

RESOLUTION NO. 202X-XXXX

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, 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 202X-XXX 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 _____ day of _____, 202X.

Joe Pizzillo, Mayor

Date: _____

ATTEST:

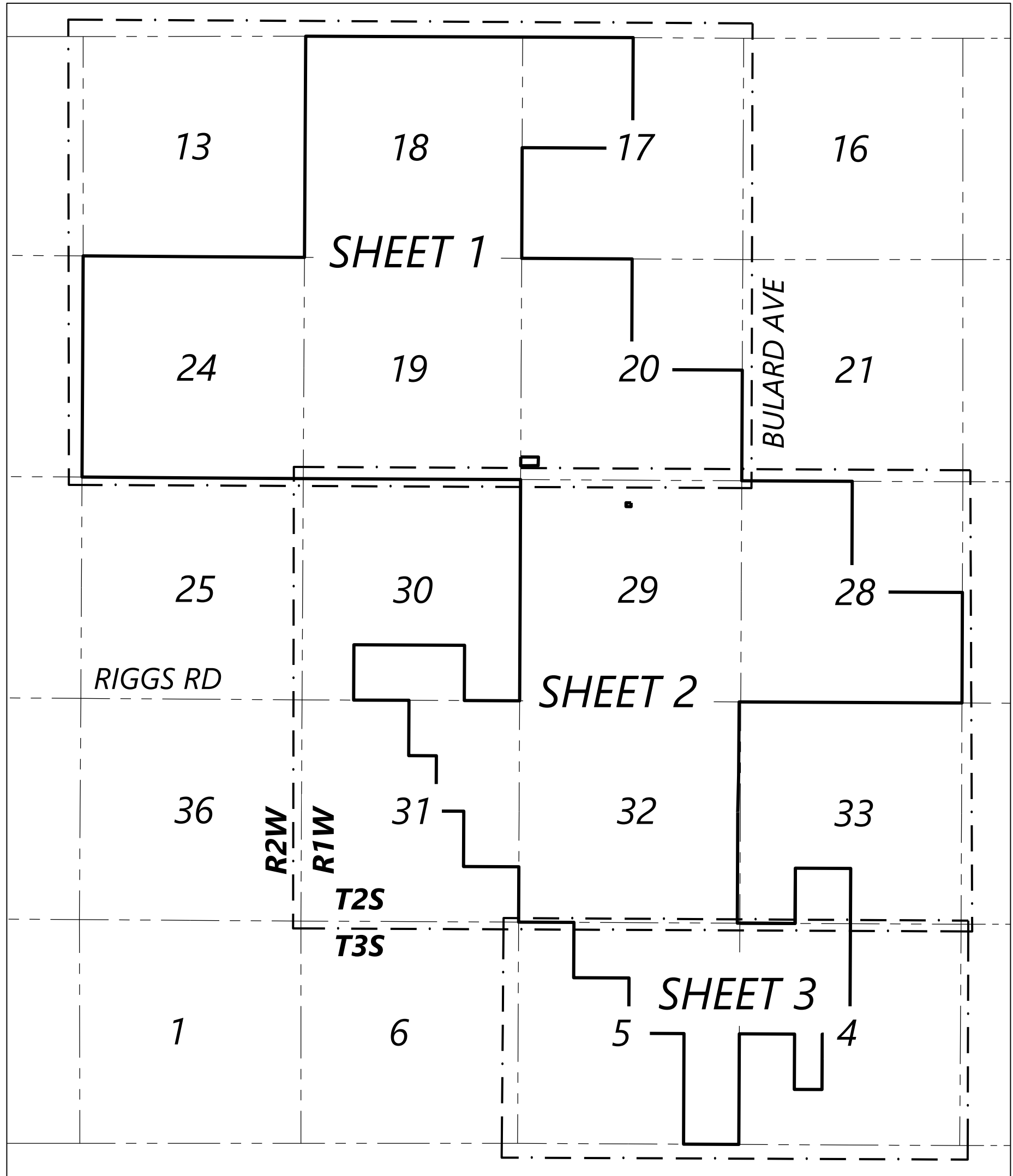
APPROVED AS TO FORM:

Jasmine Pernicano, City Clerk

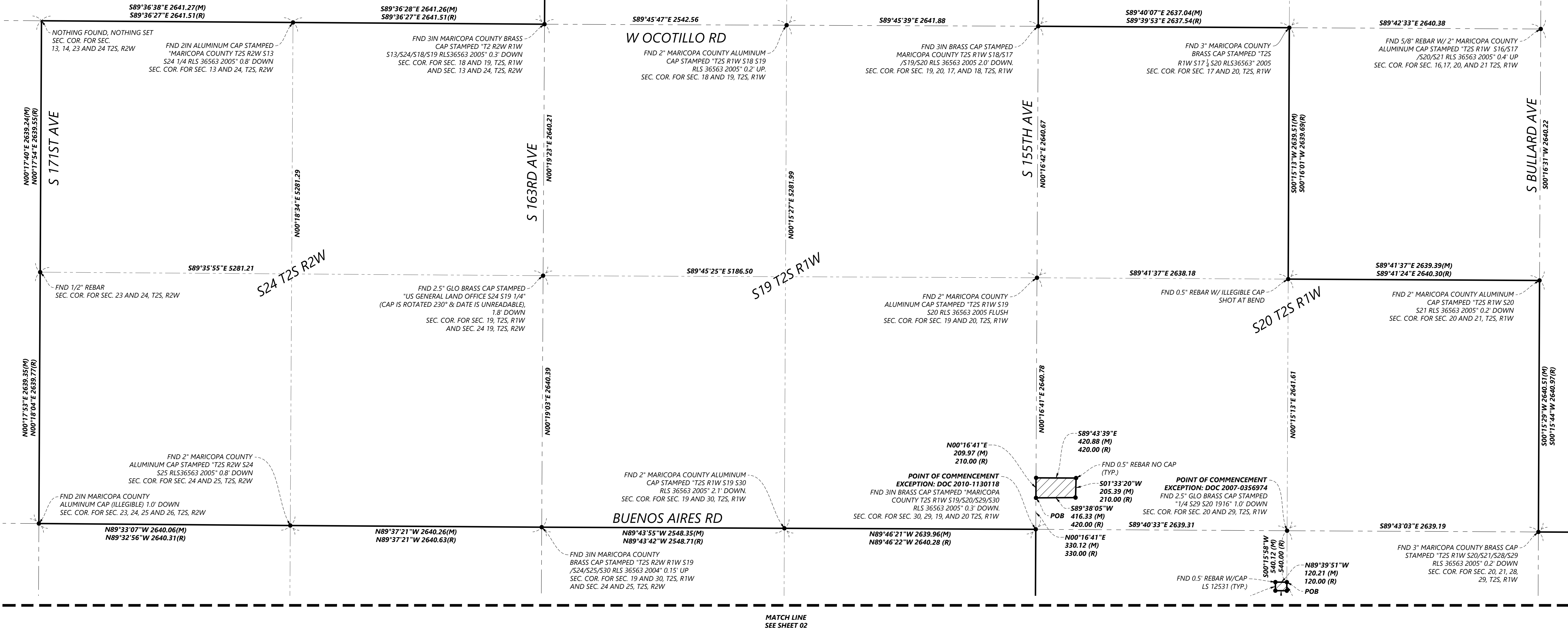
Roric Massey, City Attorney

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:

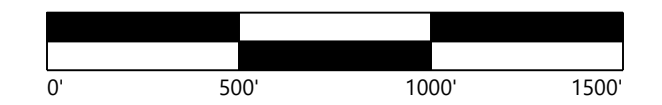


2180 SOUTH 1300 EAST SUITE 600
SALT LAKE CITY, UT, 84106

REVISIONS:	
#	DATE
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

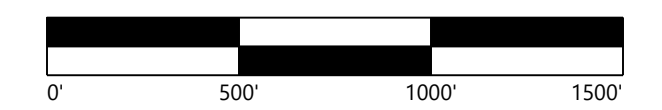
PREPARED FOR:

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:

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- 1/4, 1/16 OR 1/64 SECTION LINE
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- FND FOUND MONUMENT, AS NOTED
- GLO GENERAL LAND OFFICE
- FOUND MONUMENT (SEE LABEL)
- EXCEPTION PARCEL

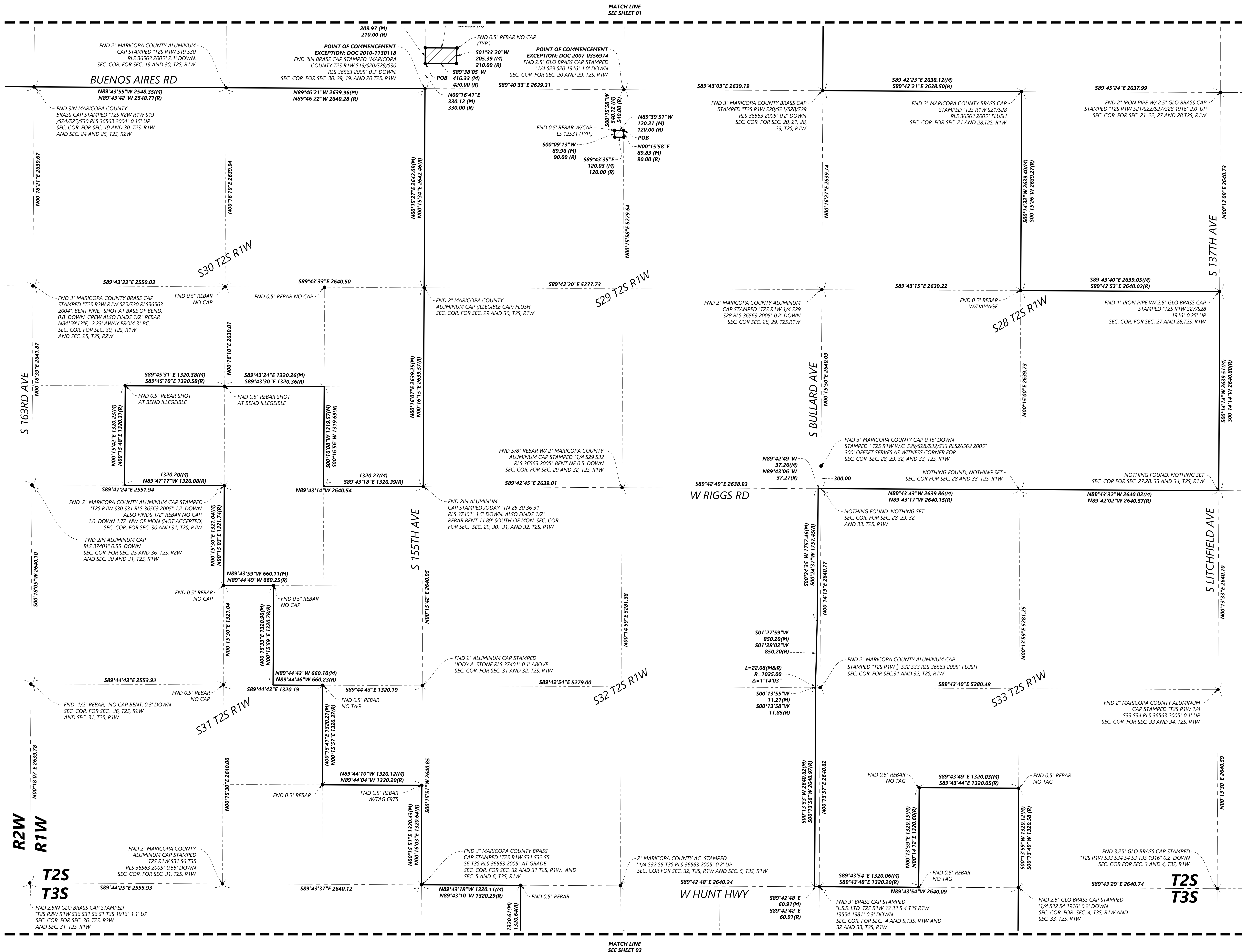
DESERT RAINBOW
SOLAR PROJECT

Maricopa County, Arizona

PROJECT BOUNDARY
EXHIBITPROJECT
NUMBER: 0052378.00

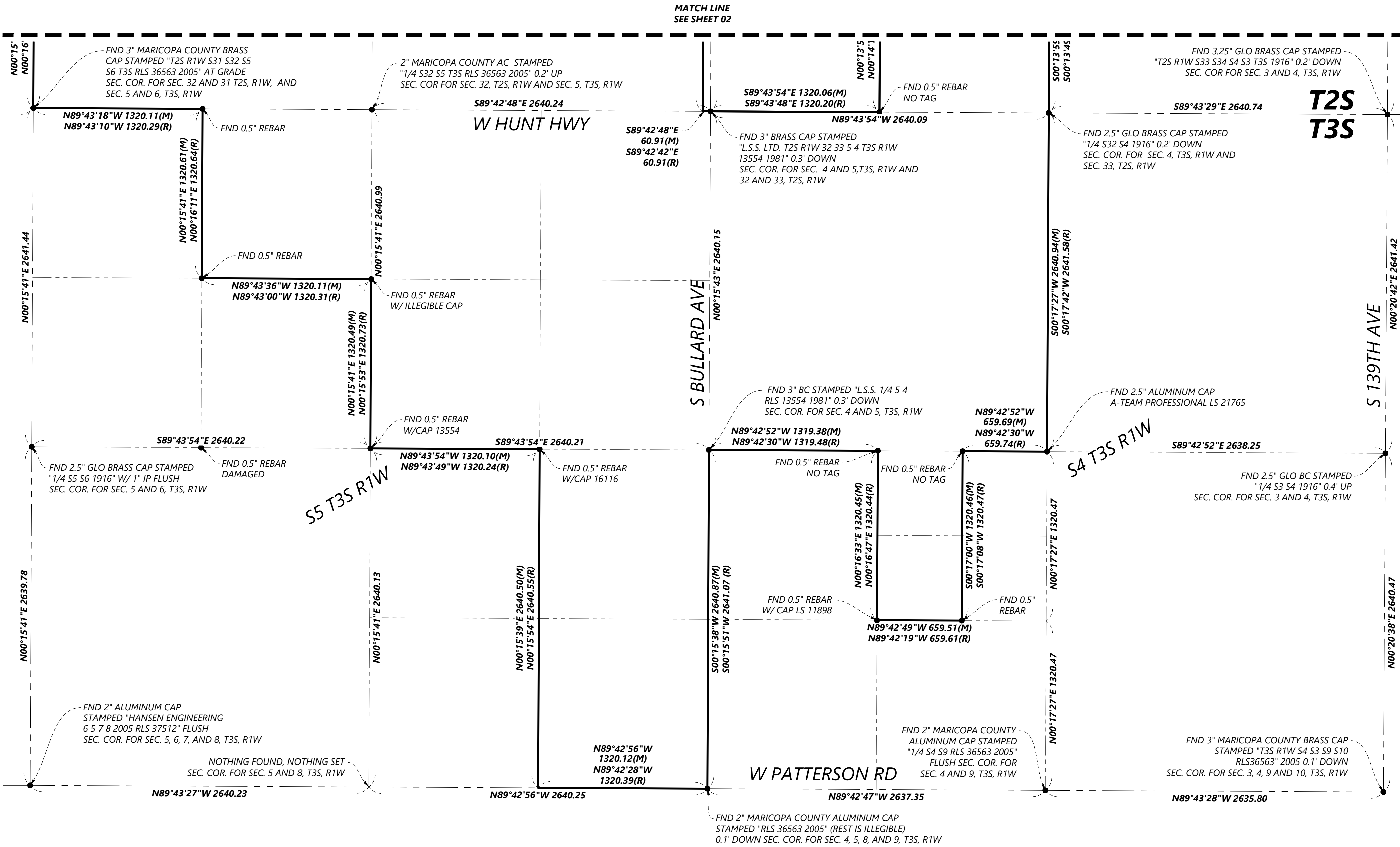
DATE: 05/20/2026

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 RECORDER;

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 PATENT.

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

PREPARED FOR:

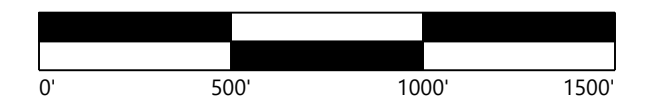


2180 SOUTH 1300 EAST SUITE 600
SALT LAKE CITY, UT, 84106

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 five (5) 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 year with a total maximum extension of five (5) 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 ten (10) years. The initial request for an extension of the Establishment Period must be requested before the original five (5) 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 boundary 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 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.