

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.