHARE OF THE COSTS OF THE SPECIAL PUBLIC IMPROVEMENTS FROM THE OWNERS OF THE SPECIALLY BENEFITED PROPERTIES.

WHEREAS, to facilitate the development of property along Estrella Parkway within the city of Goodyear, the city wants to improve an approximate 1.7 miles of Estrella Parkway generally located between Vineyard Road and MC85, by adding additional lanes, which will result in this section of Estrella Parkway widening to six lanes. (CIP #42026 Estrella Parkway: Vineyard Rd to MC85);

WHEREAS, the project improvements will be constructed adjacent to eight (8) different properties;

WHEREAS, the maximum estimated cost for the project improvements is \$114,427,549;

WHEREAS, certain of the project improvements are for the general benefit of the public and the estimated costs of the project improvements that are for the general benefit of the public is \$93,583,018.33;

WHEREAS, certain of the project improvements being constructed will specifically benefit eight (8) properties located adjacent to where the project improvements will be constructed. The owners of the eight (8) properties have not contributed to the cost of the improvements and who are not subject to any other assessments or special charges for the improvements benefiting their properties. These off-site improvements constitute Special Public Improvements under Chapter 24, Article 24 of the Goodyear City Code;

WHEREAS, the Special Public Improvements include the construction of a additional travel lanes, turn lanes, drainage improvements, curbs, gutters, sidewalks, medians, street lighting, utilities, traffic signals, and median landscaping adjacent to the Benefited Properties, as more particularly reflected in the estimates of the maximum probable cost for each of the Benefited Properties, a copy of which is attached hereto as Exhibit 1;

WHEREAS, the eight (8) properties that will receive a specific benefit from the Special Public Improvements for which the properties have not contributed (the "Benefited Properties") are legally described and depicted in Exhibit 3 attached hereto and incorporated herein by this reference, which also exhibit also includes the identifies of the current owners of each of the Benefited Properties;

WHEREAS, a map of the Benefited Properties (the "Special Improvement Project Area") is depicted in Exhibit 2 attached hereto and incorporated herein by this reference;

WHEREAS, a detailed Opinion of Maximum Probable Costs was prepared for each of the Benefited Properties setting forth the costs of the Special Public Improvements that solely benefit the Benefited Property and the costs and allocation of Special Public Improvements that benefit more than just the Benefited Property are set forth in Exhibit 1 attached hereto and incorporated herein by this reference;

WHEREAS, the estimated total cost of the Special Public Improvements benefiting the eight (8) Benefited Properties is \$20,844,530.67;

WHEREAS, because a portion of these improvements will create specific benefits for properties that have not specifically contributed to the improvements, the City is seeking reimbursement from the owners of the Benefited Properties based on the benefit the Benefited Properties receive from the Special Public Improvements;

WHEREAS, the current owners of Benefited Properties received notice in writing of the public hearing to be held for consideration of the adoption of the Resolution of Intention not less than 30 days prior to the public hearing and the notice included a copy of supporting materials that explained the methodology used for determining which properties will benefit from the Special Public Improvements, the estimated costs of the Special Public Improvement that solely benefit the property, the cost of the Special Public Improvements that benefit multiple Benefitted Properties and the allocations of those costs among such Benefited Properties; and

WHEREAS, the contracts for the construction of the Special Public Improvements will be procured pursuant to the requirements of Title 34 of the Arizona Revised Statutes and the construction of the Special Public Improvements will adhere to Goodyear's standards and specifications as well as all other applicable laws, rules and/or regulations.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF GOODYEAR, MARICOPA COUNTY, ARIZONA, AS FOLLOWS:

SECTION 1. The public health, safety and welfare of the citizens of the City of Goodyear require the construction of the Special Public Improvements generally described in the Recitals above and that are specifically described in estimates of the maximum probable cost for each of the Benefited Properties set forth Exhibit 1, and the construction of the Special Public Improvements is hereby ordered.

SECTION 2. The proposed Special Public Improvements generally described in the Recitals above and that are specifically described in Exhibit 1 are of more than local or ordinary public benefit and are of special benefit to the properties legally described in Exhibit 3 (the "Benefited Properties").

SECTION 3. The formation of the Special Public Improvement Project Area that includes the Benefited Properties legally described and depicted in Exhibit 3, and which is generally depicted in Exhibit 2, is hereby ordered.

SECTION 4. At the time of development, the then owner of each Benefited Property is required to reimburse the City for the actual costs of the Special Public Improvements benefiting the owner's property, in an amount not to exceed the estimated maximum probable cost of the Special Public Improvements allocated to the Benefited Property as set forth in Exhibit 1 and summarized in Exhibit 4 attached hereto and incorporated herein by this reference. The actual costs shall be allocated consistent with the methodology allocating the costs of the Special Public Improvements used in establishing the estimated

maximum probable cost of the Special Public Improvements for the Benefited Property.

SECTION 5. City staff shall endeavor to seek reimbursement of the actual cost of the Special Public Improvements from the then owner of the Benefited Property prior to the recordation of the first Final Plat subdividing all or part of the Benefited Property and/or as a condition of approval of a Site Plan for development within any portion of the Benefited Property. City staff shall be entitled to withhold the recordation of any final plat subdividing all or part of the Benefited Property until reimbursement required herein has been made, and City staff shall be entitled to withhold construction permits for work within the Benefited Property until the reimbursement required herein has been made.

SECTION 6. RECORDATION

A copy of this Resolution shall be recorded with the Maricopa County Recorder's Office.

SECTION 7. Resolution No. 2026-2538 shall be effective upon the date of its adoption.

PASSED AND ADOPTED by the Mayor and Council of the City of Goodyear, Maricopa County, Arizona, by a _____ vote, this 31st day of August, 2026.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

APPROVED AS TO FORM:

Jasmine Pernicano, City Clerk

Roric Massey, City Attorney

EXHIBIT 1

ESTIMATE OF MAXIMUM PROBABLE COST
FOR THE BENEFITED PROPERTIES
(Estimate for Benefited Properties)

ESTIMATE OF MAXIMUM PROBABLE COST PARCEL 1

Harvard Investments

Parcel 1 – KR TIC 1 LLC/KR TIC 2 LLC

Description of Infrastructure Improvements

Description of Infrastructure Improvements to Estrella Parkway Subject Property Frontage:

- New Roadway Improvements per S. Estrella Parkway W. Vineyard Road to W. MC85 Plans, Including Pavement Section (Subgrade Preparation, 12" Aggregate Base Course, 6" Asphalt Concrete, and Tack Coat), Concrete Curb and Gutter, Sidewalk, and Sidewalk Ramps
- Existing Pavement, Curb and Gutter, and Concrete Removals, and Utility Adjustments to Grade
- New Signing and Pavement Marking
- New ITS Interconnect Improvements
- New Landscaping and Irrigation
- New Street Lighting
- New Drainage improvements including Concrete Catch Basins, Spillways, and Riprap



Date	6/24/2026
Type	Offsite
Description	ROW

CIP CONSTRUCTION

SUMMARY

PROJECT NAME:	42026 - PARCEL 1 - KR TIC 1 LLC/KR TIC 2 LLC	5083 SY	SF	SF	5083 SY
		Offsite	Site	Building	

DIVISION	TRADE					TOTAL
01	General	\$ 83,900.00	\$ -	\$ -	\$ -	83,900.00
02	Existing Conditions	\$ 10,785.00	\$ -	\$ -	\$ -	10,785.00
03	Concrete	\$ 72,527.00	\$ -	\$ -	\$ -	72,527.00
04	Masonry	\$ -	\$ -	\$ -	\$ -	-
05	Metals		\$ -	\$ -	\$ -	-
06	Rough Carpentry			\$ -	\$ -	-
07	Thermal & Moisture	\$ -	\$ -	\$ -	\$ -	-
08	Openings			\$ -	\$ -	-
09	Finishes	\$ -	\$ -	\$ -	\$ -	-
10	Specialties	\$ 5,000.00	\$ -	\$ -	\$ -	5,000.00
11	Equipment		\$ -	\$ -	\$ -	-
14	Conveying Systems			\$ -	\$ -	-
21	Fire Supression			\$ -	\$ -	-
22	Plumbing			\$ -	\$ -	-
23	Mechanical			\$ -	\$ -	-
26	Electrical	\$ 116,023.11	\$ -	\$ -	\$ -	116,023.11
27	Communications	\$ 26,807.85		\$ -	\$ -	26,807.85
28	Electric Saftey & Security			\$ -	\$ -	-
31	Earthwork	\$ 738,673.47	\$ -		\$ -	738,673.47
32	Exterior Improvments	\$ 428,225.00	\$ -		\$ -	428,225.00
33	Utilities	\$ 40,248.00	\$ -		\$ -	40,248.00
99	Miscellaneous Unlisted Items	\$ 2,337,748.19	\$ -	\$ -	\$ -	2,337,748.19

YR Escalation	\$ -
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SUBTOTAL:	\$ 3,859,937.63
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OH&P:	9%	\$ 347,394.00
		\$ 4,207,331.63
Bond:	1%	\$ 42,073.32
General Liabiliit	0.99%	\$ 42,073.32
Builders Risk:		\$ 21,036.66
		\$ 4,312,514.92
Tax:	(6.37%)	\$ 274,707.00

\$ 4,587,221.92

Contruction contingency -	5%	\$ 192,996.88
Owners Allowance -		\$ -
Escallation Allowance -		\$ -
Public Art Allowance -	LS	
Allowance #1 - CONTRACTOR QUALITY CONTROL (ALLOWANCE)		\$ 15,000.00
Allowance #2 - TEMPORARY PAVEMENT (ALLOWANCE)		\$ -
Allowance #3 - REMOVE & RELOCATE EX ADVERTISEMENT SIGN (ALLOWANCE)		\$ 50,000.00
Allowance #4 -		
Allowance #5 -		
Allowance #6 -		
Allowance #7 -		
Allowance #8 -		
		\$ 257,996.88

\$ 4,845,218.80

SY	\$ 902.46
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OFFSITE

Division 02

\$10,785.00

\$2.12

Demo				\$10,785.00	\$2.12
Item Description	QTY	Unit	Unit Cost	Total	Incl/Exc
Remove Curb and Gutter		LF	\$0.00	\$0.00	Incl
Saw Cutting		LF	\$0.00	\$0.00	Incl
Asphalt Demo	957	SY	\$5.00	\$4,785.00	Incl
Landscape removal		LS	\$0.00	\$0.00	Incl
Demo		LS	\$0.00	\$0.00	Incl
Demo concrete flatwork		SF	\$0.00	\$0.00	Incl
Milling		SY	\$0.00	\$0.00	Incl
NESHAP		EA	\$0.00	\$0.00	Incl
Relocate Water Meter		EA	\$0.00	\$0.00	Incl
Relocate FH Bypass Assembly		EA	\$0.00	\$0.00	Incl
Misc. Demo		LS	\$0.00	\$0.00	Incl
Remove Concrete Sidewalk, Valley Gutter, Driveways		SF	\$0.00	\$0.00	Incl
Remove Existing Median Nose Transition		EA	\$0.00	\$0.00	Incl
Remove Catch Basins		EA	\$0.00	\$0.00	Incl
Remove Existing Sign, Post and Foundation		EA	\$0.00	\$0.00	Incl
Remove Pipe	1	LS	\$6,000.00	\$6,000.00	Incl
Remove Valley Gutter		SF	\$0.00	\$0.00	Incl

Division 03

\$72,527.00

\$14.27

Offsite Concrete				\$72,527.00	\$14.27
Item Description	QTY	Unit	Unit Cost	Total	Incl/Exc
Bus Bay Pad		SF	\$0.00	\$0.00	Incl
Concrete Scupper - MAG 260		EA	\$0.00	\$0.00	Incl
Concrete Sidewalk - Decorative		SF	\$0.00	\$0.00	Incl
Concrete Sidewalk Ramp	1	EA	\$1,500.00	\$1,500.00	Incl
Concrete Valley Gutter		SF	\$0.00	\$0.00	Incl
Curb & Gutter	1609	LF	\$31.00	\$49,879.00	Incl
Driveway Entrance	1	LS	\$2,080.00	\$2,080.00	Incl
Curb and Gutter Termination		EA	\$0.00	\$0.00	Incl
Median Nose Termination	6	EA	\$350.00	\$2,100.00	Incl
Concrete Sidewalk	1414	SF	\$12.00	\$16,968.00	Incl
Concrete Spillway		SF	\$0.00	\$0.00	Incl
Storm Drain Inlet marker		EA	\$0.00	\$0.00	Incl
Roll Curb and Gutter		LF	\$0.00	\$0.00	Incl

Division 04

\$0.00

\$0.00

Offsite Masonry				\$0.00	\$0.00
Stone/Brick Veneers				\$0.00	\$0.00

Division 07

\$0.00

\$0.00

Waterproofing				\$0.00	\$0.00
Caulking				\$0.00	\$0.00

Division 09

\$0.00

\$0.00

Paints & Coatings				\$0.00	\$0.00
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Division 10

\$5,000.00

\$0.98

Specialties				\$5,000.00	\$0.98
Item Description	QTY	Unit	Unit Cost	Total	Incl/Exc
Permits		LS	\$0.00	\$0.00	Incl
Sweeping	1	LS	\$5,000.00	\$5,000.00	Incl

Division 26

\$116,023.11

\$22.83

Offsite Electrical				\$116,023.11	\$22.83
Item Description	QTY	Unit	Unit Cost	Total	Incl/Exc
Offsite Electrical	615	LF	\$104.30	\$64,144.50	Incl
Lighting Package	4.1	EA	\$12,653.32	\$51,878.61	Incl

Division 27

\$26,807.85\$5.27

Low Voltage				\$26,807.85	\$5.27
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Interconnect Conduit and Pull Boxes (2-2" and 1-3")	615	LF	\$43.59	\$26,807.85	Incl

Division 31

\$738,673.47\$145.32

Survey				\$10,000.00	\$1.97
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Construction Surveying	1	LS	\$7,500.00	\$7,500.00	Incl
As-Builts	1	LS	\$2,500.00	\$2,500.00	Incl

Earthwork				\$728,673.47	\$143.36
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
SWPPP	1	LS	\$15,000.00	\$15,000.00	Incl
Clear & Grub		LS	\$0.00	\$0.00	Incl
Rough Grade/Roadway Excavation/Retention Basins	24676	CY	\$15.00	\$370,140.00	Incl
Subgrade Preparation		SY	\$0.00	\$0.00	Incl
Dust Control	1	LS	\$26,250.00	\$26,250.00	Incl
Dust Control Permit	1	LS	\$1,410.00	\$1,410.00	Incl
Hard Dig Allowance		AL	\$0.00	\$0.00	Incl
Additional earthwork costs		LS	\$0.00	\$0.00	Incl
Import	17126	CY	\$14.00	\$239,764.00	Incl
Export/Haul Off		EA	\$0.00	\$0.00	Incl
Traffic Control	1	LS	\$76,109.47	\$76,109.47	Incl
Traffic Control - Off Duty Officer		HR	\$0.00	\$0.00	Incl

Division 32

\$428,225.00\$84.25

Paving				\$381,225.00	\$75.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
ABC	5083	SY	\$15.00	\$76,245.00	Incl
Asphalt Paving 6"	5083	SY	\$60.00	\$304,980.00	Incl
Bituminous Tack Coat (Emulsified Asphalt)		SY	\$0.00	\$0.00	Incl
Micro Sealing		SY	\$0.00	\$0.00	Incl
Utility Adjustment (Manhole)		EA	\$0.00	\$0.00	Incl
Asphalt Thickened Edge		LF	\$0.00	\$0.00	Incl
Utility Adjustment (Valve Cans)		EA	\$0.00	\$0.00	Incl

Landscape				\$32,000.00	\$6.30
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Landscape	6150	SF	\$5.00	\$30,750.00	Incl
Landscape - Median		SF	\$0.00	\$0.00	Incl
Landscape Restoration		SF	\$0.00	\$0.00	Incl
Maintenance (90 Days)		LS	\$0.00	\$0.00	Incl
Median Pavers		SF	\$0.00	\$0.00	Incl
Riprap (D50=1" To 3") 6" Depth	5	CY	\$250.00	\$1,250.00	Incl

Traffic Signals				\$0.00	\$0.00
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Signage				\$0.00	\$0.00
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Striping				\$15,000.00	\$2.95
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Striping Mobilization		LS	\$0.00	\$0.00	Incl
Striping, Signage, Obliteration, And Parking Blocks	1	LS	\$15,000.00	\$15,000.00	Incl
Construction Contingecy		Allow	\$0.00	\$0.00	Incl

Division 33	\$40,248.00	\$7.92
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Utilities			\$40,248.00	\$7.92	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Fireline		LF	\$0.00	\$0.00	Incl
Domestic water		LF	\$0.00	\$0.00	Incl
Drywells		EA	\$0.00	\$0.00	Incl
Storm System	91	LF	\$321.41	\$29,248.00	Incl
Utility Locate - Pothole		LS	\$0.00	\$0.00	Incl
Vertical Realignment		EA	\$0.00	\$0.00	Incl
Concrete Pipe Collar		EA	\$0.00	\$0.00	Incl
Storm Drain Manhole		EA	\$0.00	\$0.00	Incl
Catch Basins, COG G-3535	1	EA	\$11,000.00	\$11,000.00	Incl
Catch Basins, mag 535		EA	\$0.00	\$0.00	Incl
Dry Utilities			\$0.00	\$0.00	

Miscellaneous Unlisted Items	\$2,337,748.19	\$459.92
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Misc			\$2,337,748.19	\$459.92	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Contractor Quality Control/Materials Testing	1	LS	\$15,000.00	\$15,000.00	Incl
Mob/Demob	0	LS	\$0.00	\$0.00	Incl
Night / Weekend Work Allowance		AL	\$0.00	\$0.00	Incl
Onsite safety manager	0		\$0.00	\$0.00	Incl
Pothole Utilities	1	LS	\$7,500.00	\$7,500.00	Incl
Temp pavement			\$25.00	\$0.00	Incl
Tree Removal	12	EA	\$1,000.00	\$12,000.00	Incl
Remove guardrail	641	LF	\$16.33	\$10,467.53	Incl
Engineering (615' of frontage)	1	LS	\$116,373.88	\$116,373.88	Incl
Permits	4.09%	LS	\$919,338.00	\$37,600.92	Incl
Construction Administration Services	4.09%	LS	\$3,217,683.00	\$131,603.23	Incl
COG Review Fee	4.09%	LS	\$919,338.00	\$37,600.92	Incl
Land Acquisition	1	LS	\$1,934,084.00	\$1,934,084.00	Incl
Real Estate Cost	43.58%	LS	\$81,500.00	\$35,517.70	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl

Total	\$3,776,037.63
Check	\$3,776,037.63
Difference	\$0.00

GC's

Division 01				\$83,900.00		
General				\$83,900.00		
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl	
Conex Rental		MO	\$0.00	\$0.00	Incl	
Daily Clean		WK	\$0.00	\$0.00	Incl	
Dumpster	12	WK	\$750.00	\$9,000.00	Incl	
Dust Partitions		LS	\$0.00	\$0.00	Incl	
Project Manager	120	HR	\$85.00	\$10,200.00	Incl	
Project Superintendent	480	HR	\$85.00	\$40,800.00	Incl	
Project Engineer	192	HR	\$75.00	\$14,400.00		
Asst. Project Manager		HR		\$0.00		
General Field Labor		HR	\$0.00	\$0.00	Incl	
Construction Coordinator		HR	\$0.00	\$0.00	Incl	
Materials and Equipment rental		LS	\$0.00	\$0.00	Incl	
Project Sign	1	EA	\$500.00	\$500.00	Incl	
Safety/Project Signage	1	LS	\$500.00	\$500.00	Incl	
Small Tools	1	LS	\$2,500.00	\$2,500.00	Incl	
Temp Electric		WK	\$0.00	\$0.00	Incl	
Temp Toilets	3	MO	\$1,000.00	\$3,000.00	Incl	
Temp Utils		MO	\$0.00	\$0.00	Incl	
Temporay Fencing		MO	\$0.00	\$0.00	Incl	
Water/Ice	12	WK	\$250.00	\$3,000.00	Incl	

Total	\$83,900.00
Check	\$83,900.00
Difference	\$0.00

ESTIMATE OF MAXIMUM PROBABLE COST PARCEL 2

Harvard Investments

Parcel 2 – KR TIC 1 LLC/KR TIC 2 LLC

Description of Infrastructure Improvements

Description of Infrastructure Improvements to Estrella Parkway Subject Property Frontage:

- New Roadway Improvements per S. Estrella Parkway W. Vineyard Road to W. MC85 Plans, Including Pavement Section (Subgrade Preparation, 12” Aggregate Base Course, 6” Asphalt Concrete, and Tack Coat), Concrete Curb and Gutter, Sidewalk, and Sidewalk Ramps
- Existing Pavement, Curb and Gutter, and Concrete Removals, and Utility Adjustments to Grade
- New Signing and Pavement Marking
- New ITS Interconnect Improvements
- New Landscaping and Irrigation
- New Street Lighting



Date
Type
Description

6/24/2025
Offsite
ROW

CIP CONSTRUCTION

SUMMARY

PROJECT NAME: 42026 - PARCEL 2 - KR TIC 1 LLC/KR TIC 2 LLC 51 SY Offsite SF Site SF Building 51 SF

DIVISION	TRADE					TOTAL
01	General	\$ 43,700.00	\$ -	\$ -	\$ -	43,700.00
02	Existing Conditions	\$ -	\$ -	\$ -	\$ -	-
03	Concrete	\$ 5,492.00	\$ -	\$ -	\$ -	5,492.00
04	Masonry	\$ -	\$ -	\$ -	\$ -	-
05	Metals		\$ -	\$ -	\$ -	-
06	Rough Carpentry			\$ -	\$ -	-
07	Thermal & Moisture	\$ -	\$ -	\$ -	\$ -	-
08	Openings			\$ -	\$ -	-
09	Finishes	\$ -	\$ -	\$ -	\$ -	-
10	Specialties	\$ 5,000.00	\$ -	\$ -	\$ -	5,000.00
11	Equipment		\$ -	\$ -	\$ -	-
14	Conveying Systems			\$ -	\$ -	-
21	Fire Supression			\$ -	\$ -	-
22	Plumbing			\$ -	\$ -	-
23	Mechanical			\$ -	\$ -	-
26	Electrical	\$ -	\$ -	\$ -	\$ -	-
27	Communications	\$ 22,361.67		\$ -	\$ -	22,361.67
28	Electric Saftey & Security			\$ -	\$ -	-
31	Earthwork	\$ 75,142.82	\$ -		\$ -	75,142.82
32	Exterior Improvments	\$ 46,260.00	\$ -		\$ -	46,260.00
33	Utilities	\$ -	\$ -		\$ -	-
99	Miscellaneous Unlisted Items	\$ 536,672.87	\$ -	\$ -	\$ -	536,672.87

YR Escalation \$ -

SUBTOTAL: \$ 734,629.36

OH&P: 9% \$ 66,117.00
Bond: 1% \$ 8,007.46
General Liabilit 0.99% \$ 7,927.39
Builders Risk: \$ 4,500.00
Tax: (6.37%) \$ 821,181.22
52,309.00

\$ 873,490.22

Contruccion contingency - 5% \$ 36,731.47
Owners Allowance - \$ -
Escallation Allowance - \$ -
Public Art Allowance - LS
CONTRACTOR QUALITY CONTROL
Allowance #1 - (ALLOWANCE) \$ 7,500.00
Allowance #2 - TEMPORARY PAVEMENT (ALLOWANCE) \$ -
Allowance #3 -
Allowance #4 -
Allowance #5 -
Allowance #6 -
Allowance #7 -
Allowance #8 -
\$ 44,231.47

\$ 917,721.68

SF \$ 17,127.26

OFFSITE

Division 02	\$0.00	\$0.00
Demo	\$0.00	\$0.00

Division 03				\$5,492.00	\$107.69
Offsite Concrete				\$5,492.00	\$107.69
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Bus Bay Pad		SF	\$0.00	\$0.00	Incl
Concrete Scupper - MAG 260		EA	\$0.00	\$0.00	Incl
Concrete Sidewalk - Decorative		SF	\$0.00	\$0.00	Incl
Concrete Sidewalk Ramp		EA	\$0.00	\$0.00	Incl
Concrete Valley Gutter		SF	\$0.00	\$0.00	Incl
Curb & Gutter	16	LF	\$65.00	\$1,040.00	Incl
Driveway Entrance		LS	\$0.00	\$0.00	Incl
Curb and Gutter Termination		EA	\$0.00	\$0.00	Incl
Median Nose Termination		EA	\$0.00	\$0.00	Incl
Concrete Sidewalk	371	SF	\$12.00	\$4,452.00	Incl
Concrete Spillway		SF	\$0.00	\$0.00	Incl
Strom Drain Inlet marker		EA	\$0.00	\$0.00	Incl
Roll Curb and Gutter		LF	\$0.00	\$0.00	Incl

Division 04	\$0.00	\$0.00
Offsite Masonry	\$0.00	\$0.00
Stone/Brick Veneers	\$0.00	\$0.00

Division 07	\$0.00	\$0.00
Waterproofing	\$0.00	\$0.00
Caulking	\$0.00	\$0.00

Division 09	\$0.00	\$0.00
Paints & Coatings	\$0.00	\$0.00

Division 10				\$5,000.00	\$98.04
Specialties				\$5,000.00	\$98.04
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Permits		LS	\$0.00	\$0.00	Incl
Sweeping	1	LS	\$5,000.00	\$5,000.00	Incl

Division 26	\$0.00	\$0.00
Offsite Electrical	\$0.00	\$0.00

Division 27				\$22,361.67	\$438.46
Low Voltage				\$22,361.67	\$438.46
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Interconnect Conduit and Pull Boxes (2-2" and 1-3")	513	LF	\$43.59	\$22,361.67	Incl

Division 31

\$75,142.82\$1,473.39

Survey				\$7,000.00	\$137.25	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl	
Construction Surveying	1	LS	\$5,000.00	\$5,000.00	Incl	
As-Builts	1	LS	\$2,000.00	\$2,000.00	Incl	

Earthwork				\$68,142.82	\$1,336.13	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl	
SWPPP	1	LS	\$15,000.00	\$15,000.00	Incl	
Clear & Grub		LS	\$0.00	\$0.00	Incl	
Rough Grade/Roadway Excavation/Retention Basins	990	CY	\$15.00	\$14,850.00	Incl	f
Subgrade Preparation		SY	\$0.00	\$0.00	Incl	
Dust Control	1	LS	\$13,125.00	\$13,125.00	Incl	l
Dust Control Permit	1	LS	\$1,410.00	\$1,410.00	Incl	
Hard Dig Allowance		AL	\$0.00	\$0.00	Incl	
Additional earthwork costs		LS	\$0.00	\$0.00	Incl	
Import	990	CY	\$14.00	\$13,860.00	Incl	
Export/Haul Off		EA	\$0.00	\$0.00	Incl	
Traffic Control	1	LS	\$9,897.82	\$9,897.82	Incl	t
Traffic Control - Off Duty Officer		HR	\$0.00	\$0.00	Incl	

Division 32

\$46,260.00\$907.06

Paving				\$5,610.00	\$110.00	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl	
ABC	51	SY	\$30.00	\$1,530.00	Incl	(
Asphalt Paving 6"	51	SY	\$80.00	\$4,080.00	Incl	(
Bituminous Tack Coat (Emulsified Asphalt)		SY	\$0.00	\$0.00	Incl	
Micro Sealing		SY	\$0.00	\$0.00	Incl	
Utility Adjustment (Manhole)		EA	\$0.00	\$0.00	Incl	
Asphalt Thickened Edge		LF	\$0.00	\$0.00	Incl	
Utility Adjustment (Valve Cans)		EA	\$0.00	\$0.00	Incl	

Landscape				\$25,650.00	\$502.94	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl	
Landscape	5130	SF	\$5.00	\$25,650.00	Incl	t
Landscape - Median		SF	\$0.00	\$0.00	Incl	
Landscape Restoration		SF	\$0.00	\$0.00	Incl	
Maintenance (90 Days)		LS	\$0.00	\$0.00	Incl	
Median Pavers		SF	\$0.00	\$0.00	Incl	
Riprap (D50=1" To 3") 6" Depth		CY	\$0.00	\$0.00	Incl	

Traffic Signals				\$0.00	\$0.00	
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Signage				\$0.00	\$0.00	
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Striping				\$15,000.00	\$294.12	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl	
Striping Mobilization		LS	\$0.00	\$0.00	Incl	
Striping, Signage, Obliteration, And Parking Blocks	1	LS	\$15,000.00	\$15,000.00	Incl	t
Construction Contingecy		Allow	\$0.00	\$0.00	Incl	

Division 33	\$0.00	\$0.00
Utilities	\$0.00	\$0.00
Dry Utilities	\$0.00	\$0.00

Miscellaneous Unlisted Items				\$536,672.87	\$10,523.00
Misc				\$536,672.87	\$10,523.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Contractor Quality Control/Materials Testing	1	LS	\$7,500.00	\$7,500.00	Incl
Mob/Demob	0	LS	\$0.00	\$0.00	Incl
Night / Weekend Work Allowance		AL	\$0.00	\$0.00	Incl
Onsite safety manager	0		\$0.00	\$0.00	Incl
Pothole Utilities	1		\$4,500.00	\$4,500.00	Incl
Temp pavement			\$25.00	\$0.00	Incl
Tree Removal			\$0.00	\$0.00	Incl
Remove guardrail			\$0.00	\$0.00	Incl
Engineering (513' of frontage)	1	LS	\$97,514.90	\$97,514.90	Incl
Permits	3.42%	LS	\$919,338.00	\$31,441.36	Incl
Construction Administration Services	3.42%	LS	\$3,217,683.00	\$110,044.76	Incl
COG Review Fee	3.42%	LS	\$919,338.00	\$31,441.36	Incl
Land Acquisition	1	LS	\$242,570.00	\$242,570.00	Incl
Real Estate Cost	5.47%	LS	\$81,500.00	\$4,458.05	Incl
Relocate electrical pullbox	1	EA	\$7,202.44	\$7,202.44	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl

Total	\$690,929.36
Check	\$690,929.36
Difference	\$0.00

GC's

Division 01				\$43,700.00		
General				\$43,700.00		
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl	
Conex Rental		MO	\$0.00	\$0.00	Incl	
Daily Clean		WK	\$0.00	\$0.00	Incl	
Dumpster	6	WK	\$750.00	\$4,500.00	Incl	
Dust Partitions		LS	\$0.00	\$0.00	Incl	
Project Manager	60	HR	\$85.00	\$5,100.00	Incl	
Project Superintendent	240	HR	\$85.00	\$20,400.00	Incl	
Project Engineer	96	HR	\$75.00	\$7,200.00		
Asst. Project Manager		HR	\$0.00	\$0.00		
General Field Labor		HR	\$0.00	\$0.00	Incl	
Construction Coordinator		HR	\$0.00	\$0.00	Incl	
Materials and Equipment rental		LS	\$0.00	\$0.00	Incl	
Project Sign	1	EA	\$500.00	\$500.00	Incl	
Safety/Project Signage	1	LS	\$500.00	\$500.00	Incl	
Small Tools	1	LS	\$2,500.00	\$2,500.00	Incl	
Temp Electric		WK	\$0.00	\$0.00	Incl	
Temp Toilets	1.5	MO	\$1,000.00	\$1,500.00	Incl	
Temp Utils		MO	\$0.00	\$0.00	Incl	
Temporay Fencing		MO	\$0.00	\$0.00	Incl	
Water/Ice	6	WK	\$250.00	\$1,500.00	Incl	

Total	\$43,700.00
Check	\$43,700.00
Difference	\$0.00

ESTIMATE OF MAXIMUM PROBABLE COST PARCEL 3

Parcel 3 - Pioneer Investments

Description of Infrastructure Improvements

Description of Infrastructure Improvements to Estrella Parkway Subject Property Frontage:

- New Roadway Improvements per S. Estrella Parkway W. Vineyard Road to W. MC85 Plans, Including Pavement Section (Subgrade Preparation, 12" Aggregate Base Course, 6" Asphalt Concrete, and Tack Coat), Concrete Curb and Gutter, Sidewalk, and Sidewalk Ramps
- Existing Pavement, Curb and Gutter, and Concrete Removals, and Utility Adjustments to Grade
- New Signing and Pavement Marking
- New ITS Interconnect Improvements
- New Landscaping and Irrigation
- New Street Lighting
- New Drainage improvements including Concrete Catch Basins, Spillways, and Riprap



Date	6/24/2025
Type	Offsite
Description	ROW

CIP CONSTRUCTION

SUMMARY

PROJECT NAME:	42026 - PARCEL 3 - PIONEER 2005 LLC	6382 SY	SF	SF	6382 SF
		Offsite	Site	Building	

DIVISION	TRADE					TOTAL
01	General	\$ 83,900.00	\$ -	\$ -	\$ -	83,900.00
02	Existing Conditions	\$ 8,920.00	\$ -	\$ -	\$ -	8,920.00
03	Concrete	\$ 203,536.00	\$ -	\$ -	\$ -	203,536.00
04	Masonry	\$ -	\$ -	\$ -	\$ -	-
05	Metals		\$ -	\$ -	\$ -	-
06	Rough Carpentry			\$ -	\$ -	-
07	Thermal & Moisture	\$ -	\$ -	\$ -	\$ -	-
08	Openings			\$ -	\$ -	-
09	Finishes	\$ -	\$ -	\$ -	\$ -	-
10	Specialties	\$ 5,000.00	\$ -	\$ -	\$ -	5,000.00
11	Equipment		\$ -	\$ -	\$ -	-
14	Conveying Systems			\$ -	\$ -	-
21	Fire Supression			\$ -	\$ -	-
22	Plumbing			\$ -	\$ -	-
23	Mechanical			\$ -	\$ -	-
26	Electrical	\$ 366,746.23	\$ -	\$ -	\$ -	366,746.23
27	Communications	\$ 84,738.96		\$ -	\$ -	84,738.96
28	Electric Saftey & Security			\$ -	\$ -	-
31	Earthwork	\$ 1,023,588.54	\$ -		\$ -	1,023,588.54
32	Exterior Improvments	\$ 592,100.00	\$ -		\$ -	592,100.00
33	Utilities	\$ 74,961.00	\$ -		\$ -	74,961.00
99	Miscellaneous Unlisted Items	\$ 1,280,304.46	\$ -	\$ -	\$ -	1,280,304.46

YR Escalation	\$ -
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SUBTOTAL:	\$ 3,723,795.18
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OH&P:	9%	\$ 335,142.00
		\$ 4,058,937.18
Bond:	1%	\$ 40,589.37
General Liabilit	0.99%	\$ 40,183.48
Builders Risk:		\$ 20,091.74
		\$ 4,159,801.77
Tax:	(6.37%)	\$ 264,979.00

\$ 4,424,780.77

Construction contingency -	5%	\$ 186,189.76
Owners Allowance -		\$ -
Escallation Allowance -		\$ -
Public Art Allowance -	LS	
Allowance #1 - CONTRACTOR QUALITY CONTROL (ALLOWANCE)		\$ 15,000.00
Allowance #2 - ARCHAEOLOGICAL MONITORING DURING CONSTRUCTION (ALLOWANCE)		\$ 77,350.00
Allowance #3 -		
Allowance #4 -		
Allowance #5 -		
Allowance #6 -		
Allowance #7 -		
Allowance #8 -		
		\$ 278,539.76

\$ 4,703,320.53

SF	\$ 693.32
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OFFSITE

Division 02

\$8,920.00

\$1.40

Demo				\$8,920.00	\$1.40
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Remove Curb and Gutter	78	LF	\$0.00	\$0.00	Incl
Saw Cutting		LF	\$0.00	\$0.00	Incl
Asphalt Demo		SY	\$15.00	\$1,170.00	Incl
Landscape removal		LS	\$0.00	\$0.00	Incl
Demo		LS	\$0.00	\$0.00	Incl
Demo concrete flatwork		SF	\$0.00	\$0.00	Incl
Milling		SY	\$0.00	\$0.00	Incl
NESHAP		EA	\$0.00	\$0.00	Incl
Relocate Water Meter		EA	\$0.00	\$0.00	Incl
Relocate FH Bypass Assembly		EA	\$0.00	\$0.00	Incl
Misc. Demo	31	LS	\$0.00	\$0.00	Incl
Remove Concrete Sidewalk, Valley Gutter, Driveways		SF	\$0.00	\$0.00	Incl
Remove Existing Median Nose Transition		EA	\$0.00	\$0.00	Incl
Remove Catch Basins		EA	\$0.00	\$0.00	Incl
Remove Existing Sign, Post and Foundation		EA	\$0.00	\$0.00	Incl
Remove Pipe	31	LF	\$250.00	\$7,750.00	Incl
Remove Valley Gutter		SF	\$0.00	\$0.00	Incl

Division 03

\$203,536.00

\$31.89

Offsite Concrete				\$203,536.00	\$31.89
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Bus Bay Pad	2028	SF	\$0.00	\$0.00	Incl
Concrete Scupper - MAG 260		EA	\$0.00	\$0.00	Incl
Concrete Sidewalk - Decorative		SF	\$0.00	\$0.00	Incl
Concrete Sidewalk Ramp		EA	\$0.00	\$0.00	Incl
Concrete Valley Gutter		SF	\$0.00	\$0.00	Incl
Curb & Gutter		LF	\$31.00	\$62,868.00	Incl
Driveway Entrance		LS	\$8,320.00	\$8,320.00	Incl
Curb and Gutter Termination		EA	\$0.00	\$0.00	Incl
Median Nose Termination		EA	\$0.00	\$0.00	Incl
Concrete Sidewalk		SF	\$12.00	\$132,348.00	Incl
Concrete Spillway	11029	SF	\$0.00	\$0.00	Incl
Storm Drain Inlet marker		EA	\$0.00	\$0.00	Incl
Roll Curb and Gutter		LF	\$0.00	\$0.00	Incl

Division 04

\$0.00

\$0.00

Offsite Masonry				\$0.00	\$0.00
Stone/Brick Veneers				\$0.00	\$0.00

Division 07

\$0.00

\$0.00

Waterproofing				\$0.00	\$0.00
Caulking				\$0.00	\$0.00

Division 09

\$0.00

\$0.00

Paints & Coatings				\$0.00	\$0.00
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Division 10

\$5,000.00

\$0.78

Specialties				\$5,000.00	\$0.78
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Permits	1	LS	\$0.00	\$0.00	Incl
Sweeping		LS	\$5,000.00	\$5,000.00	Incl

Division 26

\$366,746.23

\$57.47

Offsite Electrical				\$366,746.23	\$57.47
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Offsite Electrical	1944	LF	\$104.30	\$202,759.20	Incl
Lighting Package	12.96	EA	\$12,653.32	\$163,987.03	Incl

Division 27				\$84,738.96	\$13.28
Low Voltage				\$84,738.96	\$13.28
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Interconnect Conduit and Pull Boxes (2-2" and 1-3")	1944	LF	\$43.59	\$84,738.96	Incl

Division 31				\$1,023,588.54	\$160.39
Survey				\$10,000.00	\$1.57
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Construction Surveying	1	LS	\$7,500.00	\$7,500.00	Incl
As-Builts	1	LS	\$2,500.00	\$2,500.00	Incl

Earthwork				\$1,013,588.54	\$158.82
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
SWPPP	1	LS	\$15,000.00	\$15,000.00	Incl
Clear & Grub		LS	\$0.00	\$0.00	Incl
Rough Grade/Roadway Excavation/Retention Basins	29292	CY	\$15.00	\$439,380.00	Incl
Subgrade Preparation		SY	\$0.00	\$0.00	Incl
Dust Control	1	LS	\$26,250.00	\$26,250.00	Incl
Dust Control Permit	1	LS	\$1,410.00	\$1,410.00	Incl
Hard Dig Allowance		AL	\$0.00	\$0.00	Incl
Additional earthwork costs		LS	\$0.00	\$0.00	Incl
Import	29241	CY	\$14.00	\$409,374.00	Incl
Export/Haul Off		EA	\$0.00	\$0.00	Incl
Traffic Control	1	LS	\$122,174.54	\$122,174.54	Incl
Traffic Control - Off Duty Officer		HR	\$0.00	\$0.00	Incl

Division 32				\$592,100.00	\$92.78
Paving				\$478,650.00	\$75.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
ABC	6382	SY	\$15.00	\$95,730.00	Incl
Asphalt Paving 6"	6382	SY	\$60.00	\$382,920.00	Incl
Bituminous Tack Coat (Emulsified Asphalt)		SY	\$0.00	\$0.00	Incl
Micro Sealing		SY	\$0.00	\$0.00	Incl
Utility Adjustment (Manhole)		EA	\$0.00	\$0.00	Incl
Asphalt Thickened Edge		LF	\$0.00	\$0.00	Incl
Utility Adjustment (Valve Cans)		EA	\$0.00	\$0.00	Incl

Landscape				\$98,450.00	\$15.43
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Landscape	19440	SF	\$5.00	\$97,200.00	Incl
Landscape - Median		SF	\$0.00	\$0.00	Incl
Landscape Restoration		SF	\$0.00	\$0.00	Incl
Maintenance (90 Days)		LS	\$0.00	\$0.00	Incl
Median Pavers		SF	\$0.00	\$0.00	Incl
Riprap (D50=1" To 3") 6" Depth	5	CY	\$250.00	\$1,250.00	Incl

Traffic Signals				\$0.00	\$0.00
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Signage				\$0.00	\$0.00
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Striping				\$15,000.00	\$2.35
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Striping Mobilization		LS	\$0.00	\$0.00	Incl
Striping, Signage, Obliteration,	1	LS	\$15,000.00	\$15,000.00	Incl
Construction Contingecy		Allow	\$0.00	\$0.00	Incl

Division 33

\$74,961.00

\$11.75

Utilities				\$74,961.00	\$11.75
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Fireline	41	LF	\$0.00	\$0.00	Incl
Domestic water		LF	\$0.00	\$0.00	Incl
Drywells		EA	\$0.00	\$0.00	Incl
Storm System		LF	\$1,828.32	\$74,961.00	Incl
Utility Locate - Pothole		LS	\$0.00	\$0.00	Incl
Vertical Realignment		EA	\$0.00	\$0.00	Incl
Concrete Pipe Collar		EA	\$0.00	\$0.00	Incl
Storm Drain Manhole		EA	\$0.00	\$0.00	Incl
Catch Basins, COG G-3535		EA	\$11,000.00	\$0.00	Incl
Catch Basins, mag 535		EA	\$0.00	\$0.00	Incl
Dry Utilities				\$0.00	\$0.00

Miscellaneous Unlisted Items

\$1,280,304.46

\$200.61

Misc				\$1,280,304.46	\$200.61
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Contractor Quality Control/Materials Testing	1	LS	\$15,000.00	\$15,000.00	Incl
Mob/Demob	0	LS	\$0.00	\$0.00	Incl
Night / Weekend Work Allowance	0	AL	\$0.00	\$0.00	Incl
Onsite safety manager			\$0.00	\$0.00	Incl
Pothole Utilities			\$7,500.00	\$7,500.00	Incl
Temp pavement			\$25.00	\$0.00	Incl
Tree Removal	10	EA	\$0.00	\$0.00	Incl
Remove guardrail	1	LF	\$0.00	\$0.00	Incl
Engineering (615' of frontage)		LS	\$370,208.00	\$370,208.00	Incl
Permits		LS	\$919,338.00	\$119,054.27	Incl
Construction Administration Services		LS	\$3,217,683.00	\$416,689.95	Incl
COG Review Fee	12.95%	LS	\$919,338.00	\$119,054.27	Incl
Land Acquisition	1	LS	\$197,566.32	\$197,566.32	Incl
Real Estate Cost	4.45%	LS	\$81,500.00	\$3,626.75	Incl
Pavement section No. 3	290	SY	\$103.81	\$30,104.90	Incl
BICYCLE EXIT/ENTRANCE RAMP, DWG DT04	1	EA	\$1,500.00	\$1,500.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl

Total	\$3,639,895.18
Check	\$3,639,895.18
Difference	\$0.00

GC's

Division 01				\$83,900.00		
General				\$83,900.00		
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl	
Conex Rental		MO	\$0.00	\$0.00	Incl	
Daily Clean		WK	\$0.00	\$0.00	Incl	
Dumpster	12	WK	\$750.00	\$9,000.00	Incl	
Dust Partitions		LS	\$0.00	\$0.00	Incl	
Project Manager	120	HR	\$85.00	\$10,200.00	Incl	
Project Superintendent	480	HR	\$85.00	\$40,800.00	Incl	
Project Engineer	192	HR	\$75.00	\$14,400.00		
Asst. Project Manager		HR	\$0.00	\$0.00		
General Field Labor		HR	\$0.00	\$0.00	Incl	
Construction Coordinator		HR	\$0.00	\$0.00	Incl	
Materials and Equipment rental		LS	\$0.00	\$0.00	Incl	
Project Sign	1	EA	\$500.00	\$500.00	Incl	
Safety/Project Signage	1	LS	\$500.00	\$500.00	Incl	
Small Tools	1	LS	\$2,500.00	\$2,500.00	Incl	
Temp Electric		WK	\$0.00	\$0.00	Incl	
Temp Toilets	3	MO	\$1,000.00	\$3,000.00	Incl	
Temp Utils		MO	\$0.00	\$0.00	Incl	
Temporay Fencing		MO	\$0.00	\$0.00	Incl	
Water/Ice	12	WK	\$250.00	\$3,000.00	Incl	

Total	\$83,900.00
Check	\$83,900.00
Difference	\$0.00

ESTIMATE OF MAXIMUM PROBABLE COST PARCEL 4

Parcel 4 - CRE-WPL ESTRELLA OWNER LLC

Description of Infrastructure Improvements

Description of Infrastructure Improvements to Estrella Parkway Subject Property Frontage:

- New Roadway Improvements per S. Estrella Parkway W. Vineyard Road to W. MC85 Plans, Including Pavement Section (Subgrade Preparation, 12" Aggregate Base Course, 6" Asphalt Concrete, and Tack Coat), Concrete Curb and Gutter, Sidewalk, and Sidewalk Ramps
- Existing Pavement, Curb and Gutter, and Concrete Removals, and Utility Adjustments to Grade
- New Signing and Pavement Marking
- New Landscaping and Irrigation
- New Street Lighting
- New Drainage Improvements including Concrete Scuppers, Spillways, and Riprap
- New Traffic Signal Improvements at Roeser Rd/Estrella Pkwy Intersection (1/4 Total Signal Improvement Cost)
- New Private Irrigation Improvements



Date 6/24/2026
Type Offsite
Description ROW

CIP CONSTRUCTION

SUMMARY

PROJECT NAME: 42026 - PARCEL 4 - CRE-WPL ESTRELLA OWNER L 2511 SY Offsite SF Building 2511 SY

DIVISION	TRADE					TOTAL
01	General	\$ 57,100.00	\$ -	\$ -	\$ -	57,100.00
02	Existing Conditions	\$ 35,820.00	\$ -	\$ -	\$ -	35,820.00
03	Concrete	\$ 35,114.00	\$ -	\$ -	\$ -	35,114.00
04	Masonry	\$ -	\$ -	\$ -	\$ -	-
05	Metals		\$ -	\$ -	\$ -	-
06	Rough Carpentry			\$ -	\$ -	-
07	Thermal & Moisture	\$ -	\$ -	\$ -	\$ -	-
08	Openings			\$ -	\$ -	-
09	Finishes	\$ -	\$ -	\$ -	\$ -	-
10	Specialties	\$ 5,000.00	\$ -	\$ -	\$ -	5,000.00
11	Equipment		\$ -	\$ -	\$ -	-
14	Conveying Systems			\$ -	\$ -	-
21	Fire Suppression			\$ -	\$ -	-
22	Plumbing			\$ -	\$ -	-
23	Mechanical			\$ -	\$ -	-
26	Electrical	\$ 54,719.24	\$ -	\$ -	\$ -	54,719.24
27	Communications	\$ -		\$ -	\$ -	-
28	Electric Saftey & Security			\$ -	\$ -	-
31	Earthwork	\$ 111,627.27	\$ -		\$ -	111,627.27
32	Exterior Improvments	\$ 421,824.89	\$ -		\$ -	421,824.89
33	Utilities	\$ -	\$ -		\$ -	-
99	Miscellaneous Unlisted Items	\$ 609,663.75	\$ -	\$ -	\$ -	609,663.75

YR Escalation \$ -

SUBTOTAL: \$ 1,330,869.15

OH&P:	9%	\$ 119,778.00
		\$ 1,450,647.15
Bond:	1%	\$ 14,506.47
General Liabilit	0.99%	\$ 14,361.41
Builders Risk:		\$ 7,180.70
		\$ 1,486,695.73
Tax:	(6.37%)	\$ 94,703.00

\$ 1,581,398.73

Construction contingency -	5%	\$ 66,543.46
Owners Allowance -		\$ -
Escallation Allowance -		\$ -
Public Art Allowance -	LS	
Allowance #1 - CONTRACTOR QUALITY CONTROL (ALLOWANCE)		
Allowance #2 - ARCHAEOLOGICAL MONITORING DURING CONSTRUCTION (ALLOWANCE)		\$ 11,213.00
Allowance #3 - TEMPORARY PAVEMENT (ALLOWANCE)		\$ 2,503.00
Allowance #4 -		
Allowance #5 -		
Allowance #6 -		
Allowance #7 -		
Allowance #8 -		
		\$ 80,259.46

\$ 1,661,658.19

SY \$ 629.79

OFFSITE

Division 02

\$35,820.00\$14.27

Demo			\$35,820.00	\$14.27	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Remove Curb and Gutter	1414	LF	\$0.00	\$0.00	Incl
Saw Cutting		LF	\$0.00	\$0.00	Incl
Asphalt Demo		SY	\$5.00	\$7,070.00	Incl
Landscape removal		LS	\$0.00	\$0.00	Incl
Demo		LS	\$0.00	\$0.00	Incl
Demo concrete flatwork		SF	\$0.00	\$0.00	Incl
Milling		SY	\$0.00	\$0.00	Incl
NESHAP		EA	\$0.00	\$0.00	Incl
Relocate Water Meter		EA	\$0.00	\$0.00	Incl
Relocate FH Bypass Assembly		EA	\$0.00	\$0.00	Incl
Misc. Demo		LS	\$0.00	\$0.00	Incl
Remove Concrete Sidewalk, Valley Gutter, Driveways		SF	\$0.00	\$0.00	Incl
Remove Existing Median Nose Transition		EA	\$0.00	\$0.00	Incl
Remove Catch Basins		EA	\$0.00	\$0.00	Incl
Remove Existing Sign, Post and Foundation		EA	\$0.00	\$0.00	Incl
Remove Pipe	1	LS	\$28,750.00	\$28,750.00	Incl
Remove Valley Gutter		SF	\$0.00	\$0.00	Incl

Division 03

\$35,114.00\$13.98

Offsite Concrete			\$35,114.00	\$13.98	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Bus Bay Pad	2	SF	\$0.00	\$0.00	Incl
Concrete Scupper - MAG 260		EA	\$0.00	\$0.00	Incl
Concrete Sidewalk - Decorative		SF	\$0.00	\$0.00	Incl
Concrete Sidewalk Ramp		EA	\$1,500.00	\$3,000.00	Incl
Concrete Valley Gutter		SF	\$16.00	\$1,552.00	Incl
Curb & Gutter		LF	\$31.00	\$9,238.00	Incl
Driveway Entrance		LS	\$0.00	\$0.00	Incl
Curb and Gutter Termination		EA	\$0.00	\$0.00	Incl
Median Nose Termination		EA	\$0.00	\$0.00	Incl
Concrete Sidewalk		SF	\$12.00	\$21,324.00	Incl
Concrete Spillway		SF	\$0.00	\$0.00	Incl
Storm Drain Inlet marker		EA	\$0.00	\$0.00	Incl
Roll Curb and Gutter		LF	\$0.00	\$0.00	Incl

Division 04

\$0.00\$0.00

Offsite Masonry	\$0.00	\$0.00
Stone/Brick Veneers	\$0.00	\$0.00

Division 07

\$0.00\$0.00

Waterproofing	\$0.00	\$0.00
Caulking	\$0.00	\$0.00

Division 09

\$0.00\$0.00

Paints & Coatings	\$0.00	\$0.00
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Division 10

\$5,000.00\$1.99

Specialties			\$5,000.00	\$1.99	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Permits	1	LS	\$0.00	\$0.00	Incl
Sweeping		LS	\$5,000.00	\$5,000.00	Incl

Division 26

\$54,719.24\$21.79

Offsite Electrical			\$54,719.24	\$21.79	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Offsite Electrical	282	LF	\$104.30	\$29,412.60	Incl
Lighting Package	2	EA	\$12,653.32	\$25,306.64	Incl

Division 27				\$0.00	\$0.00
Low Voltage				\$0.00	\$0.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Interconnect Conduit and Pull Boxes (2-2" and 1-3")		LF	\$0.00	\$0.00	Incl

Division 31				\$111,627.27	\$44.46
Survey				\$7,000.00	\$2.79
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Construction Surveying	1	LS	\$5,000.00	\$5,000.00	Incl
As-Builts	1	LS	\$2,000.00	\$2,000.00	Incl

Earthwork				\$104,627.27	\$41.67
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
SWPPP	1	LS	\$15,000.00	\$15,000.00	Incl
Clear & Grub		LS	\$0.00	\$0.00	Incl
Rough Grade/Roadway Excavation/Retention Basins	1407	CY	\$15.00	\$21,105.00	Incl
Subgrade Preparation		SY	\$0.00	\$0.00	Incl
Dust Control	1	LS	\$17,500.00	\$17,500.00	Incl
Dust Control Permit	1	LS	\$1,410.00	\$1,410.00	Incl
Hard Dig Allowance		AL	\$0.00	\$0.00	Incl
Additional earthwork costs		LS	\$0.00	\$0.00	Incl
Import	968	CY	\$14.00	\$13,552.00	Incl
Export/Haul Off		EA	\$0.00	\$0.00	Incl
Traffic Control	1	LS	\$36,060.27	\$36,060.27	Incl
Traffic Control - Off Duty Officer		HR	\$0.00	\$0.00	Incl

Division 32				\$421,824.89	\$167.99
Paving				\$188,325.00	\$75.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
ABC	2511	SY	\$15.00	\$37,665.00	Incl
Asphalt Paving 6"	2511	SY	\$60.00	\$150,660.00	Incl
Bituminous Tack Coat (Emulsified Asphalt)		SY	\$0.00	\$0.00	Incl
Micro Sealing		SY	\$0.00	\$0.00	Incl
Utility Adjustment (Manhole)		EA	\$0.00	\$0.00	Incl
Asphalt Thickened Edge		LF	\$0.00	\$0.00	Incl
Utility Adjustment (Valve Cans)		EA	\$0.00	\$0.00	Incl

Landscape				\$14,100.00	\$5.62
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Landscape	2820	SF	\$5.00	\$14,100.00	Incl
Landscape - Median		SF	\$0.00	\$0.00	Incl
Landscape Restoration		SF	\$0.00	\$0.00	Incl
Maintenance (90 Days)		LS	\$0.00	\$0.00	Incl
Median Pavers		SF	\$0.00	\$0.00	Incl
Riprap (D50=1" To 3") 6" Depth		CY	\$0.00	\$0.00	Incl

Traffic Signals				\$209,399.89	\$83.39
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Intersection Signals	1	LS	\$209,399.89	\$209,399.89	Incl
Installation and Startup		LS	\$0.00	\$0.00	Incl

Signage				\$0.00	\$0.00
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Striping				\$10,000.00	\$3.98
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Striping Mobilization		LS	\$0.00	\$0.00	Incl
Striping, Signage, Obliteration,	1	LS	\$10,000.00	\$10,000.00	Incl
Construction Contingecy		Allow	\$0.00	\$0.00	Incl

Division 33	\$0.00	\$0.00
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Utilities				\$0.00	\$0.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Fireline		LF	\$0.00	\$0.00	Incl
Domestic water		LF	\$0.00	\$0.00	Incl
Drywells		EA	\$0.00	\$0.00	Incl
Storm System		LF	\$0.00	\$0.00	Incl
Utility Locate - Pothole		LS	\$0.00	\$0.00	Incl
Vertical Realignment		EA	\$0.00	\$0.00	Incl
Concrete Pipe Collar		EA	\$0.00	\$0.00	Incl
Storm Drain Manhole		EA	\$0.00	\$0.00	Incl
Catch Basins, COG G-3535	1	EA	\$0.00	\$0.00	Incl
Catch Basins, mag 535		EA	\$0.00	\$0.00	Incl
Dry Utilities				\$0.00	\$0.00

Miscellaneous Unlisted Items	\$609,663.75	\$242.80
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Misc				\$609,663.75	\$242.80
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Contractor Quality Control/Materials Testing	1	LS	\$15,000.00	\$15,000.00	Incl
Mob/Demob	0	LS	\$0.00	\$0.00	Incl
Night / Weekend Work Allowance		AL	\$0.00	\$0.00	Incl
Onsite safety manager	0		\$0.00	\$0.00	Incl
Pothole Utilities	1		\$7,500.00	\$7,500.00	Incl
			\$0.00	\$0.00	Incl
Tree Removal		EA	\$0.00	\$0.00	Incl
Remove guardrail		LF	\$0.00	\$0.00	Incl
Engineering (282' of frontage)	1	LS	\$59,286.00	\$59,286.00	Incl
Permits	1.88%	LS	\$919,338.00	\$17,283.55	Incl
Construction Administration Services	1.88%	LS	\$3,217,683.00	\$60,492.44	Incl
COG Review Fee	1.88%	LS	\$919,338.00	\$17,283.55	Incl
Land Acquisition	1	LS	\$242,974.00	\$242,974.00	Incl
Real Estate Cost	5.47%	LS	\$81,500.00	\$4,458.05	Incl
Pavement section No. 3	747	SY	\$105.00	\$78,435.00	Incl
REMOVE CONCRETE HEADWALL	4	EA	\$2,500.00	\$10,000.00	Incl
REMOVE CONCRETE IRRIGATION DITCH, BACKFILL & COMPACT	274	LF	\$30.00	\$8,220.00	Incl
PRIVATE IRRIGATION ITEMS LUMP SUM	1	LS	\$88,731.15	\$88,731.15	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl

Total	\$1,273,769.15
Check	\$1,273,769.15
Difference	\$0.00

GC's

Division 01				\$57,100.00		
General				\$57,100.00		
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl	
Conex Rental		MO	\$0.00	\$0.00	Incl	
Daily Clean		WK	\$0.00	\$0.00	Incl	
Dumpster	8	WK	\$750.00	\$6,000.00	Incl	
Dust Partitions		LS	\$0.00	\$0.00	Incl	
Project Manager	80	HR	\$85.00	\$6,800.00	Incl	
Project Superintendent	320	HR	\$85.00	\$27,200.00	Incl	
Project Engineer	128	HR	\$75.00	\$9,600.00		
Asst. Project Manager		HR	\$0.00	\$0.00		
General Field Labor		HR	\$0.00	\$0.00	Incl	
Construction Coordinator		HR	\$0.00	\$0.00	Incl	
Materials and Equipment rental		LS	\$0.00	\$0.00	Incl	
Project Sign	1	EA	\$500.00	\$500.00	Incl	
Safety/Project Signage	1	LS	\$500.00	\$500.00	Incl	
Small Tools	1	LS	\$2,500.00	\$2,500.00	Incl	
Temp Electric		WK	\$0.00	\$0.00	Incl	
Temp Toilets	2	MO	\$1,000.00	\$2,000.00	Incl	
Temp Utils		MO	\$0.00	\$0.00	Incl	
Temporay Fencing		MO	\$0.00	\$0.00	Incl	
Water/Ice	8	WK	\$250.00	\$2,000.00	Incl	

Total	\$57,100.00
Check	\$57,100.00
Difference	\$0.00

ESTIMATE OF MAXIMUM PROBABLE COST PARCEL 5

Parcel 5 - CRE-WPL ESTRELLA OWNER LLC

Description of Infrastructure Improvements

Description of Infrastructure Improvements to Estrella Parkway Subject Property Frontage:

- New Roadway Improvements per S. Estrella Parkway W. Vineyard Road to W. MC85 Plans, Including Pavement Section (Subgrade Preparation, 12" Aggregate Base Course, 6" Asphalt Concrete, and Tack Coat), Concrete Curb and Gutter, Sidewalk, and Sidewalk Ramps
- Existing Pavement, Curb and Gutter, and Concrete Removals, and Utility Adjustments to Grade
- New Signing and Pavement Marking
- New Landscaping and Irrigation
- New Street Lighting
- New Drainage Improvements including Concrete Scuppers, Spillways, and Riprap
- New Traffic Signal Improvements at Roeser Rd/Estrella Pkwy Intersection (1/4 Total Signal Improvement Cost)
- New Private Irrigation Improvements



Date	6/24/2025
Type	Offsite
Description	ROW

CIP CONSTRUCTION

SUMMARY

PROJECT NAME:	42026 - PARCEL 5 - CRE-WPL ESTRELLA OWNER L	2852 SY	SF	SF	2852 SY
		Offsite	Site	Building	

DIVISION	TRADE					TOTAL
01	General	\$ 70,500.00	\$ -	\$ -	\$ -	70,500.00
02	Existing Conditions	\$ 41,420.14	\$ -	\$ -	\$ -	41,420.14
03	Concrete	\$ 166,082.40	\$ -	\$ -	\$ -	166,082.40
04	Masonry	\$ -	\$ -	\$ -	\$ -	-
05	Metals		\$ -	\$ -	\$ -	-
06	Rough Carpentry			\$ -	\$ -	-
07	Thermal & Moisture	\$ -	\$ -	\$ -	\$ -	-
08	Openings			\$ -	\$ -	-
09	Finishes	\$ -	\$ -	\$ -	\$ -	-
10	Specialties	\$ 5,000.00	\$ -	\$ -	\$ -	5,000.00
11	Equipment		\$ -	\$ -	\$ -	-
14	Conveying Systems			\$ -	\$ -	-
21	Fire Supression			\$ -	\$ -	-
22	Plumbing			\$ -	\$ -	-
23	Mechanical			\$ -	\$ -	-
26	Electrical	\$ 171,667.32	\$ -	\$ -	\$ -	171,667.32
27	Communications	\$ -		\$ -	\$ -	-
28	Electric Saftey & Security			\$ -	\$ -	-
31	Earthwork	\$ 201,253.41	\$ -		\$ -	201,253.41
32	Exterior Improvments	\$ 487,164.89	\$ -		\$ -	487,164.89
33	Utilities	\$ 27,500.00	\$ -		\$ -	27,500.00
99	Miscellaneous Unlisted Items	\$ 1,595,871.25	\$ -	\$ -	\$ -	1,595,871.25

YR Escalation	\$ -
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SUBTOTAL:	\$ 2,766,459.41
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OH&P:	9%	\$ 248,981.00
		\$ 3,015,440.41
Bond:	1%	\$ 30,154.40
General Liabilit	0.99%	\$ 29,852.86
Builders Risk:		\$ 14,926.43
		\$ 3,090,374.10
Tax:	(6.37%)	\$ 196,857.00

\$ 3,287,231.10

Contruction contingency -	5%	\$ 138,322.97
Owners Allowance -		\$ -
Escallation Allowance -		\$ -
Public Art Allowance -	LS	
Allowance #1 - CONTRACTOR QUALITY CONTROL (ALLOWANCE)		
Allowance #2 - ARCHAEOLOGICAL MONITORING DURING CONSTRUCTION (ALLOWANCE)		\$ 36,525.00
Allowance #3 - TEMPORARY PAVEMENT (ALLOWANCE)		\$ 8,154.00
Allowance #4 -		
Allowance #5 -		
Allowance #6 -		
Allowance #7 -		
Allowance #8 -		
		\$ 183,001.97

\$ 3,470,233.07

SY	\$ 1,152.61
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OFFSITE

Division 02

\$41,420.14\$14.52

Demo			\$41,420.14	\$14.52	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Remove Curb and Gutter	69	LF	\$34.06	\$2,350.14	Incl
Saw Cutting		LF	\$0.00	\$0.00	Incl
Asphalt Demo	3914	SY	\$5.00	\$19,570.00	Incl
Landscape removal		LS	\$0.00	\$0.00	Incl
Demo		LS	\$0.00	\$0.00	Incl
Demo concrete flatwork		SF	\$0.00	\$0.00	Incl
Milling		SY	\$0.00	\$0.00	Incl
NESHAP		EA	\$0.00	\$0.00	Incl
Relocate Water Meter		EA	\$0.00	\$0.00	Incl
Relocate FH Bypass Assembly		EA	\$0.00	\$0.00	Incl
Misc. Demo		LS	\$0.00	\$0.00	Incl
Remove Concrete Sidewalk, Valley Gutter, Driveways		SF	\$0.00	\$0.00	Incl
Remove Existing Median Nose Transition		EA	\$0.00	\$0.00	Incl
Remove Catch Basins		EA	\$0.00	\$0.00	Incl
Remove Existing Sign, Post and Foundation		EA	\$0.00	\$0.00	Incl
Remove Pipe	1	LS	\$19,500.00	\$19,500.00	Incl
Remove Valley Gutter		SF	\$0.00	\$0.00	Incl

Division 03

\$166,082.40\$58.23

Offsite Concrete			\$166,082.40	\$58.23	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Bus Bay Pad		SF	\$0.00	\$0.00	Incl
Concrete Scupper - MAG 260	1.5	EA	\$6,000.00	\$9,000.00	Incl
Concrete Sidewalk - Decorative		SF	\$0.00	\$0.00	Incl
Concrete Sidewalk Ramp	1	EA	\$1,500.00	\$1,500.00	Incl
Concrete Valley Gutter	107	SF	\$16.00	\$1,712.00	Incl
Curb & Gutter	2004	LF	\$31.00	\$62,124.00	Incl
Driveway Entrance	1	LS	\$8,320.00	\$8,320.00	Incl
Curb and Gutter Termination		EA	\$0.00	\$0.00	Incl
Median Nose Termination	1.5	EA	\$250.00	\$375.00	Incl
Concrete Sidewalk	5536	SF	\$12.00	\$66,432.00	Incl
Concrete Spillway	420	SF	\$39.57	\$16,619.40	Incl
Strom Drain Inlet marker		EA	\$0.00	\$0.00	Incl
Roll Curb and Gutter		LF	\$0.00	\$0.00	Incl

Division 04

\$0.00\$0.00

Offsite Masonry	\$0.00	\$0.00
Stone/Brick Veneers	\$0.00	\$0.00

Division 07

\$0.00\$0.00

Waterproofing	\$0.00	\$0.00
Caulking	\$0.00	\$0.00

Division 09

\$0.00\$0.00

Paints & Coatings	\$0.00	\$0.00
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Division 10

\$5,000.00\$1.75

Specialties			\$5,000.00	\$1.75	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Permits		LS	\$0.00	\$0.00	Incl
Sweeping	1	LS	\$5,000.00	\$5,000.00	Incl

Division 26

\$171,667.32\$60.19

Offsite Electrical			\$171,667.32	\$60.19	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Offsite Electrical	918	LF	\$104.30	\$95,747.40	Incl
Lighting Package	6	EA	\$12,653.32	\$75,919.92	Incl

Division 27				\$0.00	\$0.00
Low Voltage				\$0.00	\$0.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Interconnect Conduit and Pull Boxes (2-2" and 1-3")		LF	\$0.00	\$0.00	Incl

Division 31				\$201,253.41	\$70.57
Survey				\$7,500.00	\$2.63
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Construction Surveying	1	LS	\$5,500.00	\$5,500.00	Incl
As-Builts	1	LS	\$2,000.00	\$2,000.00	Incl
Earthwork				\$193,753.41	\$67.94
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
SWPPP	1	LS	\$12,500.00	\$12,500.00	Incl
Clear & Grub		LS	\$0.00	\$0.00	Incl
Rough Grade/Roadway Excavation/Retention Basins	6318	CY	\$15.00	\$94,770.00	Incl
Subgrade Preparation		SY	\$0.00	\$0.00	Incl
Dust Control	1	LS	\$17,500.00	\$17,500.00	Incl
Dust Control Permit	1	LS	\$1,410.00	\$1,410.00	Incl
Hard Dig Allowance		AL	\$0.00	\$0.00	Incl
Additional earthwork costs		LS	\$0.00	\$0.00	Incl
Import	646	CY	\$14.00	\$9,044.00	Incl
Export/Haul Off		EA	\$0.00	\$0.00	Incl
Traffic Control	1	LS	\$58,529.41	\$58,529.41	Incl
Traffic Control - Off Duty Officer		HR	\$0.00	\$0.00	Incl

Division 32				\$487,164.89	\$170.82
Paving				\$217,700.00	\$76.33
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
ABC	2852	SY	\$15.00	\$42,780.00	Incl
Asphalt Paving 6"	2852	SY	\$60.00	\$171,120.00	Incl
Bituminous Tack Coat (Emulsified Asphalt)		SY	\$0.00	\$0.00	Incl
Micro Sealing		SY	\$0.00	\$0.00	Incl
Utility Adjustment (Manhole)		EA	\$0.00	\$0.00	Incl
Asphalt Thickened Edge		LF	\$0.00	\$0.00	Incl
Utility Adjustment (Valve Cans)	4	EA	\$950.00	\$3,800.00	Incl
Landscape				\$47,565.00	\$16.68
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Landscape	9180	SF	\$5.00	\$45,900.00	Incl
Landscape - Median		SF	\$0.00	\$0.00	Incl
Landscape Restoration		SF	\$0.00	\$0.00	Incl
Maintenance (90 Days)		LS	\$0.00	\$0.00	Incl
Median Pavers		SF	\$0.00	\$0.00	Incl
Riprap (D50=1" To 3") 6" Depth	6.66	CY	\$250.00	\$1,665.00	Incl
Traffic Signals				\$209,399.89	\$73.42
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Intersection Signals	1	LS	\$209,399.89	\$209,399.89	Incl
Installation and Startup	1	LS	\$0.00	\$0.00	Incl
Signage				\$0.00	\$0.00

Striping				\$12,500.00	\$4.38
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Striping Mobilization		LS	\$0.00	\$0.00	Incl
Striping, Signage, Obliteration,	1	LS	\$12,500.00	\$12,500.00	Incl
Construction Contingecy		Allow	\$0.00	\$0.00	Incl

Division 33	\$27,500.00	\$9.64
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Utilities				\$27,500.00	\$9.64
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Fireline		LF	\$0.00	\$0.00	Incl
Domestic water		LF	\$0.00	\$0.00	Incl
Drywells	1	EA	\$27,500.00	\$27,500.00	Incl
Storm System		LF	\$0.00	\$0.00	Incl
Utility Locate - Pothole		LS	\$0.00	\$0.00	Incl
Vertical Realignment		EA	\$0.00	\$0.00	Incl
Concrete Pipe Collar		EA	\$0.00	\$0.00	Incl
Storm Drain Manhole		EA	\$0.00	\$0.00	Incl
Catch Basins, COG G-3535	1	EA	\$0.00	\$0.00	Incl
Catch Basins, mag 535		EA	\$0.00	\$0.00	Incl
Dry Utilities				\$0.00	\$0.00

Miscellaneous Unlisted Items	\$1,595,871.25	\$559.56
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Misc				\$1,595,871.25	\$559.56
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Contractor Quality Control/Materials Testing	1	LS	\$12,500.00	\$12,500.00	Incl
Mob/Demob	0	LS	\$0.00	\$0.00	Incl
Night / Weekend Work Allowance		AL	\$0.00	\$0.00	Incl
Onsite safety manager	0		\$0.00	\$0.00	Incl
Pothole Utilities	1		\$7,500.00	\$7,500.00	Incl
Temp pavement			\$0.00	\$0.00	Incl
Tree Removal		EA	\$0.00	\$0.00	Incl
Remove guardrail		LF	\$0.00	\$0.00	Incl
Engineering (918' of frontage)	1	LS	\$183,695.00	\$183,695.00	Incl
Permits	6.28%	LS	\$919,338.00	\$57,734.43	Incl
Construction Administration Services	6.28%	LS	\$3,217,683.00	\$202,070.49	Incl
COG Review Fee	6.28%	LS	\$919,338.00	\$57,734.43	Incl
Land Acquisition	1	LS	\$721,107.00	\$721,107.00	Incl
Real Estate Cost	16.25%	LS	\$81,500.00	\$13,243.75	Incl
Pavement section No. 3			\$0.00	\$0.00	Incl
REMOVE CONCRETE HEADWALL	4	EA	\$2,500.00	\$10,000.00	Incl
REMOVE CONCRETE IRRIGATION DITCH, BACKFILL & COMPACT	888	LF	\$30.00	\$26,640.00	Incl
PRIVATE IRRIGATION ITEMS LUMP SUM	1		\$289,876.15	\$289,876.15	Incl
MEDIAN STAMPED CONCRETE	496	SF	\$20.00	\$9,920.00	Incl
RELOCATE FIRE HYDRANT, MAG DET 360	1	EA	\$3,850.00	\$3,850.00	Incl
SAFETY RAIL (HEIGHT = 3'-6") MAG DET 145	30	LF	\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl

Total	\$2,695,959.41
Check	\$2,695,959.41
Difference	\$0.00

GC's

Division 01				\$70,500.00		
General				\$70,500.00		
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl	
Conex Rental		MO	\$0.00	\$0.00	Incl	
Daily Clean		WK	\$0.00	\$0.00	Incl	
Dumpster	10	WK	\$750.00	\$7,500.00	Incl	
Dust Partitions		LS	\$0.00	\$0.00	Incl	
Project Manager	100	HR	\$85.00	\$8,500.00	Incl	
Project Superintendent	400	HR	\$85.00	\$34,000.00	Incl	
Project Engineer	160	HR	\$75.00	\$12,000.00		
Asst. Project Manager		HR	\$0.00	\$0.00		
General Field Labor		HR	\$0.00	\$0.00	Incl	
Construction Coordinator		HR	\$0.00	\$0.00	Incl	
Materials and Equipment rental		LS	\$0.00	\$0.00	Incl	
Project Sign	1	EA	\$500.00	\$500.00	Incl	
Safety/Project Signage	1	LS	\$500.00	\$500.00	Incl	
Small Tools	1	LS	\$2,500.00	\$2,500.00	Incl	
Temp Electric		WK	\$0.00	\$0.00	Incl	
Temp Toilets	2.5	MO	\$1,000.00	\$2,500.00	Incl	
Temp Utils		MO	\$0.00	\$0.00	Incl	
Temporay Fencing		MO	\$0.00	\$0.00	Incl	
Water/Ice	10	WK	\$250.00	\$2,500.00	Incl	

Total	\$70,500.00
Check	\$70,500.00
Difference	\$0.00

ESTIMATE OF MAXIMUM PROBABLE COST PARCEL 6

Parcel 6 - CRE-WPL ESTRELLA OWNER LLC

Description of Infrastructure Improvements

Description of Infrastructure Improvements to Estrella Parkway Subject Property Frontage:

- New Roadway Improvements per S. Estrella Parkway W. Vineyard Road to W. MC85 Plans, Including Pavement Section (Subgrade Preparation, 12" Aggregate Base Course, 6" Asphalt Concrete, and Tack Coat), Concrete Curb and Gutter, Sidewalk, and Sidewalk Ramps
- Existing Pavement, Curb and Gutter, and Concrete Removals, and Utility Adjustments to Grade
- New Signing and Pavement Marking
- New Landscaping and Irrigation
- New Street Lighting
- New Drainage Improvements including Concrete Scuppers, Spillways, and Riprap
- New Traffic Signal Improvements at Roeser Rd/Estrella Pkwy Intersection (1/4 Total Signal Improvement Cost)
- New Private Irrigation Improvements



Date
Type
Description

CIP CONSTRUCTION

SUMMARY

PROJECT NAME: 42026 - PARCEL 6 - CRE-WPL ESTRELLA OWNER L 0 SF 0 SF 0 SF 0 SF
Offsite Site Building

DIVISION	TRADE					TOTAL
01	General	\$ 57,100.00	\$ -	\$ -	\$ -	57,100.00
02	Existing Conditions	\$ 14,566.00	\$ -	\$ -	\$ -	14,566.00
03	Concrete	\$ 68,821.00	\$ -	\$ -	\$ -	68,821.00
04	Masonry	\$ -	\$ -	\$ -	\$ -	-
05	Metals		\$ -	\$ -	\$ -	-
06	Rough Carpentry			\$ -	\$ -	-
07	Thermal & Moisture	\$ -	\$ -	\$ -	\$ -	-
08	Openings			\$ -	\$ -	-
09	Finishes	\$ -	\$ -	\$ -	\$ -	-
10	Specialties	\$ 5,000.00	\$ -	\$ -	\$ -	5,000.00
11	Equipment		\$ -	\$ -	\$ -	-
14	Conveying Systems			\$ -	\$ -	-
21	Fire Supression			\$ -	\$ -	-
22	Plumbing			\$ -	\$ -	-
23	Mechanical			\$ -	\$ -	-
26	Electrical	\$ 60,935.72	\$ -	\$ -	\$ -	60,935.72
27	Communications	\$ -		\$ -	\$ -	-
28	Electric Saftey & Security			\$ -	\$ -	-
31	Earthwork	\$ 96,577.25	\$ -		\$ -	96,577.25
32	Exterior Improvments	\$ 102,985.00	\$ -		\$ -	102,985.00
33	Utilities	\$ 27,500.00	\$ -		\$ -	27,500.00
99	Miscellaneous Unlisted Items	\$ 569,415.65	\$ -	\$ -	\$ -	569,415.65

YR Escalation \$ -

SUBTOTAL: \$ 1,002,900.61

OH&P:	9%	\$ 90,261.00
		\$ 1,093,161.61
Bond:	1%	\$ 10,931.62
General Liabilit	0.99%	\$ 10,822.30
Builders Risk:		\$ 5,411.15
		\$ 1,120,326.68
Tax:	(6.37%)	\$ 71,365.00

\$ 1,191,691.68

Construction contingency -	5%	\$ 50,145.03
Owners Allowance -		\$ -
Escallation Allowance -		\$ -
Public Art Allowance -	LS	
Allowance #1 - CONTRACTOR QUALITY CONTROL (ALLOWANCE)		
Allowance #2 - ARCHAEOLOGICAL MONITORING DURING CONSTRUCTION (ALLOWANCE)		\$ 12,844.00
Allowance #3 - TEMPORARY PAVEMENT (ALLOWANCE)		\$ 2,867.00
Allowance #4 -		
Allowance #5 -		
Allowance #6 -		
Allowance #7 -		
Allowance #8 -		
		\$ 65,856.03

\$ 1,257,547.71

SF \$ -

OFFSITE

Division 02

\$14,566.00

\$0.00

Demo			\$14,566.00		\$0.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Remove Curb and Gutter	24	LF	\$39.00	\$936.00	Incl
Saw Cutting		LF	\$0.00	\$0.00	Incl
Asphalt Demo	1376	SY	\$5.00	\$6,880.00	Incl
Landscape removal		LS	\$0.00	\$0.00	Incl
Demo		LS	\$0.00	\$0.00	Incl
Demo concrete flatwork		SF	\$0.00	\$0.00	Incl
Milling		SY	\$0.00	\$0.00	Incl
NESHAP		EA	\$0.00	\$0.00	Incl
Relocate Water Meter		EA	\$0.00	\$0.00	Incl
Relocate FH Bypass Assembly		EA	\$0.00	\$0.00	Incl
Misc. Demo		LS	\$0.00	\$0.00	Incl
Remove Concrete Sidewalk, Valley Gutter, Driveways		SF	\$0.00	\$0.00	Incl
Remove Existing Median Nose Transition		EA	\$0.00	\$0.00	Incl
Remove Catch Basins		EA	\$0.00	\$0.00	Incl
Remove Existing Sign, Post and Foundation		EA	\$0.00	\$0.00	Incl
Remove Pipe	1	LS	\$6,750.00	\$6,750.00	Incl
Remove Valley Gutter		SF	\$0.00	\$0.00	Incl

Division 03

\$68,821.00

\$0.00

Offsite Concrete			\$68,821.00		\$0.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Bus Bay Pad		SF	\$0.00	\$0.00	Incl
Concrete Scupper - MAG 260	1.5	EA	\$6,000.00	\$9,000.00	Incl
Concrete Sidewalk - Decorative		SF	\$0.00	\$0.00	Incl
Concrete Sidewalk Ramp		EA	\$0.00	\$0.00	Incl
Concrete Valley Gutter		SF	\$0.00	\$0.00	Incl
Curb & Gutter	763	LF	\$31.00	\$23,653.00	Incl
Driveway Entrance		LS	\$0.00	\$0.00	Incl
Curb and Gutter Termination		EA	\$0.00	\$0.00	Incl
Median Nose Termination		EA	\$0.00	\$0.00	Incl
Concrete Sidewalk	2419	SF	\$12.00	\$29,028.00	Incl
Concrete Spillway	178.5	SF	\$40.00	\$7,140.00	Incl
Storm Drain Inlet marker		EA	\$0.00	\$0.00	Incl
Roll Curb and Gutter		LF	\$0.00	\$0.00	Incl

Division 04

\$0.00

\$0.00

Offsite Masonry	\$0.00	\$0.00
Stone/Brick Veneers	\$0.00	\$0.00

Division 07

\$0.00

\$0.00

Waterproofing	\$0.00	\$0.00
Caulking	\$0.00	\$0.00

Division 09

\$0.00

\$0.00

Paints & Coatings	\$0.00	\$0.00
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Division 10

\$5,000.00

\$0.00

Specialties			\$5,000.00		\$0.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Permits		LS	\$0.00	\$0.00	Incl
Sweeping	1	LS	\$5,000.00	\$5,000.00	Incl

Division 26

\$60,935.72

\$0.00

Offsite Electrical			\$60,935.72		\$0.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Offsite Electrical	323	LF	\$104.30	\$33,688.90	Incl
Lighting Package	2.1533333	EA	\$12,653.32	\$27,246.82	Incl

Division 27

\$0.00\$0.00

Low Voltage						\$0.00	\$0.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl		
Interconnect Conduit and Pull Boxes (2-2" and 1-3")		LF	\$0.00	\$0.00	Incl		

Division 31

\$96,577.25\$0.00

Survey						\$7,000.00	\$0.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl		
Construction Surveying	1	LS	\$5,000.00	\$5,000.00	Incl		
As-Builts	1	LS	\$2,000.00	\$2,000.00	Incl		

Earthwork						\$89,577.25	\$0.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl		
SWPPP	1	LS	\$12,500.00	\$12,500.00	Incl		
Clear & Grub		LS	\$0.00	\$0.00	Incl		
Rough Grade/Roadway Excavation/Retention Basins	2221	CY	\$15.00	\$33,315.00	Incl		
Subgrade Preparation		SY	\$0.00	\$0.00	Incl		
Dust Control	1	LS	\$17,500.00	\$17,500.00	Incl		
Dust Control Permit	1	LS	\$1,410.00	\$1,410.00	Incl		
Hard Dig Allowance		AL	\$0.00	\$0.00	Incl		
Additional earthwork costs		LS	\$0.00	\$0.00	Incl		
Import	227	CY	\$14.00	\$3,178.00	Incl		
Export/Haul Off		EA	\$0.00	\$0.00	Incl		
Traffic Control	1	LS	\$21,674.25	\$21,674.25	Incl		
Traffic Control - Off Duty Officer		HR	\$0.00	\$0.00	Incl		

Division 32

\$102,985.00\$0.00

Paving						\$76,250.00	\$0.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl		
ABC	1004	SY	\$15.00	\$15,060.00	Incl		
Asphalt Paving 6"	1004	SY	\$60.00	\$60,240.00	Incl		
Bituminous Tack Coat (Emulsified Asphalt)		SY	\$0.00	\$0.00	Incl		
Micro Sealing		SY	\$0.00	\$0.00	Incl		
Utility Adjustment (Manhole)		EA	\$0.00	\$0.00	Incl		
Asphalt Thickened Edge		LF	\$0.00	\$0.00	Incl		
Utility Adjustment (Valve Cans)	1	EA	\$950.00	\$950.00	Incl		

Landscape						\$16,735.00	\$0.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl		
Landscape	3230	SF	\$5.00	\$16,150.00	Incl		
Landscape - Median		SF	\$0.00	\$0.00	Incl		
Landscape Restoration		SF	\$0.00	\$0.00	Incl		
Maintenance (90 Days)		LS	\$0.00	\$0.00	Incl		
Median Pavers		SF	\$0.00	\$0.00	Incl		
Riprap (D50=1" To 3") 6" Depth	2.34	CY	\$250.00	\$585.00	Incl		

Traffic Signals						\$0.00	\$0.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl		
Intersection Signals		LS	\$0.00	\$0.00	Incl		
Installation and Startup		LS	\$0.00	\$0.00	Incl		

Signage						\$0.00	\$0.00
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Striping						\$10,000.00	\$0.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl		
Striping Mobilization		LS	\$0.00	\$0.00	Incl		
Striping, Signage, Obliteration,	1	LS	\$10,000.00	\$10,000.00	Incl		
Construction Contingecy		Allow	\$0.00	\$0.00	Incl		

Division 33	\$27,500.00	\$0.00
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Utilities			\$27,500.00	\$0.00	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Fireline	1	LF	\$0.00	\$0.00	Incl
Domestic water		LF	\$0.00	\$0.00	Incl
Drywells		EA	\$27,500.00	\$27,500.00	Incl
Storm System		LF	\$0.00	\$0.00	Incl
Utility Locate - Pothole		LS	\$0.00	\$0.00	Incl
Vertical Realignment		EA	\$0.00	\$0.00	Incl
Concrete Pipe Collar		EA	\$0.00	\$0.00	Incl
Storm Drain Manhole	1	EA	\$0.00	\$0.00	Incl
Catch Basins, COG G-3535		EA	\$0.00	\$0.00	Incl
Catch Basins, mag 535		EA	\$0.00	\$0.00	Incl
Dry Utilities			\$0.00	\$0.00	

Miscellaneous Unlisted Items	\$569,415.65	\$0.00
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Misc			\$569,415.65	\$0.00	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Contractor Quality Control/Materials Testing	1	LS	\$10,000.00	\$10,000.00	Incl
Mob/Demob	0	LS	\$0.00	\$0.00	Inc
Night / Weekend Work Allowance	0	AL	\$0.00	\$0.00	Incl
Onsite safty manager			\$0.00	\$0.00	Incl
Pothole Utilities		LS	\$7,500.00	\$7,500.00	Incl
Temp pavement			\$0.00	\$0.00	Incl
Tree Removal		EA	\$0.00	\$0.00	Incl
Remove guardrail		LF	\$0.00	\$0.00	Incl
Engineering (323' of frontage)	1	LS	\$64,598.00	\$64,598.00	Incl
Permits	2.21%	LS	\$919,338.00	\$20,317.37	Incl
Construction Administration Services	2.21%	LS	\$3,217,683.00	\$71,110.79	Incl
COG Review Fee	2.21%	LS	\$919,338.00	\$20,317.37	Incl
Land Acquisition	1	LS	\$253,585.00	\$253,585.00	Incl
Real Estate Cost	5.71%	LS	\$81,500.00	\$4,653.65	Incl
Pavement section No. 3			\$0.00	\$0.00	Incl
REMOVE CONCRETE HEADWALL	1	EA	\$2,500.00	\$2,500.00	Incl
REMOVE CONCRETE IRRIGATION DITCH, BACKFILL & COMPACT	312	LF	\$30.00	\$9,360.00	Incl
PRIVATE IRRIGATION ITEMS LUMP SUM	1	LS	\$101,993.46	\$101,993.46	Incl
MEDIAN STAMPED CONCRETE	174	SF	\$20.00	\$3,480.00	Incl
RELOCATE FIRE HYDRANT, MAG DET 360	10	EA	\$0.00	\$0.00	Incl
SAFETY RAIL (HEIGHT = 3'-6") MAG DET 145		LF	\$0.00	\$0.00	Incl
			\$0.00	\$0.00	Incl

Total	\$945,800.61
Check	\$945,800.61
Difference	\$0.00

GC's

Division 01				\$57,100.00		
General				\$57,100.00		
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl	
Conex Rental		MO	\$0.00	\$0.00	Incl	
Daily Clean		WK	\$0.00	\$0.00	Incl	
Dumpster	8	WK	\$750.00	\$6,000.00	Incl	
Dust Partitions		LS	\$0.00	\$0.00	Incl	
Project Manager	80	HR	\$85.00	\$6,800.00	Incl	
Project Superintendent	320	HR	\$85.00	\$27,200.00	Incl	
Project Engineer	128	HR	\$75.00	\$9,600.00		
Asst. Project Manager		HR	\$0.00	\$0.00		
General Field Labor		HR	\$0.00	\$0.00	Incl	
Construction Coordinator		HR	\$0.00	\$0.00	Incl	
Materials and Equipment rental		LS	\$0.00	\$0.00	Incl	
Project Sign	1	EA	\$500.00	\$500.00	Incl	
Safety/Project Signage	1	LS	\$500.00	\$500.00	Incl	
Small Tools	1	LS	\$2,500.00	\$2,500.00	Incl	
Temp Electric		WK	\$0.00	\$0.00	Incl	
Temp Toilets	2	MO	\$1,000.00	\$2,000.00	Incl	
Temp Utils		MO	\$0.00	\$0.00	Incl	
Temporay Fencing		MO	\$0.00	\$0.00	Incl	
Water/Ice	8	WK	\$250.00	\$2,000.00	Incl	

Total	\$57,100.00
Check	\$57,100.00
Difference	\$0.00

ESTIMATE OF MAXIMUM PROBABLE COST PARCEL 7

Parcel 7 - CRE-WPL ESTRELLA OWNER LLC

Description of Infrastructure Improvements

Description of Infrastructure Improvements to Estrella Parkway Subject Property Frontage:

- New Roadway Improvements per S. Estrella Parkway W. Vineyard Road to W. MC85 Plans, Including Pavement Section (Subgrade Preparation, 12" Aggregate Base Course, 6" Asphalt Concrete, and Tack Coat), Concrete Curb and Gutter, Sidewalk, and Sidewalk Ramps
- Existing Pavement, Curb and Gutter, and Concrete Removals, and Utility Adjustments to Grade
- New Signing and Pavement Marking
- New Landscaping and Irrigation
- New Street Lighting
- New Drainage improvements including Concrete Scuppers, Spillways, and Riprap
- New Private Irrigation Improvements



Date	6/24/2026
Type	Offsite
Description	ROW

CIP CONSTRUCTION

SUMMARY

PROJECT NAME:	42026 - PARCEL 7 - CRE-WPL ESTRELLA OWNER L	875 SY	SF	SF	875 SY
		Offsite	Site	Building	

DIVISION	TRADE					TOTAL
01	General	\$ 70,500.00	\$ -	\$ -	\$ 70,500.00	
02	Existing Conditions	\$ 36,067.00	\$ -	\$ -	\$ 36,067.00	
03	Concrete	\$ 114,305.00	\$ -	\$ -	\$ 114,305.00	
04	Masonry	\$ -	\$ -	\$ -	\$ -	
05	Metals		\$ -	\$ -	\$ -	
06	Rough Carpentry			\$ -	\$ -	
07	Thermal & Moisture	\$ -	\$ -	\$ -	\$ -	
08	Openings			\$ -	\$ -	
09	Finishes	\$ -	\$ -	\$ -	\$ -	
10	Specialties	\$ 5,000.00	\$ -	\$ -	\$ 5,000.00	
11	Equipment		\$ -	\$ -	\$ -	
14	Conveying Systems			\$ -	\$ -	
21	Fire Surpression			\$ -	\$ -	
22	Plumbing			\$ -	\$ -	
23	Mechanical			\$ -	\$ -	
26	Electrical	\$ 116,966.39	\$ -	\$ -	\$ 116,966.39	
27	Communications	\$ -		\$ -	\$ -	
28	Electric Saftey & Security			\$ -	\$ -	
31	Earthwork	\$ 129,621.76	\$ -		\$ 129,621.76	
32	Exterior Improvments	\$ 93,975.00	\$ -		\$ 93,975.00	
33	Utilities	\$ 27,500.00	\$ -		\$ 27,500.00	
99	Miscellaneous Unlisted Items	\$ 1,234,624.64	\$ -	\$ -	\$ 1,234,624.64	

YR Escalation	\$ -
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SUBTOTAL:	\$ 1,828,559.79
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OH&P:	9%	\$ 164,570.00
		\$ 1,993,129.79
Bond:	1%	\$ 19,931.30
General Liabilit	0.99%	\$ 19,731.98
Builders Risk:		\$ 9,865.99
		\$ 2,042,659.06
Tax:	(6.37%)	\$ 130,117.00

\$ 2,172,776.06

Contruction contingency -	5%	\$ 91,427.99
Owners Allowance -		\$ -
Escallation Allowance -		\$ -
Public Art Allowance -	LS	
Allowance #1 - CONTRACTOR QUALITY CONTROL (ALLOWANCE)		
Allowance #2 - TEMPORARY PAVEMENT (ALLOWANCE)		\$ 5,500.00
Allowance #3 -		
Allowance #4 -		
Allowance #5 -		
Allowance #6 -		
Allowance #7 -		
Allowance #8 -		
		\$ 96,927.99

\$ 2,269,704.05

SY	\$ 2,483.17
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OFFSITE

Division 02

\$36,067.00\$41.22

Demo				\$36,067.00	\$41.22
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Remove Curb and Gutter	670	LF	\$21.10	\$14,137.00	Incl
Saw Cutting		LF	\$0.00	\$0.00	Incl
Asphalt Demo	2290	SY	\$5.00	\$11,450.00	Incl
Landscape removal		LS	\$0.00	\$0.00	Incl
Demo		LS	\$0.00	\$0.00	Incl
Demo concrete flatwork	48	SF	\$10.00	\$480.00	Incl
Milling		SY	\$0.00	\$0.00	Incl
NESHAP		EA	\$0.00	\$0.00	Incl
Relocate Water Meter		EA	\$0.00	\$0.00	Incl
Relocate FH Bypass Assembly		EA	\$0.00	\$0.00	Incl
Misc. Demo		LS	\$0.00	\$0.00	Incl
Remove Concrete Sidewalk, Valley Gutter, Driveways		SF	\$0.00	\$0.00	Incl
Remove Existing Median Nose Transition		EA	\$0.00	\$0.00	Incl
Remove Catch Basins		EA	\$0.00	\$0.00	Incl
Remove Existing Sign, Post and Foundation		EA	\$0.00	\$0.00	Incl
Remove Pipe	1	LS	\$10,000.00	\$10,000.00	Incl
Remove Valley Gutter		SF	\$0.00	\$0.00	Incl

Division 03

\$114,305.00\$130.63

Offsite Concrete				\$114,305.00	\$130.63
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Bus Bay Pad		SF	\$0.00	\$0.00	Incl
Concrete Scupper - MAG 260	1	EA	\$6,000.00	\$6,000.00	Incl
Concrete Sidewalk - Decorative		SF	\$0.00	\$0.00	Incl
Concrete Sidewalk Ramp		EA	\$0.00	\$0.00	Incl
Concrete Valley Gutter		SF	\$0.00	\$0.00	Incl
Curb & Gutter	1315	LF	\$31.00	\$40,765.00	Incl
Driveway Entrance		LS	\$0.00	\$0.00	Incl
Curb and Gutter Termination		EA	\$0.00	\$0.00	Incl
Median Nose Termination	1	EA	\$500.00	\$500.00	Incl
Concrete Sidewalk	4770	SF	\$12.00	\$57,240.00	Incl
Concrete Spillway	245	SF	\$40.00	\$9,800.00	Incl
Storm Drain Inlet marker		EA	\$0.00	\$0.00	Incl
Roll Curb and Gutter		LF	\$0.00	\$0.00	Incl

Division 04

\$0.00\$0.00

Offsite Masonry				\$0.00	\$0.00
Stone/Brick Veneers				\$0.00	\$0.00

Division 07

\$0.00\$0.00

Waterproofing				\$0.00	\$0.00
Caulking				\$0.00	\$0.00

Division 09

\$0.00\$0.00

Paints & Coatings				\$0.00	\$0.00
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Division 10

\$5,000.00\$5.71

Specialties				\$5,000.00	\$5.71
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Permits		LS	\$0.00	\$0.00	Incl
Sweeping	1	LS	\$5,000.00	\$5,000.00	Incl

Division 26

\$116,966.39\$133.68

Offsite Electrical				\$116,966.39	\$133.68
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Offsite Electrical	620	LS	\$104.30	\$64,666.00	Incl
Lighting Package	4.1333333	EA	\$12,653.32	\$52,300.39	Incl

Division 27				\$0.00	\$0.00
Low Voltage				\$0.00	\$0.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Interconnect Conduit and Pull Boxes (2-2" and 1-3")		LF	\$0.00	\$0.00	Incl

Division 31				\$129,621.76	\$148.14
Survey				\$10,000.00	\$11.43
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Construction Surveying	1	LS	\$7,500.00	\$7,500.00	Incl
As-Builts	1	LS	\$2,500.00	\$2,500.00	Incl
Earthwork				\$119,621.76	\$136.71
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
SWPPP	1	LS	\$15,000.00	\$15,000.00	Incl
Clear & Grub		LS	\$0.00	\$0.00	Incl
Rough Grade/Roadway Excavation/Retention Basins	3102	CY	\$15.00	\$46,530.00	Incl
Subgrade Preparation		SY	\$0.00	\$0.00	Incl
Dust Control	1	LS	\$21,875.00	\$21,875.00	Incl
Dust Control Permit	1	LS	\$1,410.00	\$1,410.00	Incl
Hard Dig Allowance		AL	\$0.00	\$0.00	Incl
Additional earthwork costs		LS	\$0.00	\$0.00	Incl
Import	365	CY	\$14.00	\$5,110.00	Incl
Export/Haul Off		EA	\$0.00	\$0.00	Incl
Traffic Control	1	LS	\$29,696.76	\$29,696.76	Incl
Traffic Control - Off Duty Officer		HR	\$0.00	\$0.00	Incl

Division 32				\$93,975.00	\$107.40
Paving				\$66,575.00	\$76.09
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
ABC	875	SY	\$15.00	\$13,125.00	Incl
Asphalt Paving 6"	875	SY	\$60.00	\$52,500.00	Incl
Bituminous Tack Coat (Emulsified Asphalt)		SY	\$0.00	\$0.00	Incl
Micro Sealing		SY	\$0.00	\$0.00	Incl
Utility Adjustment (Manhole)		EA	\$0.00	\$0.00	Incl
Asphalt Thickened Edge		LF	\$0.00	\$0.00	Incl
Utility Adjustment (Valve Cans)	1	EA	\$950.00	\$950.00	Incl
Landscape				\$17,400.00	\$19.89
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Landscape	3230	SF	\$5.00	\$16,150.00	Incl
Landscape - Median		SF	\$0.00	\$0.00	Incl
Landscape Restoration		SF	\$0.00	\$0.00	Incl
Maintenance (90 Days)		LS	\$0.00	\$0.00	Incl
Median Pavers		SF	\$0.00	\$0.00	Incl
Riprap (D50=1" To 3") 6" Depth	5	CY	\$250.00	\$1,250.00	Incl

Traffic Signals				\$0.00	\$0.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Intersection Signals		LS	\$0.00	\$0.00	Incl
Installation and Startup		LS	\$0.00	\$0.00	Incl

Signage				\$0.00	\$0.00
Striping				\$10,000.00	\$11.43
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Striping Mobilization		LS	\$0.00	\$0.00	Incl
Striping, Signage, Obliteration,	1	LS	\$10,000.00	\$10,000.00	Incl
Construction Contingecy		Allow	\$0.00	\$0.00	Incl

Division 33	\$27,500.00	\$31.43
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Utilities			\$27,500.00	\$31.43	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Fireline		LF	\$0.00	\$0.00	Incl
Domestic water		LF	\$0.00	\$0.00	Incl
Drywells	1	EA	\$27,500.00	\$27,500.00	Incl
Storm System		LF	\$0.00	\$0.00	Incl
Utility Locate - Pothole		LS	\$0.00	\$0.00	Incl
Vertical Realignment		EA	\$0.00	\$0.00	Incl
Concrete Pipe Collar		EA	\$0.00	\$0.00	Incl
Storm Drain Manhole		EA	\$0.00	\$0.00	Incl
Catch Basins, COG G-3535	1	EA	\$0.00	\$0.00	Incl
Catch Basins, mag 535		EA	\$0.00	\$0.00	Incl
Dry Utilities			\$0.00	\$0.00	

Miscellaneous Unlisted Items	\$1,234,624.64	\$1,411.00
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Misc			\$1,234,624.64	\$1,411.00	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Contractor Quality Control/Materials Testing	1	LS	\$10,000.00	\$10,000.00	Incl
Mob/Demob	0	LS	\$0.00	\$0.00	Incl
Night / Weekend Work Allowance		AL	\$0.00	\$0.00	Incl
Onsite safety manager	0		\$0.00	\$0.00	Incl
Pothole Utilities	1	LS	\$7,500.00	\$7,500.00	Incl
Offsite Electrical	1	LS	\$141,402.00	\$141,402.00	Incl
Tree Removal		EA	\$0.00	\$0.00	Incl
Remove guardrail		LF	\$0.00	\$0.00	Incl
Engineering (620' of frontage)	1	LS	\$124,275.00	\$124,275.00	Incl
Permits	4.35%	LS	\$919,338.00	\$39,991.20	Incl
Construction Administration Services	4.35%	LS	\$3,217,683.00	\$139,969.21	Incl
COG Review Fee	4.35%	LS	\$919,338.00	\$39,991.20	Incl
Land Acquisition	1	LS	\$441,118.00	\$441,118.00	Incl
Real Estate Cost	9.94%	LS	\$81,500.00	\$8,101.10	Incl
Pavement section No. 3			\$0.00	\$0.00	Incl
REMOVE CONCRETE HEADWALL	2	EA	\$2,500.00	\$5,000.00	Incl
REMOVE CONCRETE IRRIGATION DITCH, BACKFILL & COMPACT	452	LF	\$30.00	\$13,560.00	Incl
PRIVATE IRRIGATION ITEMS LUMP SUM	1	LS	\$195,776.92	\$195,776.92	Incl
MEDIAN STAMPED CONCRETE	897	SF	\$20.00	\$17,940.00	Incl
RELOCATE FIRE HYDRANT, MAG DET 360		EA	\$0.00	\$0.00	Incl
SAFETY RAIL (HEIGHT = 3'-6") MAG DET 145	20	LF	\$0.00	\$0.00	Incl
REMOVE & SALAVGE EX MONUMENT SIGN	1	EA	\$50,000.00	\$50,000.00	Incl

Total	\$1,758,059.79
Check	\$1,758,059.79
Difference	\$0.00

GC's

Division 01				\$70,500.00		
General				\$70,500.00		
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl	
Conex Rental		MO	\$0.00	\$0.00	Incl	
Daily Clean		WK	\$0.00	\$0.00	Incl	
Dumpster	10	WK	\$750.00	\$7,500.00	Incl	
Dust Partitions		LS	\$0.00	\$0.00	Incl	
Project Manager	100	HR	\$85.00	\$8,500.00	Incl	
Project Superintendent	400	HR	\$85.00	\$34,000.00	Incl	
Project Engineer	160	HR	\$75.00	\$12,000.00		
Asst. Project Manager		HR	\$0.00	\$0.00		
General Field Labor		HR	\$0.00	\$0.00	Incl	
Construction Coordinator		HR	\$0.00	\$0.00	Incl	
Materials and Equipment rental		LS	\$0.00	\$0.00	Incl	
Project Sign	1	EA	\$500.00	\$500.00	Incl	
Safety/Project Signage	1	LS	\$500.00	\$500.00	Incl	
Small Tools	1	LS	\$2,500.00	\$2,500.00	Incl	
Temp Electric		WK	\$0.00	\$0.00	Incl	
Temp Toilets	2.5	MO	\$1,000.00	\$2,500.00	Incl	
Temp Utils		MO	\$0.00	\$0.00	Incl	
Temporay Fencing		MO	\$0.00	\$0.00	Incl	
Water/Ice	10	WK	\$250.00	\$2,500.00	Incl	

Total	\$70,500.00
Check	\$70,500.00
Difference	\$0.00

ESTIMATE OF MAXIMUM PROBABLE COST PARCEL 8

Parcel 8 - CRE-WPL ESTRELLA OWNER LLC

Description of Infrastructure Improvements

Description of Infrastructure Improvements to Estrella Parkway Subject Property Frontage:

- New Roadway Improvements per S. Estrella Parkway W. Vineyard Road to W. MC85 Plans, Including Pavement Section (Subgrade Preparation, 12" Aggregate Base Course, 6" Asphalt Concrete, and Tack Coat), Concrete Curb and Gutter, Sidewalk, and Sidewalk Ramps
- Existing Pavement, Curb and Gutter, and Concrete Removals, and Utility Adjustments to Grade
- New Signing and Pavement Marking
- New ITS Interconnect Improvements
- New Landscaping and Irrigation
- New Street Lighting
- New Drainage improvements including Concrete Scuppers, Spillways, and Riprap
- New Private Irrigation Improvements



Date	6/24/2025
Type	Offsite
Description	ROW

CIP CONSTRUCTION

SUMMARY

PROJECT NAME:	42026 - PARCEL 8 - CRE-WPL ESTRELLA OWNER L	1008 SY	SF	SF	1008 SY
		Offsite	Site	Building	

DIVISION	TRADE					TOTAL
01	General	\$ 83,900.00	\$ -	\$ -	\$ -	83,900.00
02	Existing Conditions	\$ 24,541.00	\$ -	\$ -	\$ -	24,541.00
03	Concrete	\$ 72,374.00	\$ -	\$ -	\$ -	72,374.00
04	Masonry	\$ -	\$ -	\$ -	\$ -	-
05	Metals		\$ -	\$ -	\$ -	-
06	Rough Carpentry			\$ -	\$ -	-
07	Thermal & Moisture	\$ -	\$ -	\$ -	\$ -	-
08	Openings			\$ -	\$ -	-
09	Finishes	\$ -	\$ -	\$ -	\$ -	-
10	Specialties	\$ 5,000.00	\$ -	\$ -	\$ -	5,000.00
11	Equipment		\$ -	\$ -	\$ -	-
14	Conveying Systems			\$ -	\$ -	-
21	Fire Supression			\$ -	\$ -	-
22	Plumbing			\$ -	\$ -	-
23	Mechanical			\$ -	\$ -	-
26	Electrical	\$ 61,124.37	\$ -	\$ -	\$ -	61,124.37
27	Communications	\$ 14,123.16		\$ -	\$ -	14,123.16
28	Electric Saftey & Security			\$ -	\$ -	-
31	Earthwork	\$ 115,913.82	\$ -		\$ -	115,913.82
32	Exterior Improvments	\$ 104,000.00	\$ -		\$ -	104,000.00
33	Utilities	\$ 27,500.00	\$ -		\$ -	27,500.00
99	Miscellaneous Unlisted Items	\$ 877,554.05	\$ -	\$ -	\$ -	877,554.05

YR Escalation	\$ -
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SUBTOTAL:	\$ 1,386,030.40
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OH&P:	9%	\$ 124,743.00
		\$ 1,510,773.40
Bond:	1%	\$ 15,107.73
General Liabilit	0.99%	\$ 14,956.66
Builders Risk:		\$ 7,478.33
		\$ 1,548,316.12
Tax:	(6.37%)	\$ 98,628.00

\$ 1,646,944.12

Contruction contingency -	5%	\$ 69,301.52
Owners Allowance -		\$ -
Escallation Allowance -		\$ -
Public Art Allowance -	LS	
Allowance #1 -	CONTRACTOR QUALITY CONTROL (ALLOWANCE)	
Allowance #2 -	TEMPORARY PAVEMENT (ALLOWANCE)	\$ 2,881.00
Allowance #3 -		
Allowance #4 -		
Allowance #5 -		
Allowance #6 -		
Allowance #7 -		
Allowance #8 -		
		\$ 72,182.52

\$ 1,719,126.64

SY	\$ 1,633.87
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OFFSITE

Division 02

\$24,541.00\$24.35

Demo			\$24,541.00	\$24.35	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Exc
Remove Curb and Gutter	511	LF	\$21.00	\$10,731.00	Incl
Saw Cutting		LF	\$0.00	\$0.00	Incl
Asphalt Demo	1106	SY	\$5.00	\$5,530.00	Incl
Landscape removal		LS	\$0.00	\$0.00	Incl
Demo		LS	\$0.00	\$0.00	Incl
Demo concrete flatwork	28	SF	\$10.00	\$280.00	Incl
Milling		SY	\$0.00	\$0.00	Incl
NESHAP		EA	\$0.00	\$0.00	Incl
Relocate Water Meter		EA	\$0.00	\$0.00	Incl
Relocate FH Bypass Assembly		EA	\$0.00	\$0.00	Incl
Misc. Demo		LS	\$0.00	\$0.00	Incl
Remove Concrete Sidewalk, Valley Gutter, Driveways		SF	\$0.00	\$0.00	Incl
Remove Existing Median Nose Transition		EA	\$0.00	\$0.00	Incl
Remove Catch Basins		EA	\$0.00	\$0.00	Incl
Remove Existing Sign, Post and Foundation		EA	\$0.00	\$0.00	Incl
Remove Pipe	1	LS	\$8,000.00	\$8,000.00	Incl
Remove Valley Gutter		SF	\$0.00	\$0.00	Incl

Division 03

\$72,374.00\$71.80

Offsite Concrete			\$72,374.00	\$71.80	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Exc
Bus Bay Pad		SF	\$0.00	\$0.00	Incl
Concrete Scupper - MAG 260	1	EA	\$6,000.00	\$6,000.00	Incl
Concrete Sidewalk - Decorative		SF	\$0.00	\$0.00	Incl
Concrete Sidewalk Ramp		EA	\$0.00	\$0.00	Incl
Concrete Valley Gutter		SF	\$0.00	\$0.00	Incl
Curb & Gutter	898	LF	\$31.00	\$27,838.00	Incl
Driveway Entrance	1	LS	\$912.00	\$912.00	Incl
Curb and Gutter Termination		EA	\$0.00	\$0.00	Incl
Median Nose Termination	1	EA	\$500.00	\$500.00	Incl
Concrete Sidewalk	2347	SF	\$12.00	\$28,164.00	Incl
Concrete Spillway	224	SF	\$40.00	\$8,960.00	Incl
Strom Drain Inlet marker		EA	\$0.00	\$0.00	Incl
Roll Curb and Gutter		LF	\$0.00	\$0.00	Incl

Division 04

\$0.00\$0.00

Offsite Masonry	\$0.00	\$0.00
Stone/Brick Veneers	\$0.00	\$0.00

Division 07

\$0.00\$0.00

Waterproofing	\$0.00	\$0.00
Caulking	\$0.00	\$0.00

Division 09

\$0.00\$0.00

Paints & Coatings	\$0.00	\$0.00
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Division 10

\$5,000.00\$4.96

Specialties			\$5,000.00	\$4.96	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Exc
Permits		LS	\$0.00	\$0.00	Incl
Sweeping	1	LS	\$5,000.00	\$5,000.00	Incl

Division 26

\$61,124.37\$60.64

Offsite Electrical			\$61,124.37	\$60.64	
Item Description	QTY	Unit	Unit Cost	Total	Incl/Exc
Offsite Electrical	324	LS	\$104.30	\$33,793.20	Incl
Lighting Package	2.16	EA	\$12,653.32	\$27,331.17	Incl

Division 27				\$14,123.16	\$14.01
Low Voltage				\$14,123.16	\$14.01
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Interconnect Conduit and Pull Boxes (2-2" and 1-3")	324	LF	\$43.59	\$14,123.16	Incl

Division 31				\$115,913.82	\$114.99
Survey				\$10,000.00	\$9.92
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Construction Surveying	1	LS	\$7,500.00	\$7,500.00	Incl
As-Builts	1	LS	\$2,500.00	\$2,500.00	Incl

Earthwork				\$105,913.82	\$105.07
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
SWPPP	1	LS	\$15,000.00	\$15,000.00	Incl
Clear & Grub		LS	\$0.00	\$0.00	Incl
Rough Grade/Roadway Excavation/Retention Basins	2522	CY	\$15.00	\$37,830.00	Incl
Subgrade Preparation		SY	\$0.00	\$0.00	Incl
Dust Control	1	LS	\$26,250.00	\$26,250.00	Incl
Dust Control Permit	1	LS	\$1,410.00	\$1,410.00	Incl
Hard Dig Allowance		AL	\$0.00	\$0.00	Incl
Additional earthwork costs		LS	\$0.00	\$0.00	Incl
Import		CY	\$0.00	\$0.00	Incl
Export/Haul Off		EA	\$0.00	\$0.00	Incl
Traffic Control	1	LS	\$25,423.82	\$25,423.82	Incl
Traffic Control - Off Duty Officer		HR	\$0.00	\$0.00	Incl

Division 32				\$104,000.00	\$103.17
Paving				\$76,550.00	\$75.94
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
ABC	1008	SY	\$15.00	\$15,120.00	Incl
Asphalt Paving 6"	1008	SY	\$60.00	\$60,480.00	Incl
Bituminous Tack Coat (Emulsified Asphalt)		SY	\$0.00	\$0.00	Incl
Micro Sealing		SY	\$0.00	\$0.00	Incl
Utility Adjustment (Manhole)		EA	\$0.00	\$0.00	Incl
Asphalt Thickened Edge		LF	\$0.00	\$0.00	Incl
Utility Adjustment (Valve Cans)	1	EA	\$950.00	\$950.00	Incl

Landscape				\$17,450.00	\$17.31
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Landscape	3240	SF	\$5.00	\$16,200.00	Incl
Landscape - Median		SF	\$0.00	\$0.00	Incl
Landscape Restoration		SF	\$0.00	\$0.00	Incl
Maintenance (90 Days)		LS	\$0.00	\$0.00	Incl
Median Pavers		SF	\$0.00	\$0.00	Incl
Riprap (D50=1" To 3") 6" Depth	5	CY	\$250.00	\$1,250.00	Incl

Traffic Signals				\$0.00	\$0.00
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Intersection Signals		LS	\$0.00	\$0.00	Incl
Installation and Startup		LS	\$0.00	\$0.00	Incl

Signage				\$0.00	\$0.00
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Striping				\$10,000.00	\$9.92
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Striping Mobilization		LS	\$0.00	\$0.00	Incl
Striping, Signage, Obliteration,	1	LS	\$10,000.00	\$10,000.00	Incl
Construction Contingecy		Allow	\$0.00	\$0.00	Incl

Division 33	\$27,500.00	\$27.28
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Utilities				\$27,500.00	\$27.28
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Fireline	1	LF	\$0.00	\$0.00	Incl
Domestic water		LF	\$0.00	\$0.00	Incl
Drywells		EA	\$27,500.00	\$27,500.00	Incl
Storm System		LF	\$0.00	\$0.00	Incl
Utility Locate - Pothole		LS	\$0.00	\$0.00	Incl
Vertical Realignment		EA	\$0.00	\$0.00	Incl
Concrete Pipe Collar		EA	\$0.00	\$0.00	Incl
Storm Drain Manhole		EA	\$0.00	\$0.00	Incl
Catch Basins, COG G-3535		1	EA	\$0.00	\$0.00
Catch Basins, mag 535	EA		\$0.00	\$0.00	Incl
Dry Utilities				\$0.00	\$0.00

Miscellaneous Unlisted Items	\$877,554.05	\$870.59
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Misc				\$877,554.05	\$870.59
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl
Contractor Quality Control/Materials Testing	1	LS	\$7,500.00	\$7,500.00	Incl
Mob/Demob	0	LS	\$0.00	\$0.00	Incl
Night / Weekend Work Allowance	0	AL	\$0.00	\$0.00	Incl
Onsite safety manager			\$0.00	\$0.00	Incl
Pothole Utilities			\$7,500.00	\$7,500.00	Incl
Offsite Electrical	1	LS	\$141,402.00	\$141,402.00	Incl
RELOCATE COMMUNICATION PULLBOX	1	EA	\$7,202.44	\$7,202.44	Incl
Remove guardrail	1	LF	\$0.00	\$0.00	Incl
Engineering (324' of frontage)		LS	\$61,781.00	\$61,781.00	Incl
Permits		LS	\$919,338.00	\$19,857.70	Incl
Construction Administration Services	2.16%	LS	\$3,217,683.00	\$69,501.95	Incl
COG Review Fee	2.16%	LS	\$919,338.00	\$19,857.70	Incl
Land Acquisition	1	LS	\$405,486.00	\$405,486.00	Incl
Real Estate Cost	9.14%	LS	\$81,500.00	\$7,449.10	Incl
Pavement section No. 3	2		\$0.00	\$0.00	Incl
REMOVE CONCRETE HEADWALL		EA	\$2,500.00	\$5,000.00	Incl
REMOVE CONCRETE IRRIGATION DITCH, BACKFILL & COMPACT		LF	\$30.00	\$1,500.00	Incl
PRIVATE IRRIGATION ITEMS LUMP SUM	1	LS	\$101,046.15	\$101,046.15	Incl
MEDIAN STAMPED CONCRETE	931	SF	\$20.00	\$18,620.00	Incl
RELOCATE FIRE HYDRANT, MAG DET 360	1	EA	\$3,850.00	\$3,850.00	Incl
SAFETY RAIL (HEIGHT = 3'-6") MAG DET 145	20	LF	\$0.00	\$0.00	Incl
REMOVE & SALAVGE EX MONUMENT SIGN		EA	\$0.00	\$0.00	Incl

Total	\$1,302,130.40
Check	\$1,302,130.40
Difference	\$0.00

GC's

Division 01				\$83,900.00		
General				\$83,900.00		
Item Description	QTY	Unit	Unit Cost	Total	Incl/Excl	
Conex Rental		MO	\$0.00	\$0.00	Incl	
Daily Clean		WK	\$0.00	\$0.00	Incl	
Dumpster	12	WK	\$750.00	\$9,000.00	Incl	
Dust Partitions		LS	\$0.00	\$0.00	Incl	
Project Manager	120	HR	\$85.00	\$10,200.00	Incl	
Project Superintendent	480	HR	\$85.00	\$40,800.00	Incl	
Project Engineer	192	HR	\$75.00	\$14,400.00		
Asst. Project Manager		HR	\$0.00	\$0.00		
General Field Labor		HR	\$0.00	\$0.00	Incl	
Construction Coordinator		HR	\$0.00	\$0.00	Incl	
Materials and Equipment rental		LS	\$0.00	\$0.00	Incl	
Project Sign	1	EA	\$500.00	\$500.00	Incl	
Safety/Project Signage	1	LS	\$500.00	\$500.00	Incl	
Small Tools	1	LS	\$2,500.00	\$2,500.00	Incl	
Temp Electric		WK	\$0.00	\$0.00	Incl	
Temp Toilets	3	MO	\$1,000.00	\$3,000.00	Incl	
Temp Utils		MO	\$0.00	\$0.00	Incl	
Temporay Fencing		MO	\$0.00	\$0.00	Incl	
Water/Ice	12	WK	\$250.00	\$3,000.00	Incl	

Total	\$83,900.00
Check	\$83,900.00
Difference	\$0.00

Summary

EXHIBIT 2

SPECIAL IMPROVEMENT PROJECT AREA MAP

PARCEL 1
KR TIC 1 LLC/KR TIC 2 LLC

PARCEL 2
KR TIC 1 LLC/KR TIC 2 LLC

PARCEL 3
PIONEER 2005 LLC

PARCEL 4
CRE-WPL ESTRELLA
OWNER LLC

PARCEL 5
CRE-WPL ESTRELLA
OWNER LLC

PARCEL 6
CRE-WPL ESTRELLA
OWNER LLC

PARCEL 7
CRE-WPL ESTRELLA
OWNER LLC

PARCEL 8
CRE-WPL ESTRELLA
OWNER LLC

PARCEL 7
CRE-WPL ESTRELLA
OWNER LLC

EXHIBIT 3

LEGAL DESCRIPTIONS AND CURRENT OWNERS OF BENEFITED PROPERTIES

OWNERS OF BENEFITED PROPERTIES

Parcel Owners:

Parcel 1: KR TIC 1 LLC/KR TIC 2 LLC Parcel

2: KR TIC 1 LLC/KR TIC 2 LLC

Parcel 3: PIONEER 2005 LLC Parcel 4: CRE-

WPL ESTRELLA OWNER LLC

Parcel 5: CRE-WPL ESTRELLA OWNER LLC

Parcel 6: CRE-WPL ESTRELLA OWNER LLC

Parcel 7: CRE-WPL ESTRELLA OWNER LLC

Parcel 8: CRE-WPL ESTRELLA OWNER LLC

LEGAL DESCRIPTION OF PARCEL 1

LEGAL DESCRIPTION

A PORTION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 30;

THENCE ALONG THE EAST LINE OF SAID SECTION 30, SOUTH 00°14'17" WEST, A DISTANCE OF 100.48 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89°45'43" WEST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°14'17" WEST, A DISTANCE OF 257.18 FEET;

THENCE SOUTH 89°31'18" WEST, A DISTANCE OF 25.71 FEET;

THENCE SOUTH 00°56'39" WEST, A DISTANCE OF 267.19 FEET;

THENCE SOUTH 88°46'54" WEST, A DISTANCE OF 222.58 FEET;

THENCE NORTH 00°13'34" EAST, A DISTANCE OF 596.49 FEET;

THENCE SOUTH 89°59'35" EAST, A DISTANCE OF 206.64 FEET;

THENCE SOUTH 00°14'17" WEST, A DISTANCE OF 22.00 FEET;

THENCE SOUTH 44°45'43" EAST, A DISTANCE OF 63.64 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PARCEL 2

LEGAL DESCRIPTION

A PORTION OF THE SOUTHWEST QUARTER OF SECTION 20, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 20;

THENCE ALONG THE WEST LINE OF SAID SECTION 20, NORTH $00^{\circ}29'30''$ EAST, A DISTANCE OF 100.24 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH $89^{\circ}30'30''$ EAST, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING;

THENCE NORTH $00^{\circ}29'30''$ EAST, A DISTANCE OF 553.39 FEET;

THENCE SOUTH $89^{\circ}57'33''$ EAST, A DISTANCE OF 88.00 FEET;

THENCE SOUTH $00^{\circ}29'30''$ WEST, A DISTANCE OF 620.07 FEET;

THENCE NORTH $89^{\circ}57'33''$ WEST, A DISTANCE OF 43.00 FEET;

THENCE NORTH $00^{\circ}29'30''$ EAST, A DISTANCE OF 22.00 FEET;

THENCE NORTH $44^{\circ}57'33''$ WEST, A DISTANCE OF 63.14 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PARCEL 3

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 29;

THENCE ALONG THE NORTH LINE OF SAID SECTION 29, SOUTH 89°57'33" EAST, A DISTANCE OF 119.89 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°02'27" WEST, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 89°57'33" EAST, A DISTANCE OF 1066.25 FEET;

THENCE SOUTH 00°02'27" WEST, A DISTANCE OF 7.00 FEET;

THENCE SOUTH 89°57'33" EAST, A DISTANCE OF 95.00 FEET;

THENCE SOUTH 00°02'27" WEST, A DISTANCE OF 65.00 FEET;

THENCE SOUTH 89°57'33" EAST, A DISTANCE OF 142.74 FEET;

THENCE SOUTH 00°01'52" WEST, A DISTANCE OF 556.33 FEET;

THENCE NORTH 87°53'39" WEST, A DISTANCE OF 721.71 FEET;

THENCE NORTH 89°03'12" WEST, A DISTANCE OF 607.38 FEET;

THENCE NORTH 00°30'58" WEST, A DISTANCE OF 269.82 FEET;

THENCE SOUTH 89°32'14" WEST, A DISTANCE OF 19.03 FEET;

THENCE NORTH 00°14'17" EAST, A DISTANCE OF 255.93 FEET;

THENCE NORTH 45°02'27" EAST, A DISTANCE OF 63.86 FEET;

THENCE NORTH 00°14'17" EAST, A DISTANCE OF 22.00 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PARCEL 4

LEGAL DESCRIPTION

A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 29;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29, NORTH 89°57'15" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

THENCE LEAVING SAID SOUTH LINE, NORTH 00°14'17" EAST, A DISTANCE OF 918.08 FEET;

THENCE SOUTH 88°15'03" EAST, A DISTANCE OF 17.22 FEET;

THENCE NORTH 00°43'47" EAST, A DISTANCE OF 217.67 FEET;

THENCE NORTH 32°04'51" EAST, A DISTANCE OF 79.33 FEET;

THENCE SOUTH 88°28'52" EAST, A DISTANCE OF 675.37 FEET;

THENCE NORTH 87°23'22" EAST, A DISTANCE OF 593.63 FEET;

THENCE SOUTH 00°01'52" WEST, A DISTANCE OF 1209.99 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29;

THENCE ALONG SAID SOUTH LINE, SOUTH 89°57'15" WEST, A DISTANCE OF 1333.42 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PARCEL 5

LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 29;

THENCE ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, NORTH 89°57'15" EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID NORTH LINE, NORTH 89°57'15" EAST, A DISTANCE OF 1333.42 FEET;

THENCE LEAVING SAID NORTH LINE, SOUTH 00°02'44" EAST, A DISTANCE OF 534.15 FEET;

THENCE NORTH 79°59'27" WEST, A DISTANCE OF 1355.31 FEET;

THENCE NORTH 00°09'41" EAST, A DISTANCE OF 297.16 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PARCEL 6

LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 30, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30;

THENCE ALONG THE EAST LINE OF SAID SECTION 30, SOUTH $00^{\circ}09'41''$ WEST, A DISTANCE OF 495.54 FEET;

THENCE LEAVING SAID EAST LINE, NORTH $80^{\circ}44'56''$ WEST, A DISTANCE OF 40.51 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH $00^{\circ}09'41''$ WEST, A DISTANCE OF 1950.71 FEET;

THENCE NORTH $82^{\circ}32'06''$ WEST, A DISTANCE OF 3915.59 FEET;

THENCE SOUTH $81^{\circ}17'41''$ WEST, A DISTANCE OF 1311.09 FEET TO THE WEST LINE OF SAID SECTION 30;

THENCE ALONG SAID WEST LINE, NORTH $00^{\circ}12'59''$ EAST, A DISTANCE OF 1983.74 FEET;

THENCE LEAVING SAID WEST LINE, SOUTH $78^{\circ}20'45''$ EAST, A DISTANCE OF 52.61 FEET;

THENCE SOUTH $67^{\circ}00'59''$ EAST, A DISTANCE OF 475.70 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 510.00 FEET AND A CHORD THAT BEARS SOUTH $61^{\circ}25'52''$ EAST, A DISTANCE OF 93.30 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, AN ARC LENGTH OF 93.43 FEET;

THENCE SOUTH $56^{\circ}11'00''$ EAST, A DISTANCE OF 133.10 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 100.00 FEET AND A CHORD THAT BEARS NORTH $77^{\circ}43'56''$ EAST, A DISTANCE OF 143.26 FEET;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, AN ARC LENGTH OF 159.69 FEET;

THENCE NORTH $31^{\circ}59'03''$ EAST, A DISTANCE OF 266.66 FEET;

THENCE NORTH $32^{\circ}47'58''$ EAST, A DISTANCE OF 16.65 FEET;

THENCE $89^{\circ}54'54''$ EAST, A DISTANCE OF 1346.06 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1000.00 FEET AND A CHORD THAT BEARS SOUTH $44^{\circ}56'13''$ EAST, A DISTANCE OF 1159.59 FEET;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, AN ARC LENGTH OF 1236.96 FEET;

THENCE SOUTH $80^{\circ}22'24''$ EAST, A DISTANCE OF 618.27 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1000.00 FEET AND A CHORD THAT BEARS NORTH $58^{\circ}45'12''$ EAST, A DISTANCE OF 1307.36 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, AN ARC LENGTH OF 1424.88 FEET;

THENCE SOUTH $80^{\circ}44'56''$ EAST, A DISTANCE OF 315.87 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PARCEL 7

LEGAL DESCRIPTION

A PORTION OF THE NORTH HALF OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 31;

THENCE ALONG THE EAST LINE OF SAID SECTION 31, SOUTH 00°22'12" WEST, A DISTANCE OF 798.53 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89°37'48" WEST, A DISTANCE OF 135.31 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 01°56'01" WEST, A DISTANCE OF 520.75 FEET;

THENCE NORTH 89°44'25" WEST, A DISTANCE OF 2460.19 FEET;

THENCE NORTH 00°02'43" EAST, A DISTANCE OF 827.05 FEET;

THENCE SOUTH 82°41'22" EAST, A DISTANCE OF 2497.01 FEET TO THE POINT OF BEGINNING.

LEGAL DESCRIPTION OF PARCEL 8

LEGAL DESCRIPTION

A PORTION OF SECTION 31, TOWNSHIP 1 NORTH, RANGE 1 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 31;

THENCE ALONG THE EAST LINE OF SAID SECTION 31, NORTH $00^{\circ}22'34''$ EAST, A DISTANCE OF 1319.53 FEET;

THENCE LEAVING SAID EAST LINE, NORTH $89^{\circ}37'48''$ WEST, A DISTANCE OF 149.15 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH $01^{\circ}56'01''$ WEST, A DISTANCE OF 218.04 FEET;

THENCE SOUTH $00^{\circ}22'12''$ WEST, A DISTANCE OF 1299.14 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 935.00 FEET AND A CHORD THAT BEARS SOUTH $28^{\circ}22'48''$ WEST, A DISTANCE OF 877.35 FEET;

THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, AN ARC LENGTH OF 913.22 FEET;

THENCE NORTH $89^{\circ}36'11''$ WEST, A DISTANCE OF 862.94 FEET;

THENCE NORTH $40^{\circ}00'22''$ WEST, A DISTANCE OF 1569.39 FEET;

THENCE NORTH $00^{\circ}02'43''$ EAST, A DISTANCE OF 778.72 FEET;

THENCE NORTH $72^{\circ}10'38''$ WEST, A DISTANCE OF 948.34 FEET;

THENCE NORTH $20^{\circ}44'47''$ EAST, A DISTANCE OF 28.17 FEET;

THENCE SOUTH $89^{\circ}44'25''$ EAST, A DISTANCE OF 3196.78 FEET TO THE POINT OF BEGINNING.

CIP #42026 Estrella Pkwy: Vineyard Rd to MC85 (Estrella Bridge) Special Public Improvement Cost Recovery Area





CIP #42026 Estrella Pkwy: Vineyard Rd to MC85 (Estrella Bridge)

AGENDA

Background

Project Scope

**Special Public Improvement Cost Recovery
Process**

Staff Recommendation

CIP #42026 Estrella Pkwy: Vineyard Rd to MC85 (Estrella Bridge) **BACKGROUND**

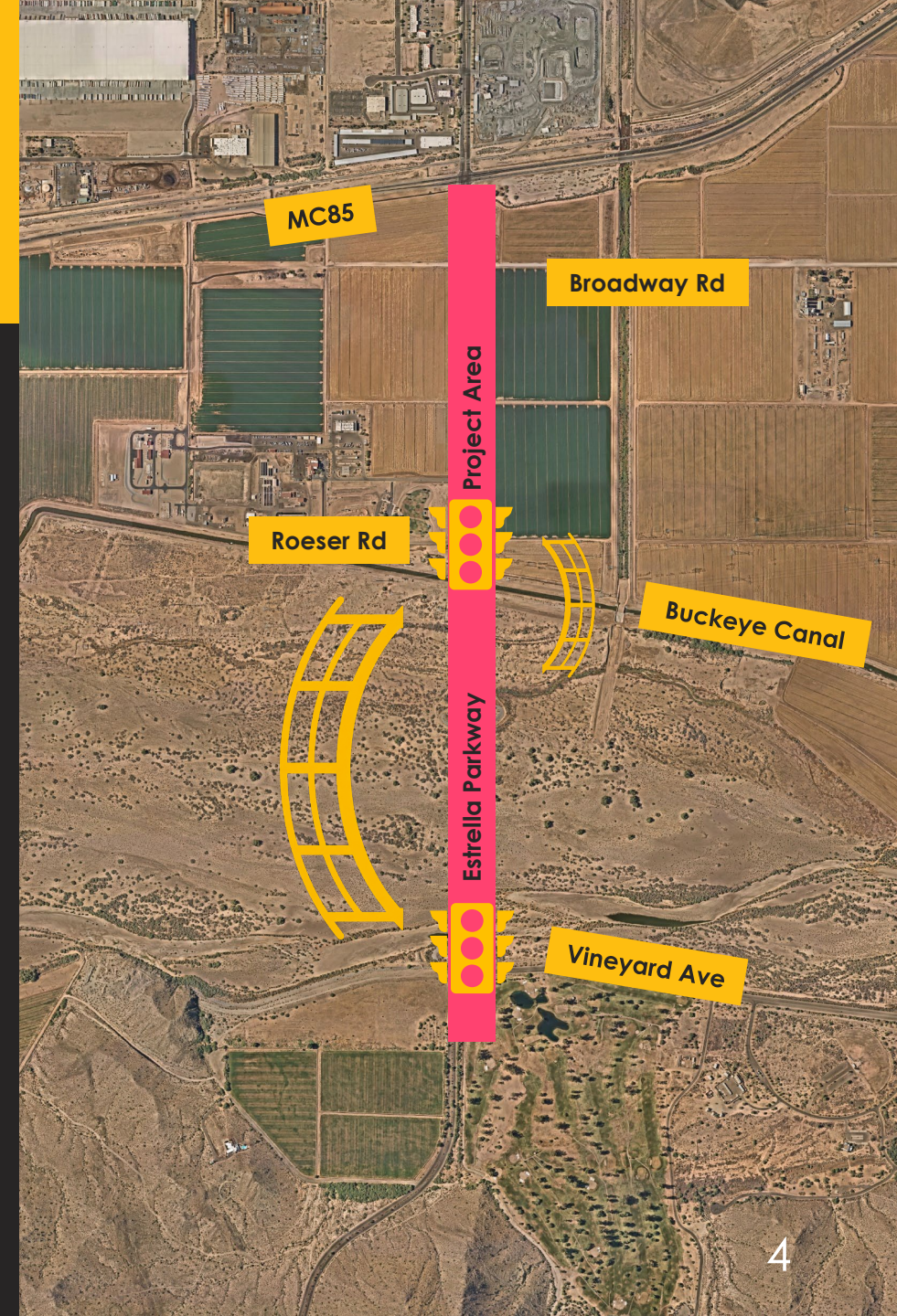
- Chapter 24 of City Code
- Costs are assessed to benefitted properties
- Capped at a maximum probable costs
- Payment happens at time of development



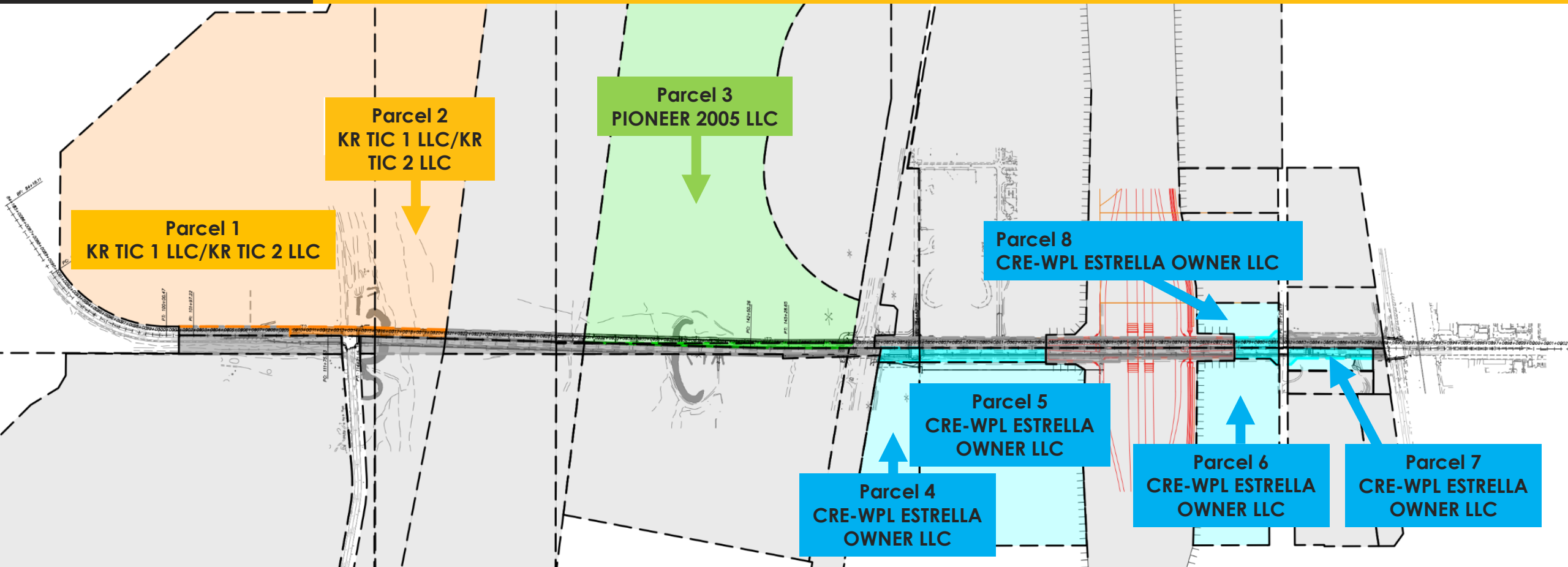


CIP #42026 Estrella Bridge PROJECT SCOPE

- From 2 lanes to 6 lanes
- Bridge over Buckeye Canal
- Bridge over Gila River
- 2 New Traffic Signals
- Roadway Improvements
- Land Acquisitions
- Utility Relocations



CIP #42026 Estrella Pkwy: Vineyard Rd to MC85 (Estrella Bridge) **BENEFITTED PROPERTIES**



COST RECOVERY PROCESS

- ☒ Plan Development
- ☒ Property Owner Collaboration
- ☒ Cost Recovery to Council for Consideration
- ☐ Construction
- ☐ Actual Costs Updated

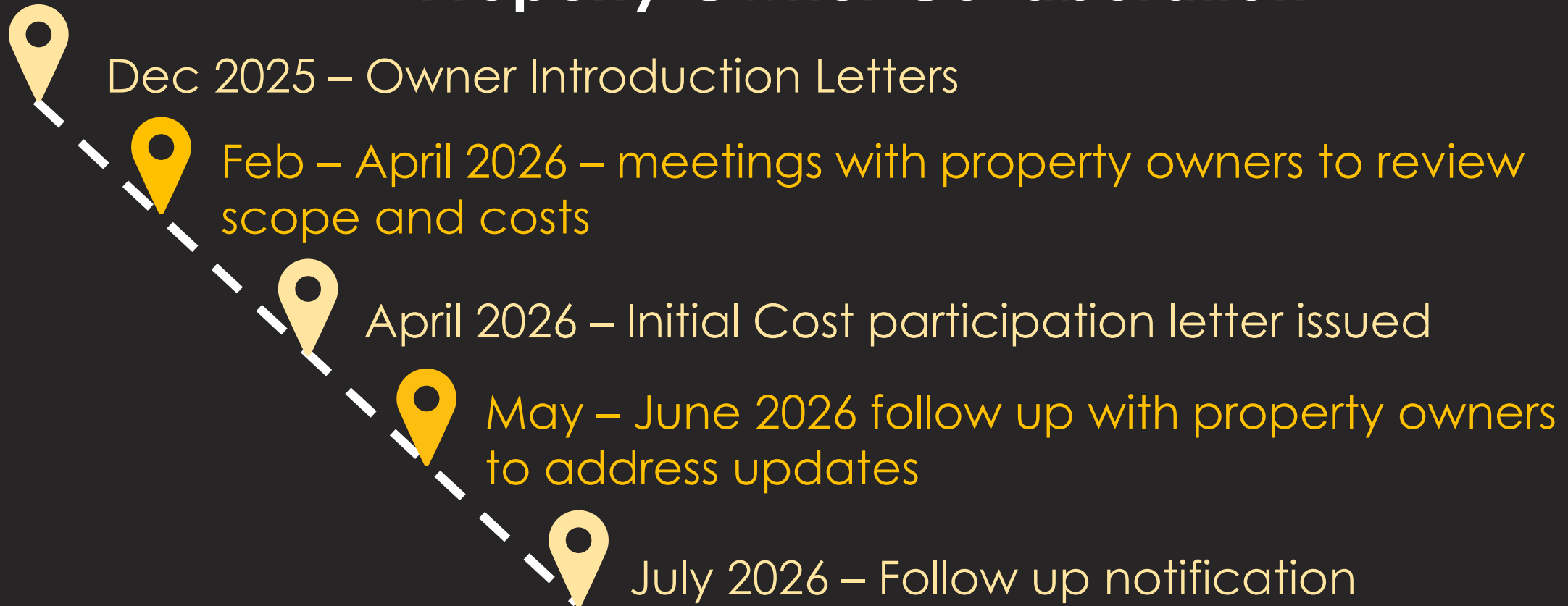




CIP #42026 Estrella Pkwy: Vineyard Rd to MC85 (Estrella Bridge)

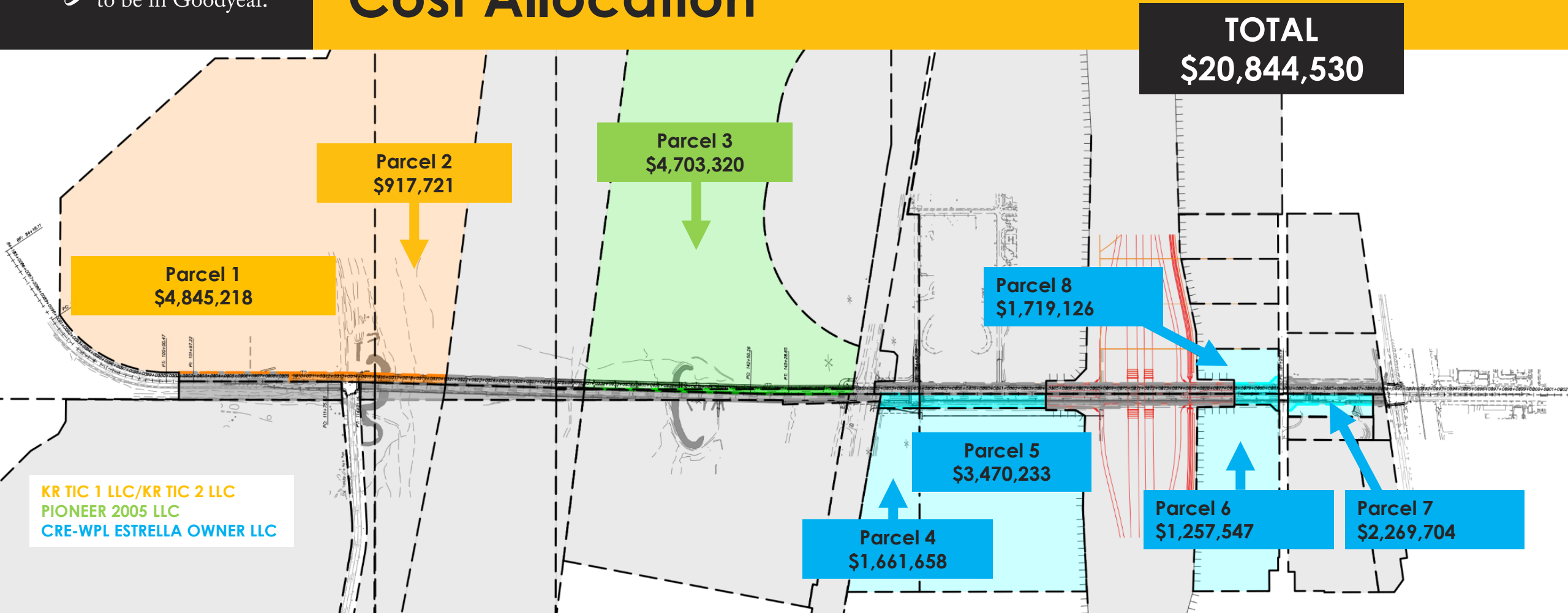
COST RECOVERY PROCESS

Property Owner Collaboration





CIP #42026 Estrella Pkwy: Vineyard Rd to MC85 (Estrella Bridge) Cost Allocation





CIP #42026 Estrella Pkwy: Vineyard Rd to MC85 (Estrella Bridge)

STAFF RECOMMENDATION

Establish a special public improvement project area and authorize cost recovery for CIP Project #42026 Estrella Bridge