

The Special Use Permit:

1. *Will be desirable or necessary to the public convenience or welfare.*

The proposed solar energy generation facility will generate 550 MW of solar energy, which is enough to power approximately 165,000 homes. Energy generated by the facility will be delivered to the regional grid, to help meet growing power demand within the state. The proposed BESS will be accessory to the main solar facility use.

2. *Will be harmonious and compatible with other uses adjacent to and in the vicinity of the selected site or sites.*

The proposed location for the solar facility is an undeveloped property within a sparsely populated area of South Goodyear. The nearest residential use is approximately 900 feet from the western boundary of the Project site, though all solar equipment installed by the Project will be located at least one-third (1/3)-mile from that residential use once setbacks from flood hazard areas are taken into account. The nearest substantial residential community is CantaMia, approximately two (2) miles to the north.

3. *Is in conformance with the adopted General Plan and any adopted Area Plans.*

Per the 2035 General Plan, three land use designations occupy the Project site: Neighborhoods, Business & Commerce, and Open Space. All three designations are compatible with PAD zoning. The Neighborhoods designation is intended for a variety of single-family residential, multi-family residential, commercial, and public facility uses, while the Business & Commerce designation is compatible with multi-family residential, commercial, industrial, and public facility uses. The proposed use is a privately-owned energy generation facility that will provide electricity to Salt River Project (a government-owned corporation) for ultimate use by residences and businesses across the state. As such, this could be considered a quasi-public use that is consistent with the intent of both the Neighborhoods and Business & Commerce designations. The Project will have a lifespan of approximately 40 to 45 years, at which point it will be removed from the site, unless an SUP extension is obtained. Upon decommissioning, the site will be returned to its original vacant state, with the existing zoning still in effect.

The Open Space land use designation occupies portions of the western boundary of the site and corresponds with the location of Waterman Wash and special flood hazard areas as identified by the Federal Emergency Management Agency (FEMA). The Project proposes a minimum setback of thirty (30) feet between all SFHAs and solar equipment, so the Open Space designation will not be impacted by the development.

4. *Will not be detrimental to surrounding properties or persons in the area due to:*

- a. *Impact on the circulation system of the adjacent neighborhood.*

A circulation map has been provided for this project. Construction access and primary emergency access will be provided from the intersection of Queen Creek Road and

163rd Avenue, and secondary emergency access will be provided at the intersection of Ocotillo Road and 163rd Avenue. Once the project is operational, general access to the site will occur from Riggs Road. Multiple public road alignments pass through the interior of the project site, including Chandler Heights Road, Riggs Road, and Bullard Avenue; these segments will remain outside of any project fencing to preserve public access. A traffic statement was prepared for the project that indicates that construction activities will generate 2,292 daily trips, including 336 morning peak hour trips and 336 evening peak hour trips. Daily operations are expected to generate 54 daily trips, including 18 morning peak hour trips and 18 evening peak hour trips.

b. Excessive noise or light generated from within the site.

Permanent outdoor lighting will be installed at the O&M buildings and collector substation. Additional portable lighting may be necessary for nighttime maintenance activities. Per a proposed stipulation, the Project will be subject to the requirements of Lighting Zone 1 as described in the City of Goodyear Zoning Ordinance. In Lighting Zone 1, all pole- or wall-mounted fixtures shall be full-cutoff (i.e. no light from these fixtures will be projected upward).

Operational noise generated by inverters and substation equipment is not expected to adversely affect surrounding properties, as the nearest residential use (located at the northeast corner of Riggs Road and 163rd Avenue) will be approximately one-third (1/3)-mile from the nearest solar panels, one (1) mile from the collector substation, and 1.2 miles from the BESS units.

c. Excessive scale or height in relationship to surrounding properties.

Solar panels installed within the project are expected to be ten (10) to fifteen (15) feet tall, depending on orientation as they track the sun. The project proposes a maximum building height of thirty (30) feet, excluding utility poles, which may be as tall as 160 feet. These proposed heights are compatible with surrounding development.

d. Hours of operation.

The facility will not be open to the public. Operations staff will be on-site during daytime hours, Monday through Friday, for tasks such as preventive maintenance and inspections. Outside of these hours, the project will be monitored from the AES Smart Operations Center in Ohio.

e. Inadequate parcel size to provide adequate buffers or mitigation measures to surrounding properties.

The project site is approximately 5,050 acres in size and consists of multiple parcels in a sparsely populated area of Goodyear. A minimum setback of thirty (30) feet is proposed for the project perimeter, except for BESS units, which will be required to maintain a minimum setback of one hundred (100) feet from the project perimeter and from any buildings. Native vegetation will remain within these setback areas, with limited disturbance allowed for the development of essential infrastructure and access points. A minimum setback of thirty (30) feet will be maintained between the project and any special flood hazard areas (SFHAs) associated with Waterman Wash.

f. Inconsistency with the development character or architecture of the adjacent properties.

The project site is in a rural area. The closest residential use is a property at the northeast corner of Riggs Road and 163rd Avenue, approximately 900 feet from the project boundary, which is occupied by a mobile home. There are no commercial, industrial, or public uses in the vicinity of the project site.

Fire Analysis

The following response times are for the project's access point at Queen Creek Road and 163rd Avenue.

Nearest Goodyear Fire Station	Minutes	Miles
182	8.91	4.46

2nd nearest Fire Station	Minutes	Miles
186	17.62	8.81