

Special Use Permit Application for the Desert Rainbow Project

APPLICANT

Desert Rainbow Project, LLC

PREPARED FOR

City of Goodyear Development Services Department

PREPARED BY

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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.

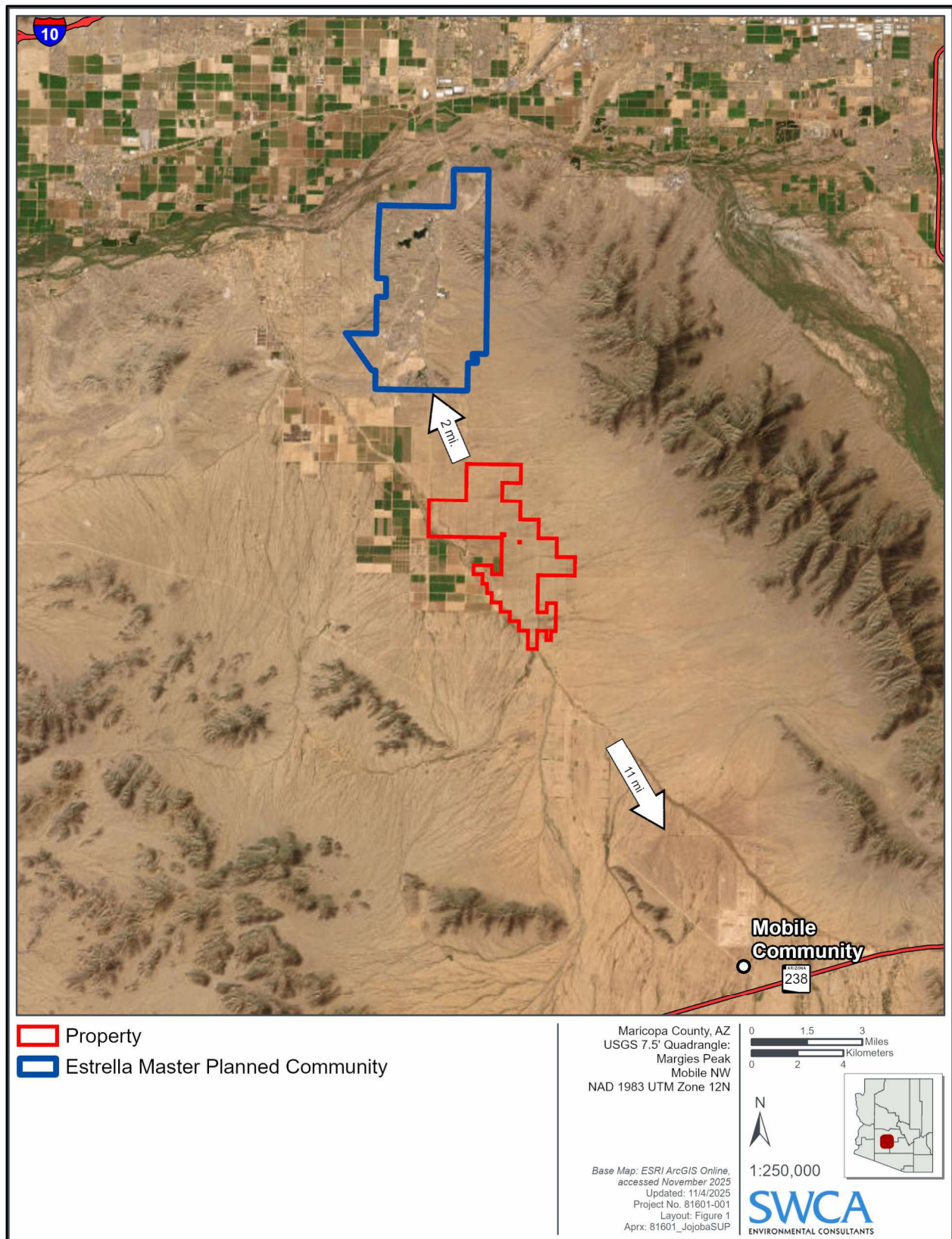


Figure 1. Property location.

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.

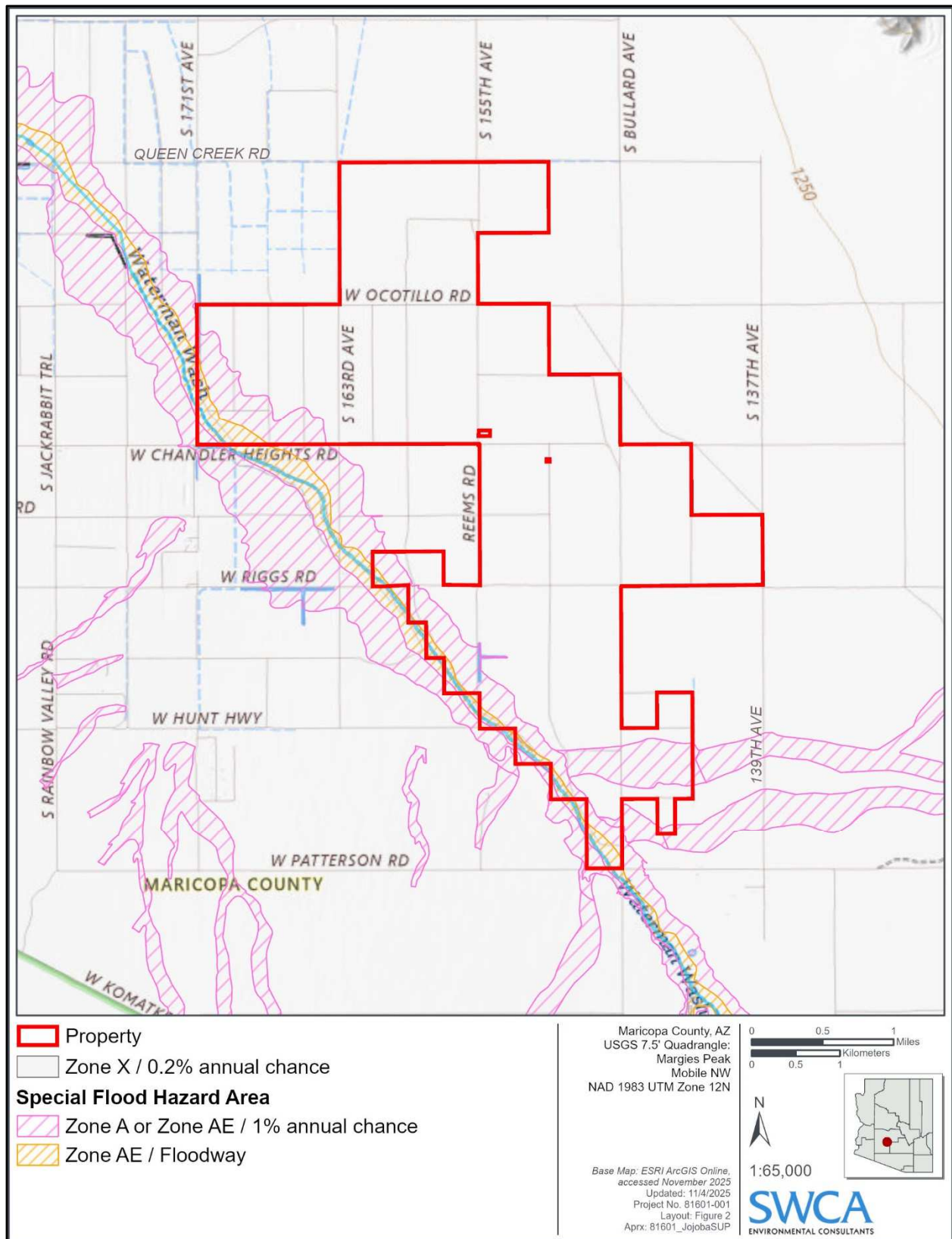


Figure 2. Property location near Waterman Wash and local roadways.

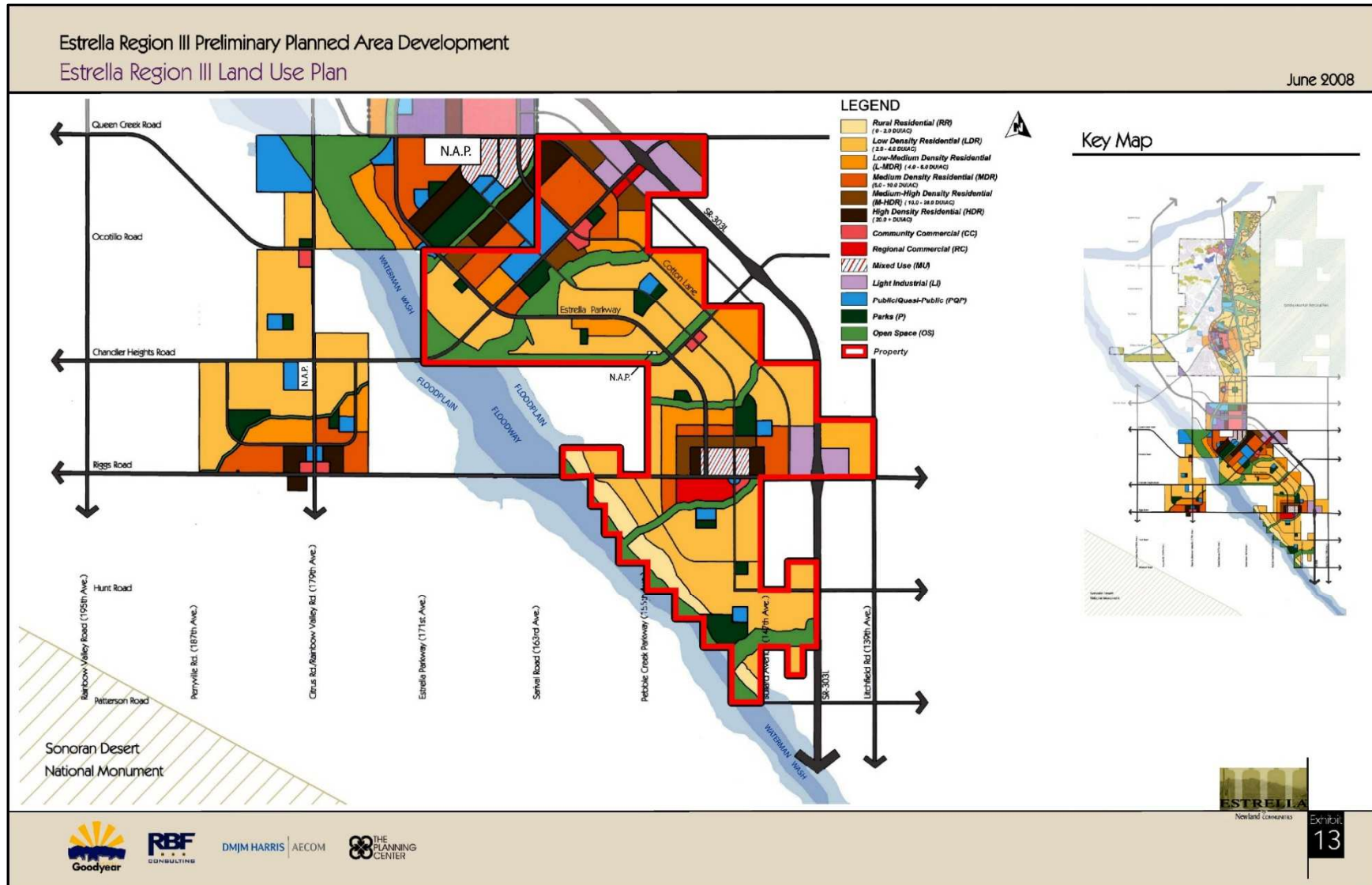


Figure 3. The Property overlain on Region III Preliminary PAD land use plan map.

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.

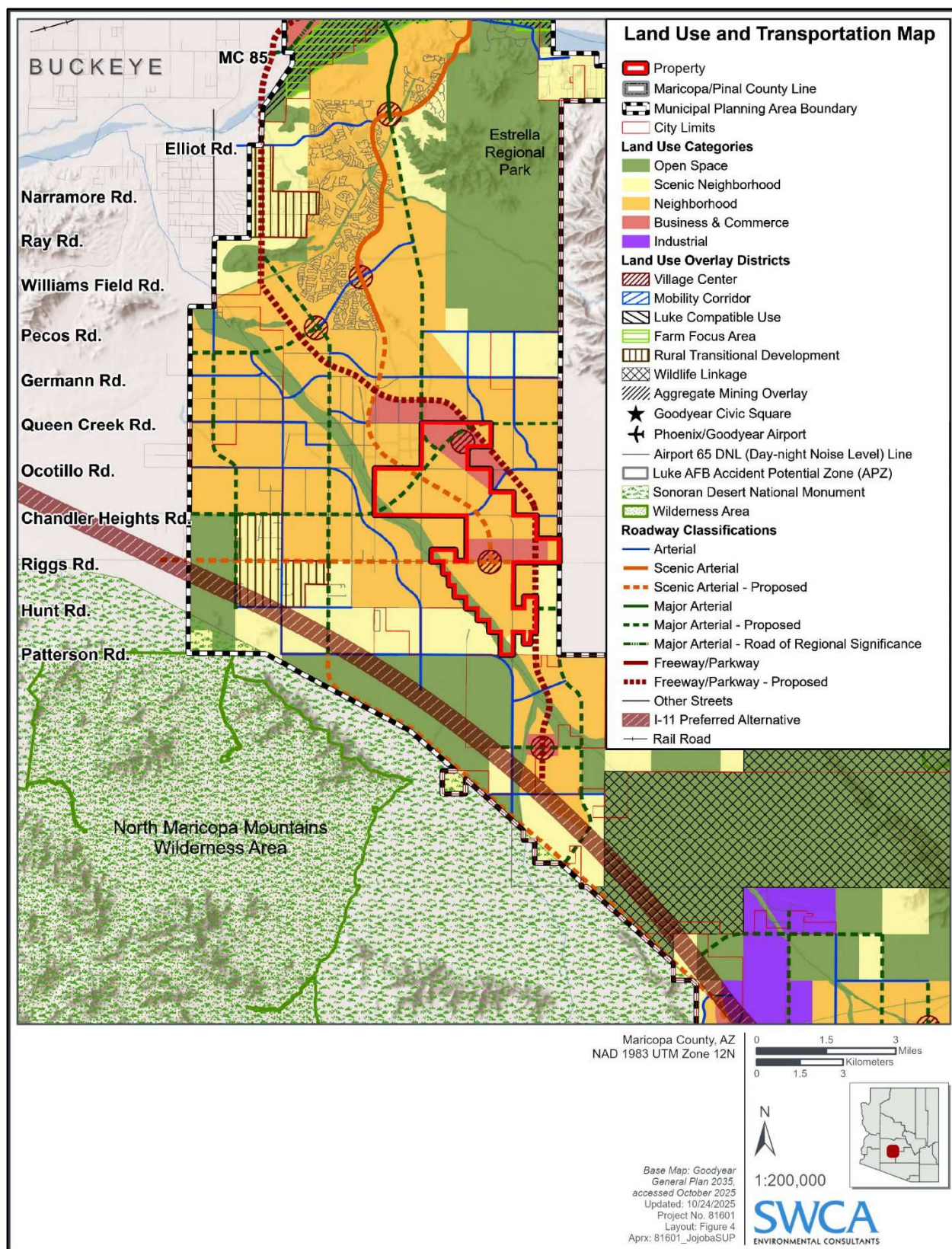


Figure 4. General Plan land uses and overlying Property boundary.

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.

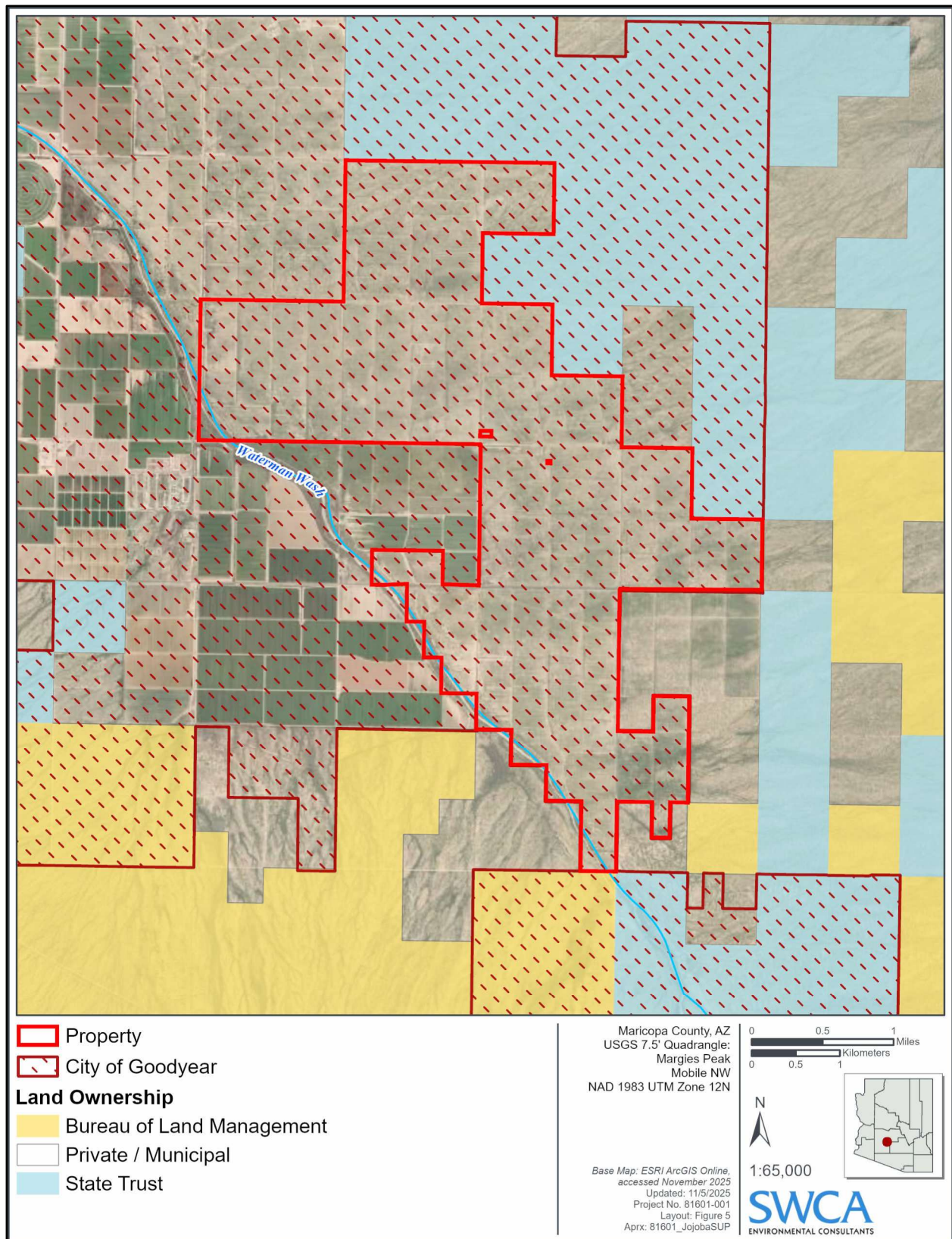


Figure 5. Property and land ownership.

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).

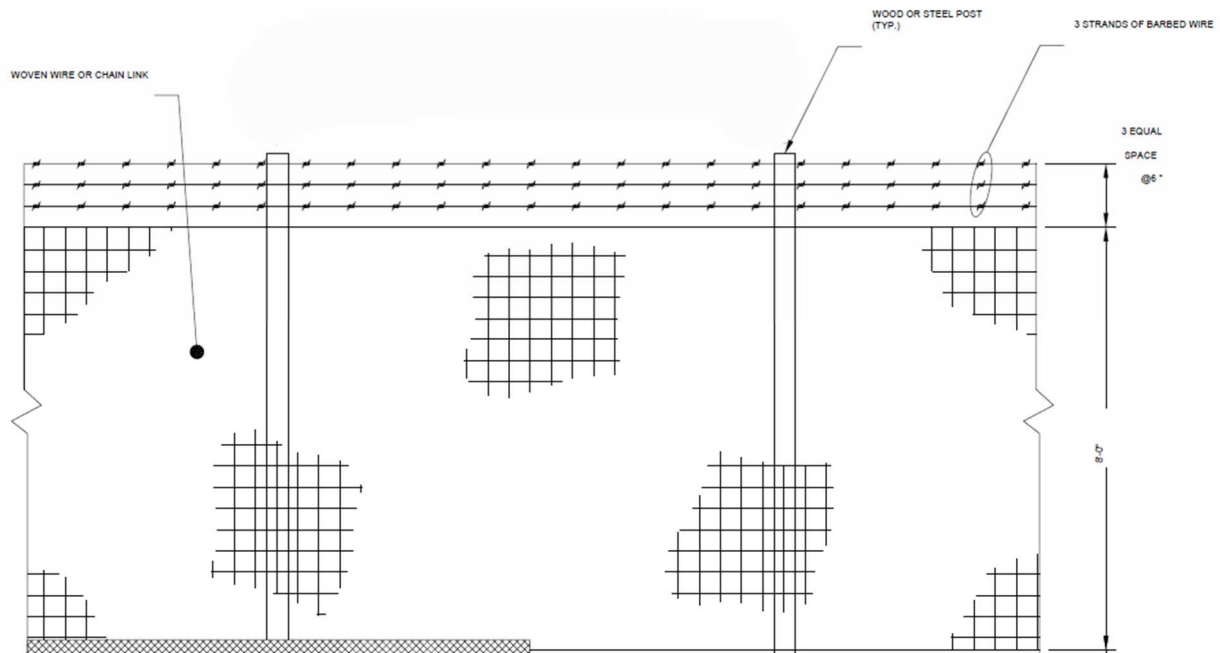


Figure 6. Example of agricultural-style fence that may be used as the perimeter fences. Final design will be determined during the site planning and construction phases of the Project.

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.

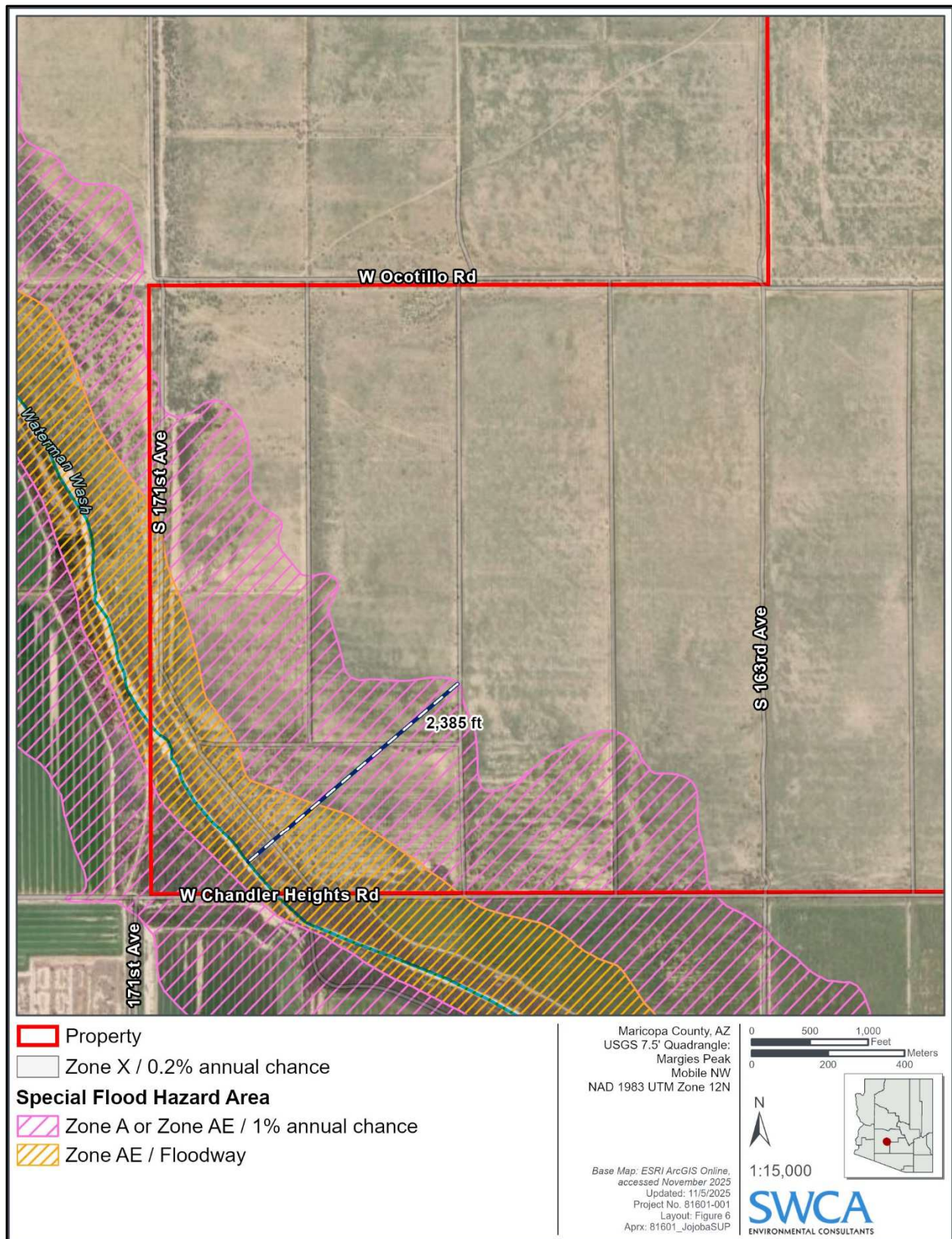


Figure 7. Example of Waterman Wash special flood hazard area width within the Property.

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)