

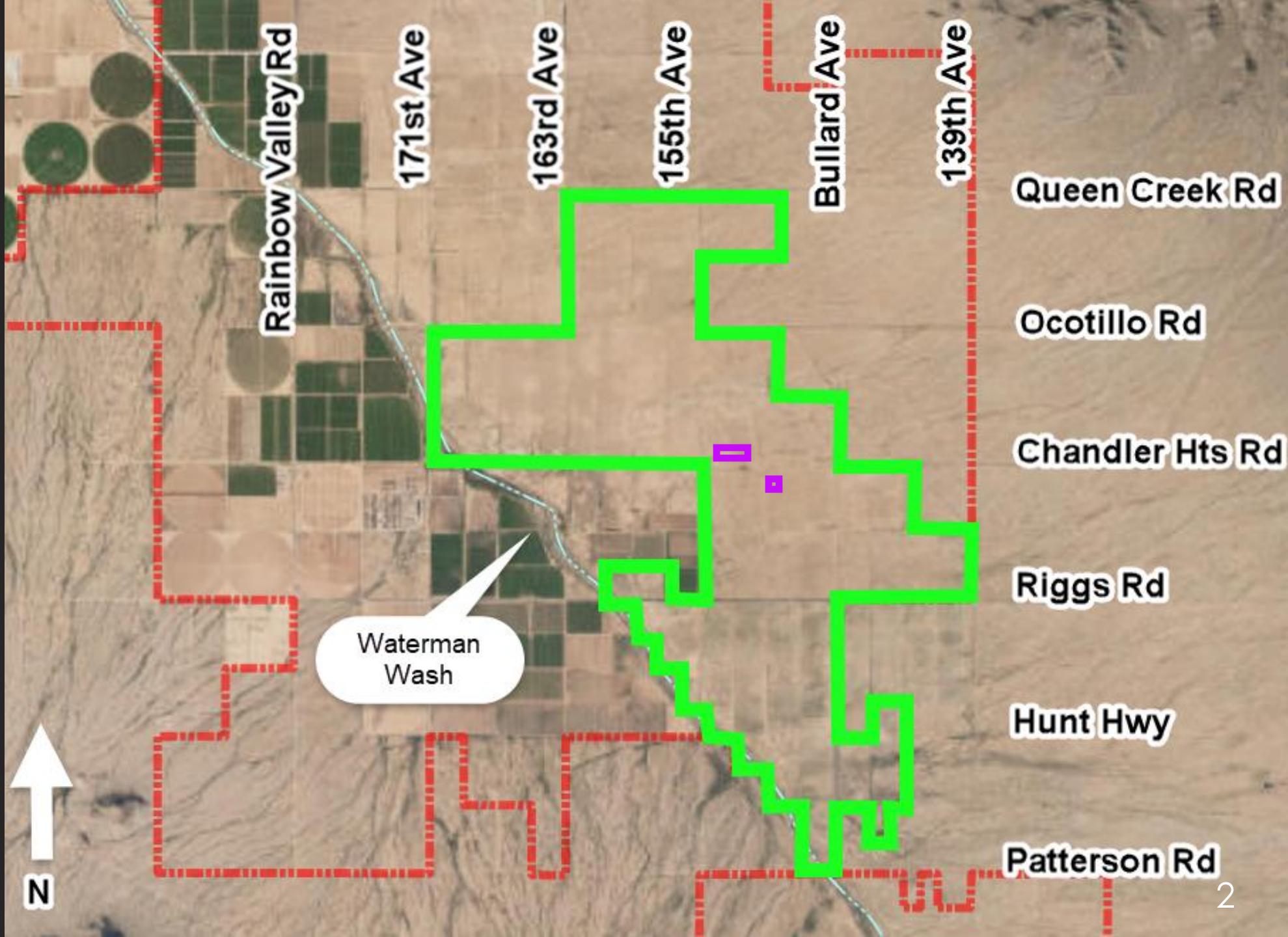


DESERT RAINBOW SOLAR PROJECT SPECIAL USE PERMIT



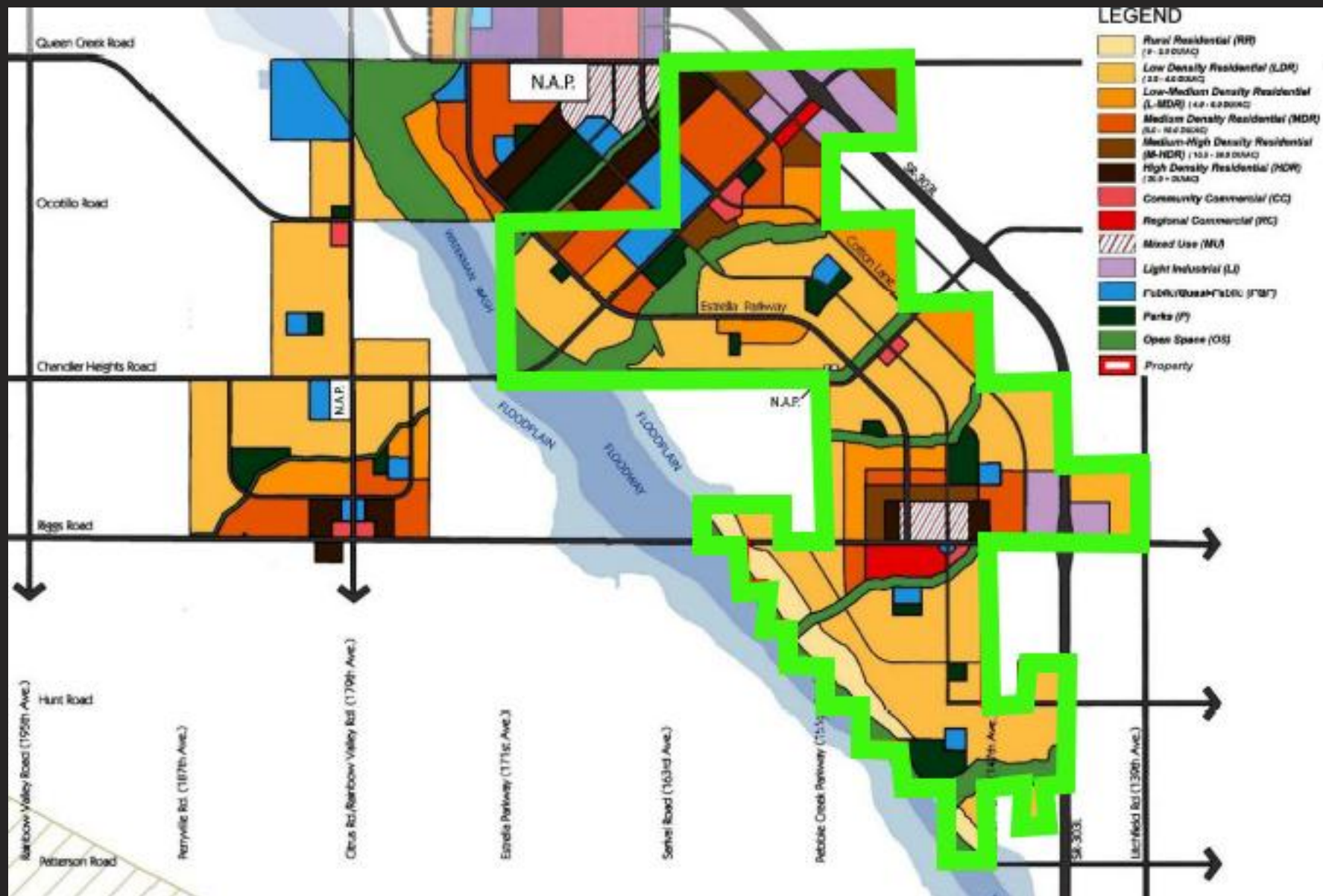
5,050 acres

Two small interior parcels - not part of project



Estrella Phase III Preliminary PAD

Special Use Permit requirement for energy generation facilities





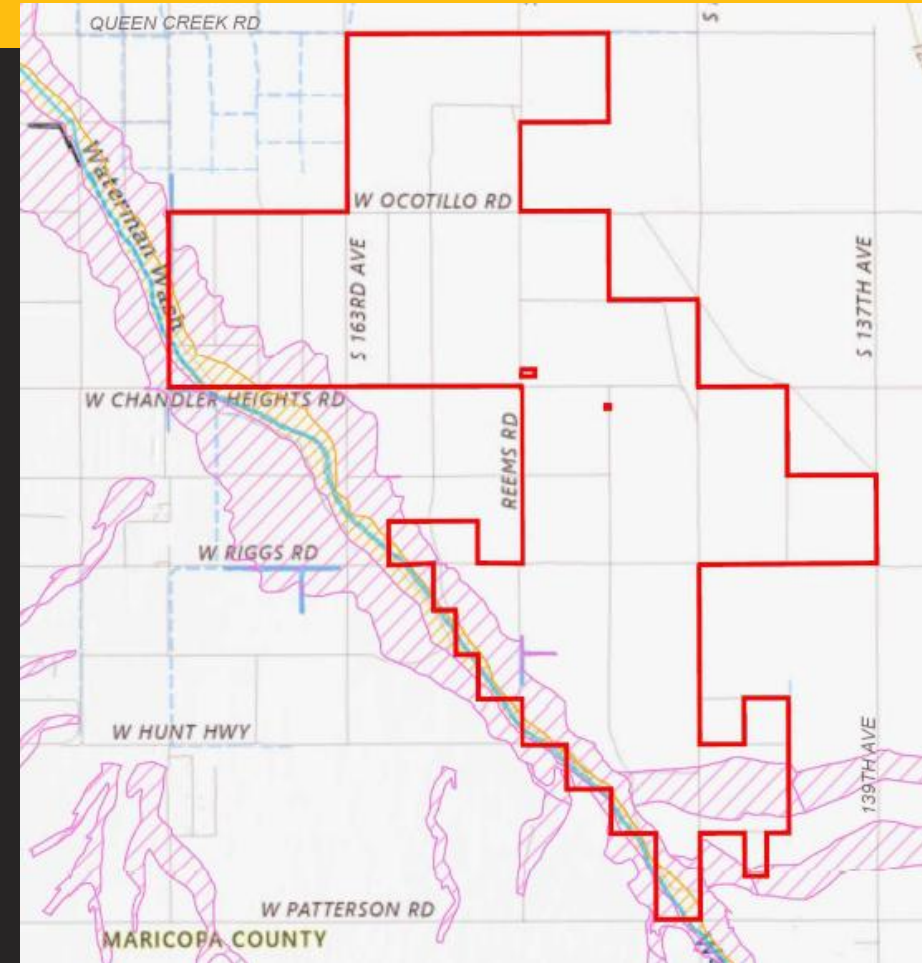
DESERT RAINBOW SOLAR PROJECT SPECIAL USE PERMIT

- 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

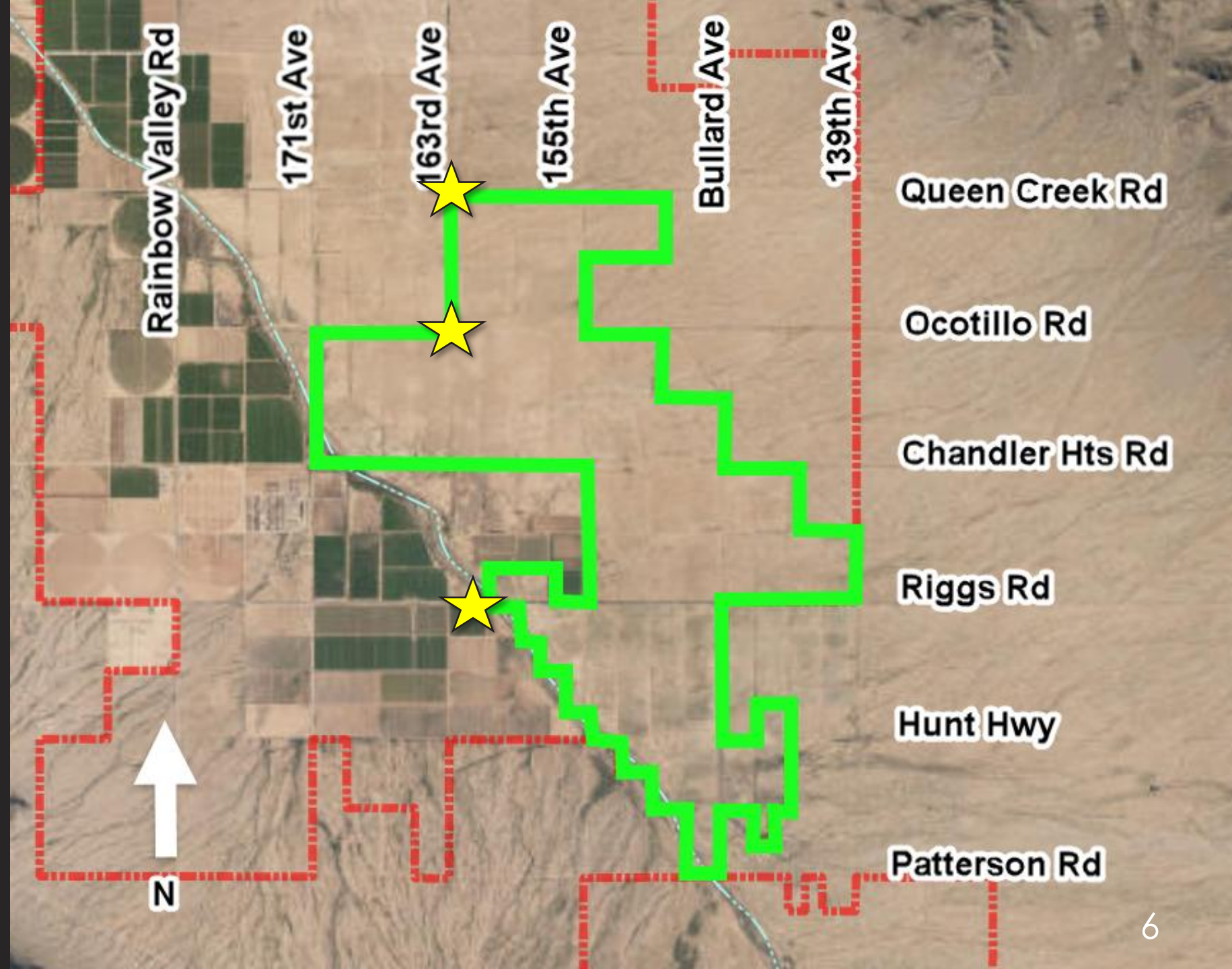
- Perimeter setbacks - 30 feet
- BESS setbacks - 100 feet from perimeter and all buildings
- Special Flood Hazard Area (SFHA) setbacks - 30 feet
- Chain link fencing permitted with native vegetation in setback area



Primary
emergency
access &
construction
access

Secondary
emergency
access

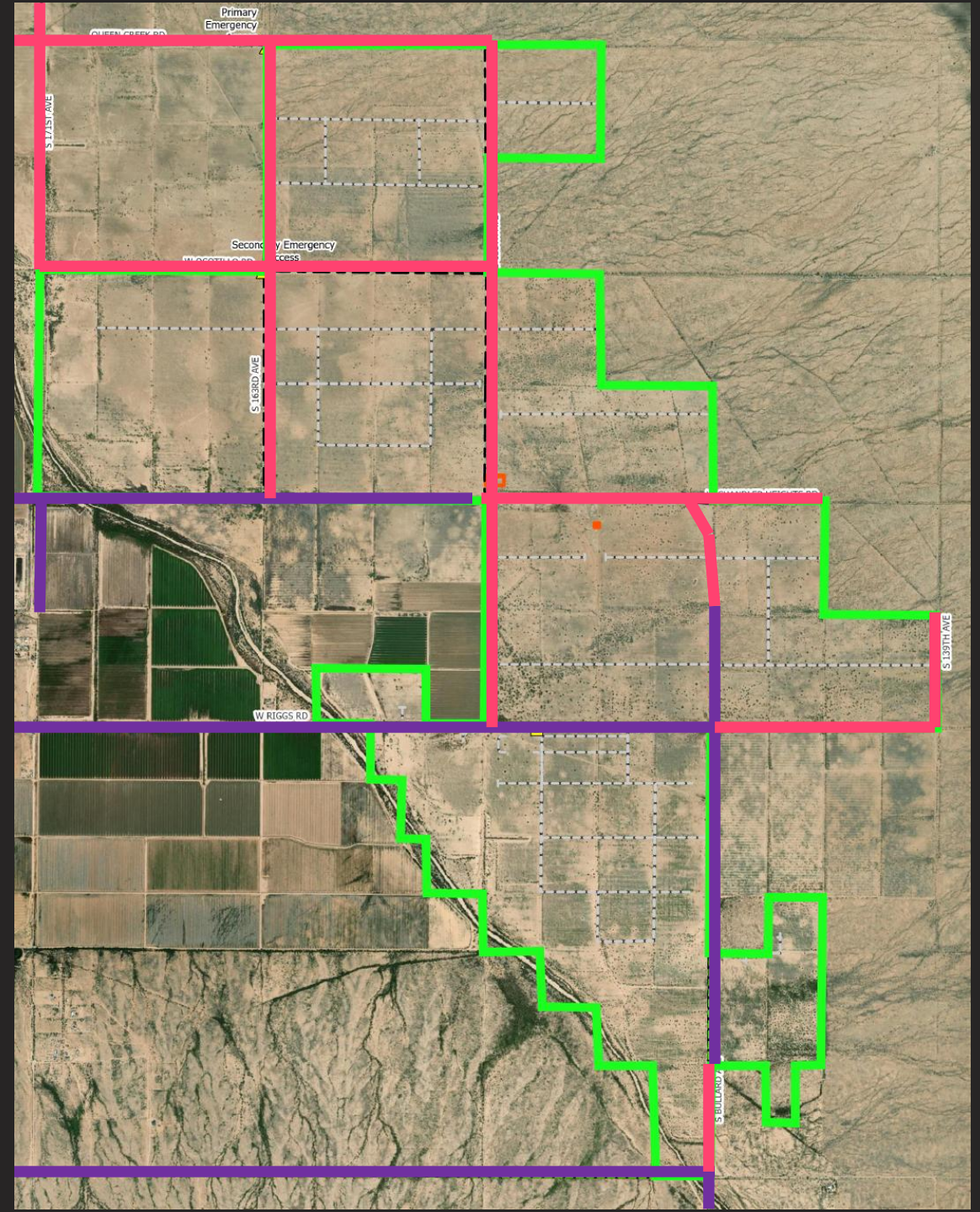
General
access during
operations



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).