PLANNING AND ZONING COMMISSION
STAFF REPORT

TO: CASA GRANDE PLANNING AND ZONING COMMISSION
FROM: Jaclyn Sarnowski, Senior Planner
MEETING DATE: January 8, 2026

REQUEST

Hold a public hearing and consider a Conditional Use Permit for the production of volatile materials within the General Industrial (I-2) zoning district; +/- 26.21 acres, located approximately 800' north of where Commerce Dr terminates and Ash Ave alignment, APN 503-48-0170 **(DSA-25-00131)**

APPLICANT/OWNER

WMA
Reim Al-Tikriti
4600 N 12 St
Phoenix, AZ 85014
Reim.al.tikriti@wma-phx.com

KPPC Advanced Chemicals
Austin Lu
3133 W Frye Rd, Suite 101
Chandler, AZ 85226
Austin.lu@kanto-ppc.com

HISTORY

August 6, 1984: Site was annexed into the City.

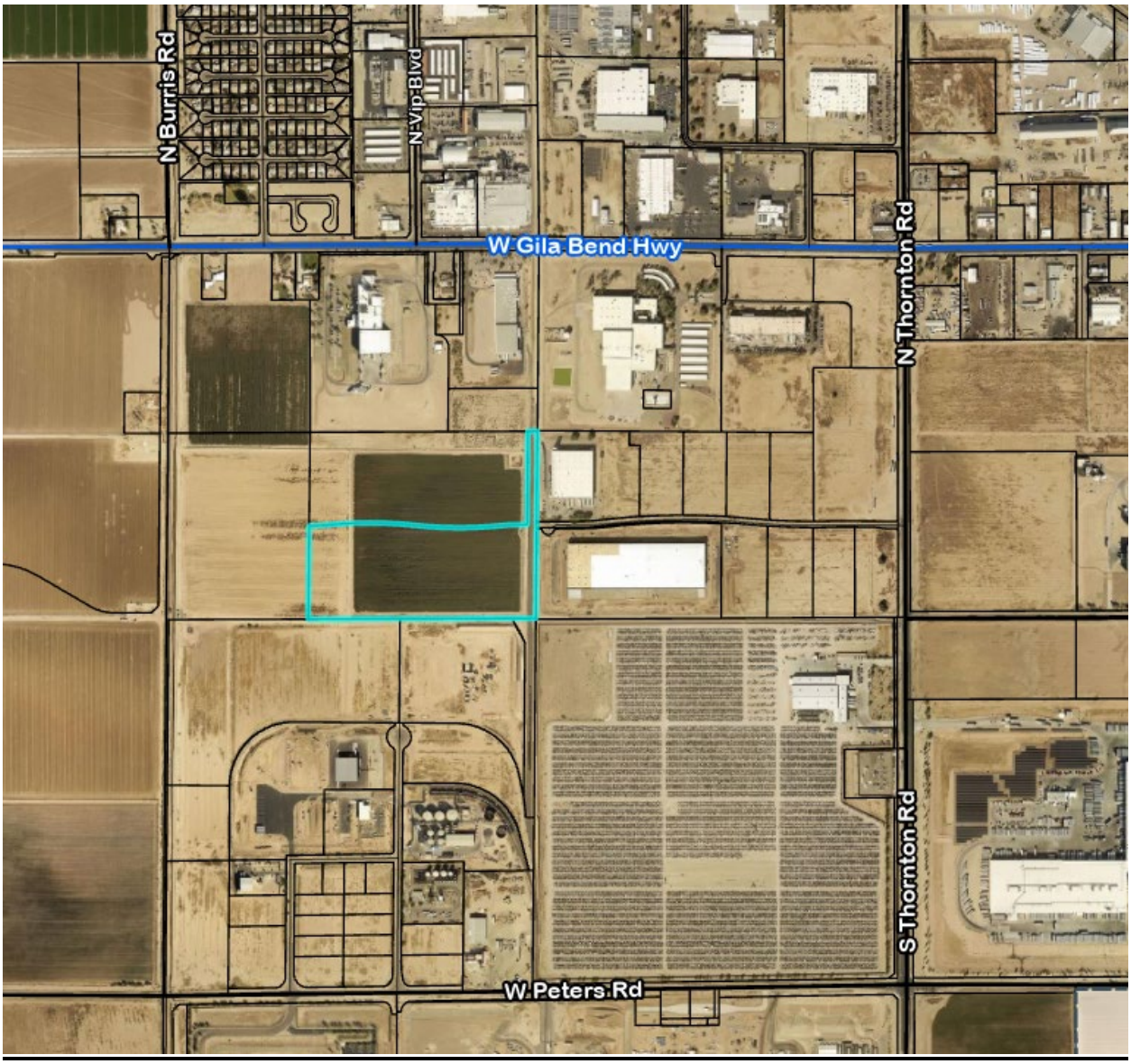
November 5, 1984: Site was zoned Garden and Light Industrial (I-1) from Urban Ranch (UR).

April 4, 2022: Site was zoned from Garden and Light Industrial (I-1) to General Industrial (I-2), Ord. No. 1178.419 (DSA-21-0023).

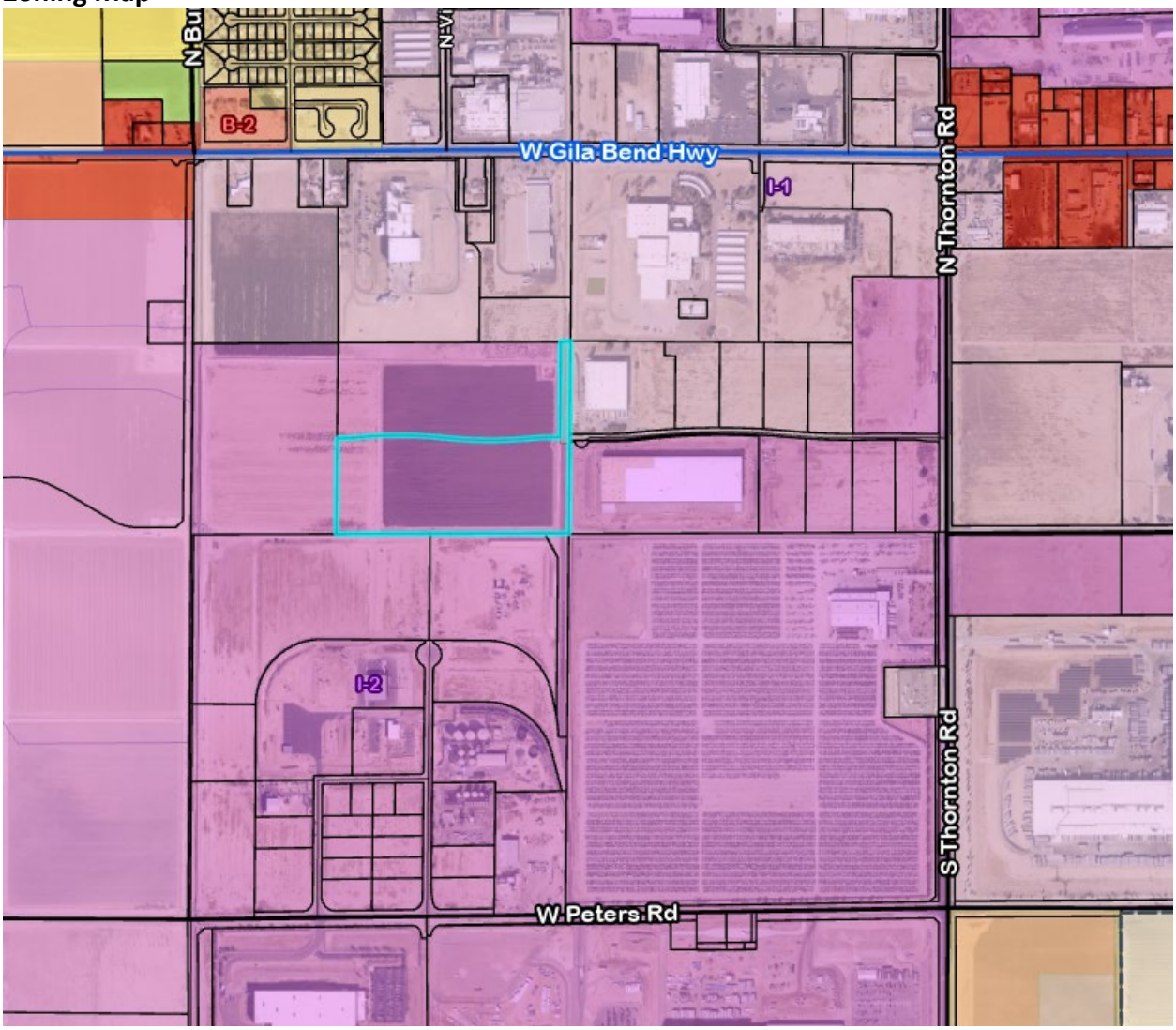
PROJECT DESCRIPTION	
Site Area	26.21 Acres
Zoning	I-2 (General Industrial)
General Plan Designation	Manufacturing/Industry

SURROUNDING LAND USE AND ZONING			
Direction	**General Plan Designation**	**Existing Zoning**	**Current Uses**
North	Manufacturing/ Industry	I-2 (General Industrial)	Vacant
South	Manufacturing/ Industry	I-2 (General Industrial)	Vacant
East	Manufacturing/ Industry	I-2 (General Industrial)	Warehousing
West	Manufacturing/ Industry	I-2 (General Industrial)	Vacant

Site Context Aerial



Zoning Map



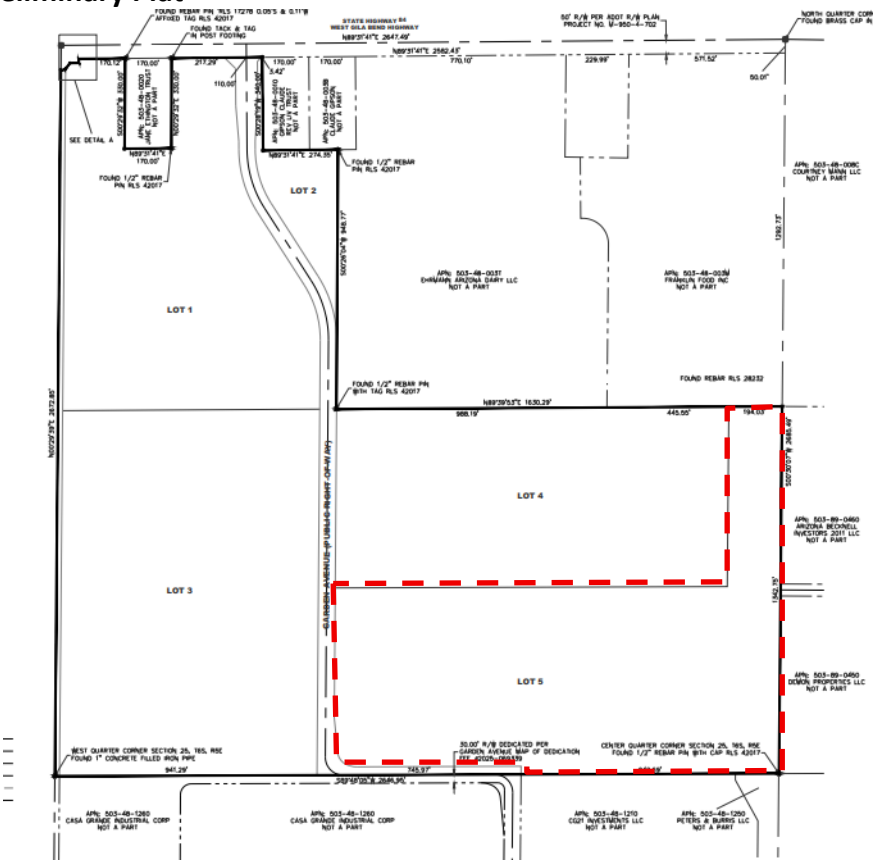
OVERVIEW

The applicant proposes to develop a phased, chemical manufacturing campus on approximately 26.22 acres. Phase 1 development will occur on approximately 6 acres, located on the southwest corner of the site and will include facilities for the purification and blending of semiconductor-grade chemicals, including hydrochloric acid and ammonium hydroxide, along with associated warehousing, laboratories, quality control, and office space.

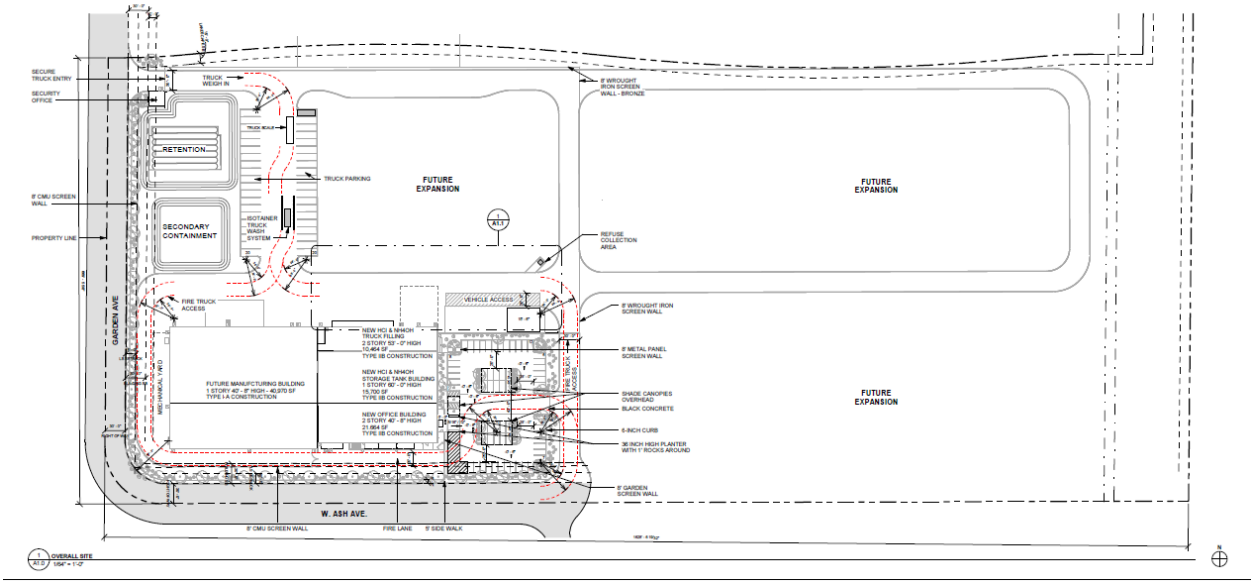
Future phases will expand production capabilities and supporting infrastructure. KPPC has reserved space on the site for a semiconductor-grade sulfuric acid facility which is anticipated within five to seven years, subject to market conditions and customer demand.

This site as well as the adjacent properties are currently under review for a preliminary and final plat that will provide access from Commerce Drive to the south as well as access up to Gila Bend Hwy.

Conceptual Preliminary Plat



Conceptual Site Plan



An overview of how this application complies with the review criteria can be found below:

CONFORMANCE WITH THE CONDITIONAL USE PERMIT CRITERIA

In accordance with City Code Section 17.68.120B, the following are the applicable criteria that shall be evaluated for a Conditional Use Permit. Associated conditions shall be reflected within a Resolution:

The Commission, in approving a Conditional Use Permit, shall find as follows:

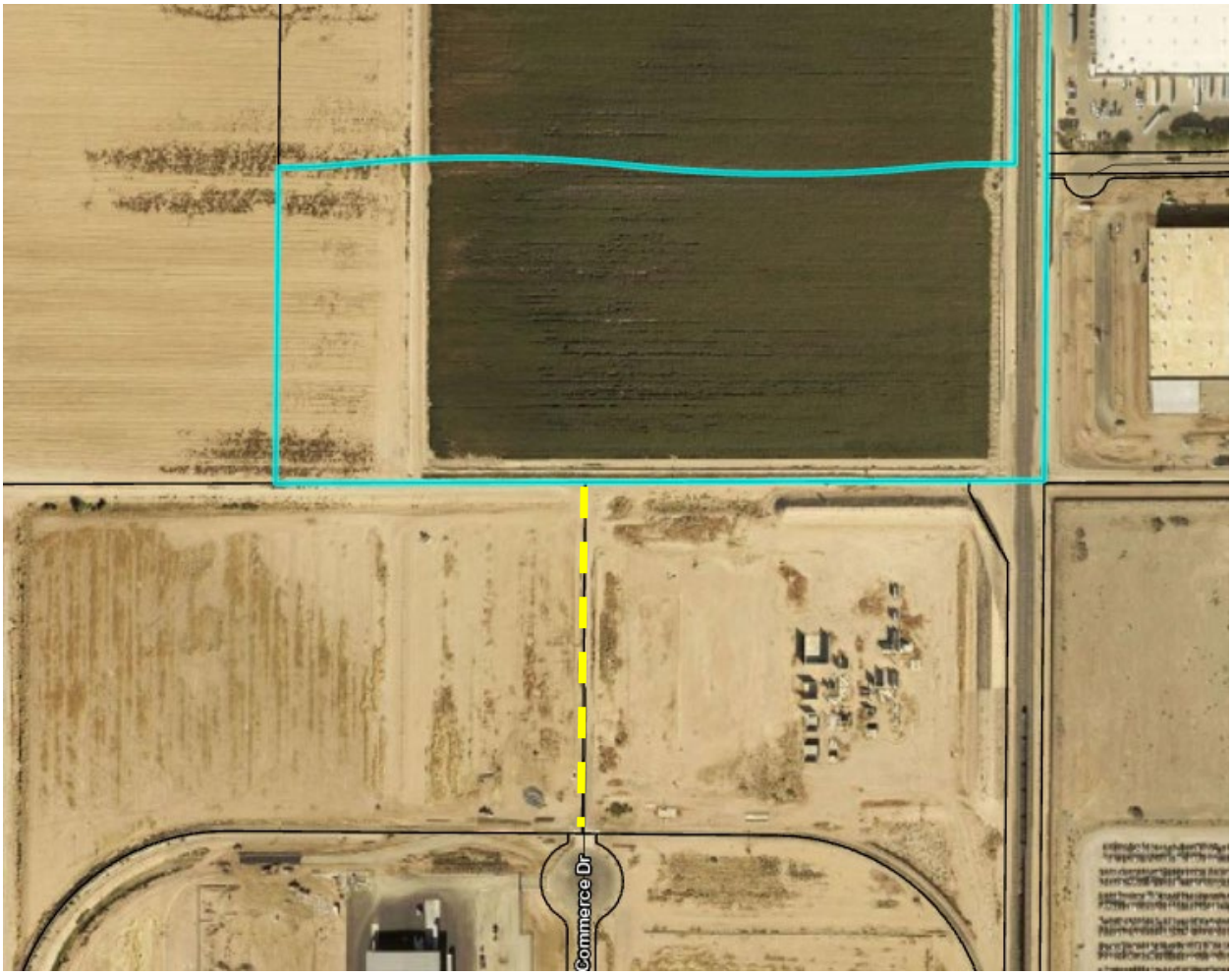
1. **The site for the proposed use is adequate in size and topography to accommodate the use, and all yards, spaces, walls and fences, parking, loading, and landscaping is adequate to properly relate the use with the land and the uses in the vicinity:**

The site is adequate in size and topography to accommodate the proposed use. The parcel is generally flat and large enough to support required setbacks, internal circulation, parking, truck maneuvering, landscaping, and security features. Proposed CMU and wrought-iron screening walls, landscaped setbacks, and controlled access points ensure appropriate compatibility with surrounding industrial uses.

2. That the site for the proposed use has street access adequate to carry the quantity and kind of traffic generated by the proposed use:

A Traffic Statement was prepared for this project and was approved by the City's Traffic Engineer. This project is anticipated to generate 61 AM Peak trips and 61 PM Peak hour trips. In regard to delivery trucks, the client has indicated that there will be 10 to 12 trucks per day arriving any time between 8-5 Monday-Friday. The client has indicated that they will maintain a 3-day inventory of both raw materials and product, allowing for the truck delivery to be spread out through. the work day and typically outside the normal AM and PM Peak Hours.

As noted above, the site is part of a five-lot plat currently under review. One of the purposes of the plat is to create a roadway that will connect this site to Gila Bend Hwy, via Garden Ave. There will also be access along the Ash Ave alignment that will also provide access to Commerce Dr to the south. The applicant is aware that depending on timing of their project as well as others if this project is to go first, they will be responsible for off site improvements south of the site for access to Commerce Dr. This will be evaluated as part of the site plan and would be a condition of approval of the site plan.



As the site expands in the future, additional traffic analysis will be required and determined at time of site plan amendments.

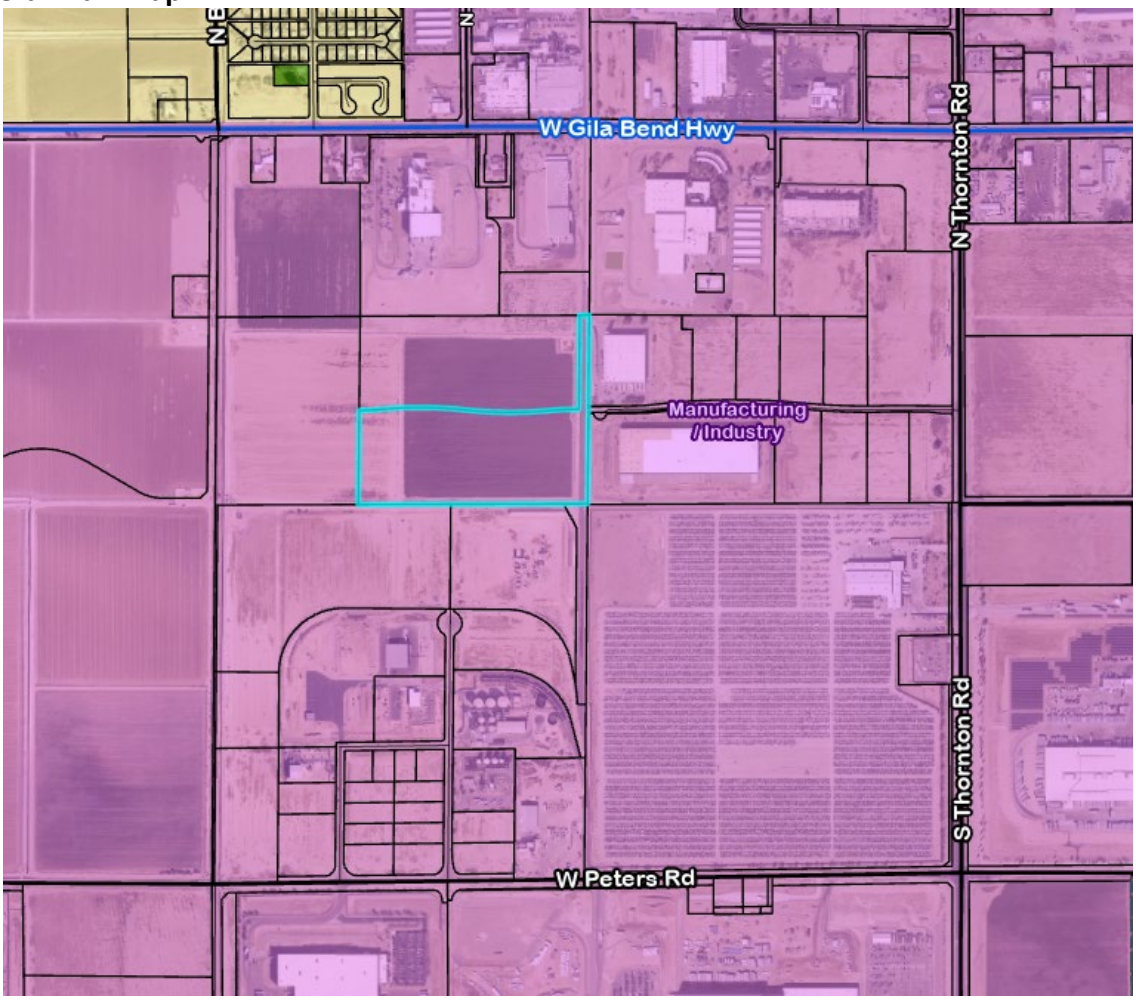
3. The proposed use will have no adverse effect upon the abutting property

The proposed use will not have an adverse effect on abutting properties. All surrounding properties are zoned and used for industrial purposes. Potential impacts related to noise, traffic, or safety are mitigated through building design, enclosed processing systems, site security, and compliance with applicable environmental, building, and fire codes.

4. The proposed use is in conformance with the General Plan and zoning code:

The proposed use is consistent with the City of Casa Grande General Plan, which allows manufacturing and industrial employment uses. The I-2 zoning district is intended to accommodate intensive industrial operations, including chemical manufacturing, subject to Conditional Use Permit approval.

General Plan Map



5. The conditions stated in this approval are necessary to protect the health, safety, and general welfare.

Conditions of approval and regulatory oversight are necessary to protect public health, safety, and welfare. The facility will be required to obtain all applicable permits from the City, Pinal County, ADEQ, and the Casa Grande Fire Department. The project incorporates multiple layers of containment, fire protection systems, and emergency response planning to ensure safe operation.

PUBLIC NOTIFICATION/COMMENTS

Public hearing notification efforts for this request meet the requirements set out by City Code. They include:

- Pre-Scoping Letters were sent to property owners within 1,000 feet in November 2025
- A notice was published in the Casa Grande Dispatch.
- A notice was mailed to each owner of property situated within 1,000 feet of the site.
- One sign was posted by the applicant near the subject site.

Inquiries/Comments:
No comments were received to date.

STAFF RECOMMENDATION

Staff recommends the Commission approve the Conditional Use Permit and Associated Resolution (DSA-25- 00131).

Exhibits:
Exhibit A –CUP Narrative
Exhibit B – Conceptual Site Plan
Exhibit C – Traffic Statement Letter
Exhibit D – CUP Resolution

Project Narrative

CORNER OF ASH AND BURRIS
CASA GRANDE, AZ 85193

Project Legal Description

PARCEL: 503-48-0170
PROPERTY ADDRESS: Corner of Ash and Burris, Casa Grande, AZ 85193
S/T/R: 25 6S 5E
A parcel of land located in the northwest quarter of section 25, Township 06 south, range 05 east, Pinal County, Arizona.

Project Location and Surrounding Land Uses

LOT NET AREA: 1,002585 S.F. / 23 AC
LOT GROSS AREA: 1,142,125 S.F. / 26.22 AC
DISTURBED AREA: 499,949 S.F. / 11.48 AC
LOT COVERAGE %: 7.25%

Below reflects the existing Land Use, Owner/Subdivision, and Zoning District for the parcel and surrounding.

ID	Land Use	Owner/Subdivision	Zoning
Subject Parcel	Industrial	KPPC Advanced Chemical Inc	I-2
North	Industrial	KPPC Advanced Chemical Inc	I-2
East	Industrial	BVKV Casa Grande Owner LLC	I-2
West	Industrial	Topco Scientific USA Corp	I-2
Southeast	Industrial	Solvay Chemicals Inc	I-2
Southwest	Industrial	LCY Electronic Materials Inc	I-2

1. Manufacturing, Chemicals, Safety Protocols, and Permitting

The proposed facility will engage in the purification and blending of high-purity chemicals used in semiconductor manufacturing, including hydrochloric acid and ammonium hydroxide. This refinement process is essential for modern microchip fabrication, as the required purity levels are several million times lower than standard industrial products. Supporting operations will include chemical storage, laboratory analysis, and quality control testing, ensuring product consistency and full traceability for end users.

Advanced Safety & Containment

Safety, containment, and environmental protection are the paramount design principles for this facility. All chemical processing and blending will occur within fully enclosed, highly automated systems utilizing PTFE-lined piping, sealed couplers, and PLC/DCS controls to ensure safe handling, prevent contamination, and eliminate potential for emissions or human exposure. The facility design reflects industry's best practices for chemical containment and complies with state, county, and city regulations, including ADEQ and Pinal County Environmental Quality requirements.

As a qualified supplier to major U.S. semiconductor manufacturers like TSMC, Intel, and Micron, KPPC must satisfy EHS (Environmental, Health, and Safety) standards that often exceed typical governmental regulatory thresholds. This ensures the facility operates at the absolute highest level of safety and environmental stewardship, comparable to other highly regulated facilities in the region, such as CCAZ and LCY in Casa Grande.

The facility will be designed to comply with all applicable rules and regulations set by the EPA, Pinal County, and the City of Casa Grande. This includes obtaining the following permits:

- Pinal County Environmental Quality: The facility must obtain an Air Quality Permit from Pinal County, which strictly limits and monitors potential air emissions and requires best available control technology.
- Arizona Department of Environmental Quality (ADEQ): The facility will secure a Stormwater AZMSGP Permit, as applicable, to manage and control runoff and ensure the quality of stormwater leaving the site.
- City of Casa Grande: A Wastewater Permit will be required from the city, setting strict standards for the quality and volume of any process water discharge into the municipal system.
- Federal/RCRA: The facility will obtain an EPA/RCRA (Resource Conservation and Recovery Act) registration to ensure the proper, fully traceable, and compliant disposal of all generated hazardous waste.
- City Fire Department: A comprehensive Fire Permit will be required, mandating that the facility's fire suppression systems, emergency response plans, and chemical storage design comply with the latest International Fire Code (IFC) and local amendments, ensuring the safety of first responders and the community.

2. Site Phasing and Anticipated Timeframe

The Conditional Use Permit (CUP) applies to the entire 26-acre site, supporting a long-term strategic vision for a vital localized supply chain. The site will be developed in multiple phases to accommodate long-term growth in the U.S. semiconductor materials market.

Phase 1 will develop approximately 6 acres for the purification of semiconductor-grade hydrochloric acid and ammonium hydroxide, and for the formulation of proprietary chemical blends used in advanced semiconductor processes, including photoresist removal, metal and oxide cleaning, and fine slurry preparation. Construction of Phase 1 is scheduled for completion by late 2027, with operations to follow.

Future phases will expand production capabilities and supporting infrastructure. KPPC has reserved space on the site for a semiconductor-grade sulfuric acid facility project previously reviewed by the City which is anticipated within five to seven years, subject to market conditions and customer demand.

The broader long-term vision, supported by the Kanto Group (the world's leading supplier of semiconductor wet chemicals (Linx Consulting, 2025 SPCC), is to utilize the adjacent 24 acres to the north to establish a comprehensive Semiconductor Materials Manufacturing Campus. This approach will not only expand KPPC's internal capabilities but also aims to attract complementary materials partners to co-locate future operations, strengthening Arizona's position as a national hub for advanced manufacturing and materials innovation and completing critical localization of the supply chain.

3. Description of Buildings and Uses

The project involves the construction of a new manufacturing and office complex designed for both safety and efficiency. The main facility will be constructed with Type I-A and Type IIB construction standards, which are highly fire-resistant building types suitable for industrial and high-hazard uses, totaling 88,798 square feet.

The facility is segmented to support its primary functions:

- Manufacturing and Processing: The core of the structure is the manufacturing area, which houses the fully enclosed purification, blending, and quality control operations. This area is designed with the highest degree of chemical containment and automated process control.
- Warehouse and Storage: Adjacent to the manufacturing area is the warehouse, used

for the storage of both industrial feedstock and finished, high-purity products prior to distribution.

- Office and Lab: An office scope is included to accommodate administrative staff, management, and essential laboratory analysis and quality control testing which is a critical function to ensure product consistency and full traceability required by semiconductor end-users.

Supporting structures include a pre-manufactured security guard house and main truck entrance located along the northwest of the site. The western half of this site will be fully developed and encompasses approximately 11.5 acres. The civil site improvements consist of onsite paving and grading, half-street improvements on Garden and Ash Ave, surface and underground retention systems, new onsite water and sewer infrastructure, and a surface chemical containment pond.

4. Truck Traffic and Site Circulation

A Traffic Impact Study (TIA) has been submitted for review, which confirms the planned and preferred truck route to minimize impact on local streets.

Traffic Flow and I-8 Utilization

The site is strategically designed to direct all significant commercial vehicle traffic away from local roads and onto major regional arteries.

- All trucks and traffic flows will enter and exit the site via the designated northwestern access point on Garden Avenue.
- From Garden Avenue, trucks will be routed east on 84 then left on Thornton Road to Cottonwood to Pinal Avenue.

This routing strategy is specifically intended to avoid utilizing local routes through Casa Grande, directly addressing the concern about existing truck traffic in the city center. The design ensures the project operates safely and efficiently while leveraging the regional highway infrastructure.

<u>Updated Narrative Responses to CUP Criteria</u>

1. **Site Adequacy and Relation to Vicinity:** The 26-acre site provides ample space and a flat topography ideal for this large-scale, high-technology industrial development. The project layout incorporates appropriate setbacks, a CMU screening wall/wrought iron fencing for security, paved access, and enhanced landscaping along the office frontage and perimeter, ensuring a proper buffer and positive relationship with the surrounding industrial uses.

2. **Street and Highway Adequacy:** The site connects directly to Ash Avenue and Garden Avenue. The operational design dictates that commercial truck traffic will utilize the northwestern access point on Garden Avenue. From Garden Avenue, trucks will be routed east on 84 then left on Thornton Road to Cottonwood to Pinal Avenue. This planned circulation minimizes the use of local streets, ensuring the existing road infrastructure is adequate for the generated traffic.

3. **No Adverse Effect Upon Abutting Property:** The facility is situated within an established I-2 (General Industrial) zone, and the proposed use is compatible with neighboring industrial properties. Any potential visual, noise, or environmental impacts are mitigated through a robust design, including the CMU screening wall, controlled access points, perimeter landscaping, and the fully enclosed, contained nature of the chemical processes.

4. **Conformance with the General Plan:** The project is in strong conformance with the City's General Plan by directly supporting and encouraging high-value industrial and manufacturing growth. It also plays a vital role in establishing Casa Grande and Arizona as a central hub for the critical U.S. semiconductor supply chain.

5. **Protection of Public Health, Safety, and General Welfare:** All site improvements are engineered with industry-leading safety and environmental responsibility as the primary focus. The design meets or exceeds all current local and state codes, including the 2024 International Building Code (IBC). The multi-tiered chemical containment systems, automated process controls, comprehensive fire access, and detailed security planning ensure the facility operates safely, efficiently, and without creating hazards for the public, protecting the health, safety, and welfare of the community.

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- FIRE LANE

PROJECT DATA

PARCEL: 503-48-0170

PROPERTY ADDRESS: CORNER OF ASH AND BURRIS
CASA GRANDE, AZ 85193

S/T/R: 25 6S 5E

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 06 SOUTH, RANGE 05 EAST, PINAL COUNTY, ARIZONA.

SITE DATA

LOT GROSS AREA:	1,142,125 S.F. / 26.22 AC
LOT NET AREA:	1,002585 S.F. / 23 AC
DISTURBED AREA:	499,949 S.F. / 11.48 AC
LOT COVERAGE %:	7.25 %
BUILDING FOOTPRINT AREA:	72,709 S.F.
TOTAL BUILDING AREA:	88,798 S.F.
TOTAL LANDSCAPE AREA:	78,000 S.F.
LINEAR FEET OF STREET FRONTAGE:	1,255 L.F.
ZONING:	I-2
BUILDING SETBACK:	30'
LANDSCAPE SETBACK:	15'
RIGHT OF WAY:	30'
BUILDING HEIGHT (ALLOWABLE):	3 STORY
BUILDING HEIGHT (PROVIDED):	65' HIGH

BUILDING DATA

BUILDING DATA:
BUILDING OCCUPANCY: MIXED USE, SEPARATED:
F-1, B, H-3

CONSTRUCTION TYPE: *ONE BUILDING WITH TWO TYPES:*
II-B CONSTRUCTION (OFFICE, LAB, AND MANUFACTURING BUILDING)

I-A CONSTRUCTION (FUTURE WAREHOUSE AND MANUFACTURING)

II-B BUILDING - DOUBLE STORY
I-A BUILDING - SINGLE STORY
ALL SIDE YARDS > 60 FEET
FIRE SPRINKLER SYSTEM: PER NFPA 13/CASA GRANDE FIRE CODES
FIRE-ALARM SYSTEM: NFPA 72

FIRE RATING:
FIRE RESISTANCE RATING REQUIREMENTS FOR TYPE II-B CONSTRUCTION PER IBC TABLE 601

STRUCTURAL FRAME:	NOT RATED
EXTERIOR BEARING WALLS:	NOT RATED
INTERIOR NON-BEARING WALLS:	NOT RATED

FIRE RESISTANCE RATING REQUIREMENTS FOR TYPE I-A CONSTRUCTION PER IBC TABLE 601

STRUCTURAL FRAME:	3-HR RATED
EXTERIOR BEARING WALLS:	3-HR RATED
INTERIOR NON-BEARING WALLS:	NOT RATED

ROOF CLASSIFICATION:
PER IBC TABLE 1505.1 MINIMUM ROOF CLASSIFICATION SHALL BE A CLASS 'C' ROOF SYSTEM FOR TYPE II-B CONSTRUCTION AND CLASS 'B' ROOF SYSTEM FOR TYPE I-A CONSTRUCTION.

TYPE II-B ALLOWABLE AREAS - MIXED OCCUPANCY CALCULATION:

LEVEL 1:

'B' ACTUAL / 'B' ALLOWABLE + 'F-1' ACTUAL / 'F-1' ALLOWABLE + 'H-4' ACTUAL / 'H-4' ALLOWABLE + 'H-3' ACTUAL / 'H-3' ALLOWABLE < 1

8,186 SF / 92,000 SF + 9,034 SF / 62,000 SF + 13,204 SF / 70,000 SF + 6,948 SF / 14,000 SF < 1

0.09 + 0.15 + 0.14 + 0.3 = **0.68**

LEVEL 2:

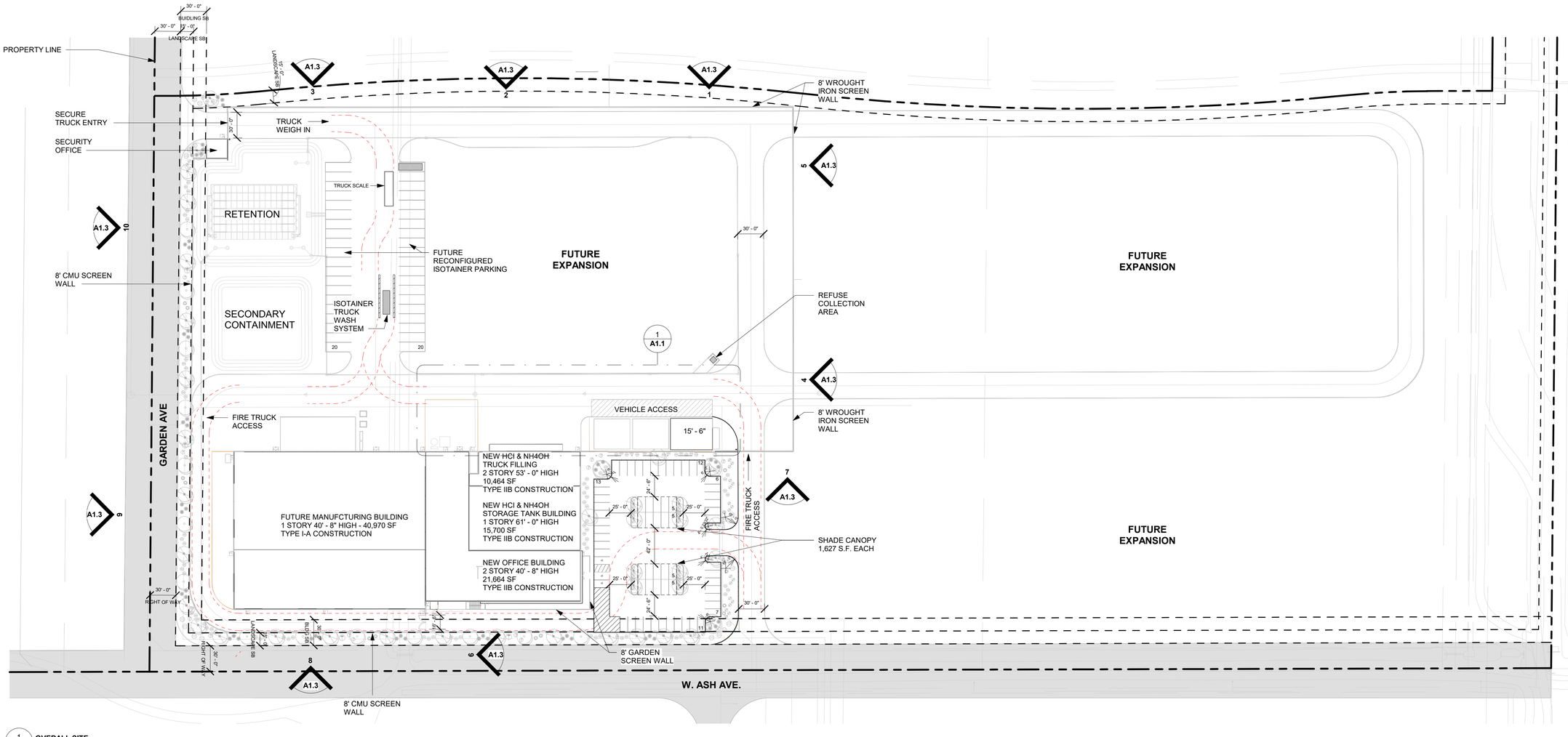
'B' ACTUAL / 'B' ALLOWABLE + 'H-4' ACTUAL / 'H-4' ALLOWABLE + 'H-3' ACTUAL / 'H-3' ALLOWABLE < 1

9,649 SF / 92,000 SF + 3,185 SF / 70,000 SF + 2,578 SF / 14,000 SF < 1

0.1 + 0.05 + 0.18 = **0.33**

PARKING DATA

PARKING REQUIREMENTS (Table 17.56.030.B)	
OFFICE AT 1/400 S.F.:	17,835 S.F. / 400 = 45 SPACES
MANUFACTURING AND INDUSTRY 1/750 S.F. (FIRST 20,000 S.F.):	20,000 S.F. /750 = 27 SPCAES
1 SPACE PER 1000 SQUARE FEET OF ADDITIONAL FLOOR AREA BETWEEN 20,000 - 100,000 S.F.:	18,526 S.F./1000 = 19 SPACES
TOTAL PARKING REQUIRED (PER CITY ORDINANCE):	45 + 27 + 19 = 91 SPACES
REQUIRED PARKING (PER OWNER STAFFING PLAN)	77 SPACES
PROVIDED PARKING (INCLUDING 3 ACCESSIBLE SPACES)	69 SPACES
PROVIDED ISOTAINER PARKING:	40 SPACES



1 A1.0 **OVERALL SITE**
1/64" = 1'-0"

N

KANTO PPC
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Mission Critical Architecture
WMA ARCHITECTS
A Century 3 Company
PREFLING Engineering
BUEHLER

REGISTERED ARCHITECT
CERTIFICATE NO.
34384
BEAU
DROMIACK
Date Signed 05.15.25
ARIZONA, U.S.A.
Expires 12/31/2026

KPPC HCl & NH4OH PRODUCTION CAMPUS - SITE PLAN

PROJECT TITLE: KPPC ADVANCED CHEMICALS INC
CORNER OF ASH AND BURRIS
CASA GRANDE, AZ 85193

CLIENT:

REV	DESCRIPTION	DATE	APPR
	Site Plan Package	10/02/2025	

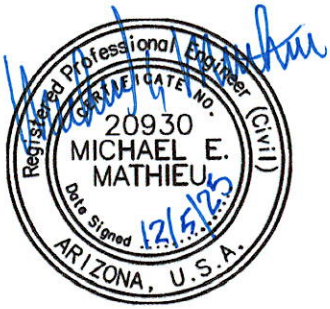
Sheet Title:
OVERALL SITE PLAN

Sheet Number:
A1.0

Proj No: 25-0006226.01

CivTech

TRIP GENERATION LETTER



December 4, 2025

Mr. Duane Eitel
City of Casa Grande
510 E Florence Street
Casa Grande, Arizona 85122

RE: TRIP GENERATION COMPARISON LETTER OF THE CAPE SANTIAGO TIA TO THE KPPC CUP IN CASA GRANDE, ARIZONA

Dear Mr. Eitel:

CivTech has been retained by WMA Architects (the "**Client**") to prepare a Traffic Generation Comparison Letter (TGCL) for the KPPC CUP project (the **"Project"**). This TGCL will compare the expected site-generated trips from the KPPC CUP project to the previous development of Block 5 of the project known as Cape Santiago. The difference in the size of the project is that this **Project** will only develop a portion of the site whereas the Cape Santiago project developed the whole site. One of the differences between the projects is that the Cape Santiago project included a sales area and the **Project** does not have a sales area. Other difference is that Cape Santiago was planned for a continuous 24/7/365 operation whereas the KPPC CUP project is an 8-to-5 operation with 58 daily employees and 3 people on-site over-night. The **Project** will be located on what was Block 5 in the original Cape Santiago TIA.

The **Project** is located north and east of the Burris Street/Ash Avenue intersection on Parcel No. 503-48-0170 in Casa Grande, Arizona.

Access to the **Project** will be located along the east property line of the parcel.

A Site Plan identifying the location of the **Project** is shown as **Attachment A.**

BACKGROUND AND PURPOSE

The original TIA for the Cape Santiago project first used ITE LUC 110 – General Light Industrial to calculate the expected site-generated trips. However, using the ITE data over-estimated the expected trips for the project based on historical data from the client from similar sized sites across the nation with the same number of employees and a 24/7/365 operation. With approval from City staff, CivTech was able to use the data provided by the client. That data included a total of 135 daily trips and 91 trips during the AM Peak Hour (63 trips in and 28 trips out) and 89 trips during the PM Peak Hour (27 trips in and 62 trips out). See **Table 1 – Trip Generation** below from the Cape Santiago TIA.

Table 1 – Cape Santiago Trip Generation

Land Use	ITE Code	ITE Land Use Name	Acreage	Quantity Units+	AM Distribution		PM Distribution	
					In	Out	In	Out
Lots 1-3 *(2025)*	110	General Light Industrial	54.079	471.136 KSF	88%	12%	14%	86%
Lot 5 *(2024)*	-	-	14.024	122.177 KSF	50%	50%	50%	50%

Land Use	ADT		AM Peak Hour				PM Peak Hour			
	Avg. Rate*	Total	Avg. Rate*	In	Out	Total	Avg. Rate*	In	Out	Total
Lots 1-3 *(2025)*	4.87	2,294	0.74	307	42	349	0.65	43	263	306
Lot 5 *(2024 & 2025)* – Merchant Terminal	-	24	-	5	5	10	-	5	5	10
Lot 5 *(2025)* – KPCT Total	-	36	-	3	3	6	-	2	2	4
Lot 5 *(2028)* – KPPC Balance of Land	-	12	-	3	3	6	-	3	3	6
Lot 5 *(2024)* – Personnel	-	5	-	5	0	5	-	0	5	5
Lot 5 *(2025)* – Personnel	-	75	-	55	20	75	-	20	55	75
Lot 5 Total *(2024)*	-	**29**	**-**	**10**	**5**	**15**	**-**	**5**	**10**	**15**
Lot 5 Total (2025)	-	*135*	-	*63*	*28*	*91*	-	*27*	*62*	*89*
Total Trips (2025)		**2,429**		**370**	**70**	**440**		**70**	**325**	**395**
Truck Trips										
Lots 1-3 *(2025)*	20%	458	20%	61	9	70	20%	9	52	61
Lot 5 *(2024 & 2025)* – Merchant Terminal	100%	24	100%	5	5	10	100%	5	5	10
Lot 5 *(2025)* – KPCT Total	100%	36	100%	3	3	6	100%	2	2	4
Lot 5 *(2028)* – KPPC Balance of Land	100%	12	100%	3	3	6	100%	3	3	6
Lot 5 *(2024)* – Personnel	0%	0	0%	0	0	0	0%	0	0	0
Lot 5 *(2025)* – Personnel	0%	0	0%	0	0	0	0%	0	0	0
Lot 5 Total *(2024)*	-	**24**	**-**	**5**	**5**	**10**	**-**	**5**	**5**	**10**
Lot 5 Total (2025)	-	*60*	-	*8*	*8*	*16*	-	*7*	*7*	*14*
Subtotal Truck Trips (2025)		**518**		**69**	**17**	**86**		**16**	**59**	**75**
Vehicle Trips										
Lots 1-3 *(2025)*	80%	1,836	80%	246	33	279	80%	34	211	245
Lot 5 *(2024 & 2025)* – Merchant Terminal	0%	0	0%	0	0	0	0%	0	0	0
Lot 5 *(2025)* – KPCT Total	0%	0	0%	0	0	0	0%	0	0	0
Lot 5 *(2028)* – KPPC Balance of Land	0%	0	0%	0	0	0	0%	0	0	0
Lot 5 *(2024)* – Personnel	100%	5	100%	5	0	5	100%	0	5	5
Lot 5 *(2025)* – Personnel	100%	75	100%	55	20	75	100%	20	55	75
Lot 5 Total *(2024)*	-	**5**	**-**	**5**	**0**	**5**	**-**	**0**	**5**	**5**
Lot 5 Total (2025)	-	*75*	-	*55*	*20*	*75*	-	*20*	*55*	*75*
Subtotal Vehicle Trips (2025)		**1,911**		**301**	**53**	**354**		**54**	**266**	**320**
Totals Trips		***2,429***		***370***	***70***	***440***		***70***	***325***	***395***

Notes: *All average rates were calculated by dividing total trips generated using regression equation by the number of dwelling units. (See below.)
+ KSF = 1,000 square feet

EXISTING CONDITIONS

EXISTING LAND USE

The parcel of land where the Project will be located is currently being used an agricultural use.

EXISTING ROADWAY NETWORK

Burris Road is currently a 2-lane north-south minor collector road

Ash Avenue is currently an unpaved 2-lane east-west farm road.

KPPC CUP TRIP GENERATION

Like the Cape Santiago project, the KPPC CUP project has client provided data on the expected number of employees and work hours. The **Project** is expected to have 58 daily employees working 8-to-5 time period and 3 employees on-site over-night. That would equate to 61 trips during the AM Peak Hour (58 trips in and 3 trips out) and 61 trips during the PM Peak Hour (3 trips in and 58 trips out).

In regards to delivery trucks, the client has indicated that there will be 10 to 12 trucks per day arriving any time between 8-5 Monday-Friday. The client has indicated that they will maintain a 3-day inventory of both raw materials and product, allowing for the truck delivery to be spread out through the work day and typically outside the normal AM and PM Peak Hours.

KPPC CUP AND CAPE SANTIAGO TRIP GENERATION COMPARISON

Project	Weekday Trips						
	Daily	AM Peak Hour			PM Peak Hour		
	Total	In	Out	Total	In	Out	Total
KPPC CUP		58	3	61	3	58	82
Cape Santiago – Block 5		63	28	91	27	62	89
Net New Vehicle Trips		**-5**	**-25**	**-30**	**-24**	**-4**	**-7**

The KPPC CUP project is anticipated to generate less trips than the original development of Block 5 of the Cape Santiago project with a reduction of the 30 trips overall during the AM Peak Hour (-5 trips in and -25 trips out), and 7 trips overall the during the PM Peak Hour (-24 trips in and -4 trips out).

CONCLUSIONS

From the above, the following can be concluded:

The KPPC CUP project is anticipated to generate less trips than the original development of Block 5 of the Cape Santiago project with a reduction of the 30 trips overall during the AM Peak Hour (-5 trips in and -25 trips out), and 7 trips overall the during the PM Peak Hour (-24 trips in and -4 trips out).

The net effect is less traffic on the surrounding roadway with the KPPC CUP project when compared to the original development of Block 5 for the Cape Santiago project.

Please contact me with any questions you may have regarding this Trip Generation Comparison Letter.

Sincerely,

CivTech



Mick Mathieu, P.E., Fellow – ASCE

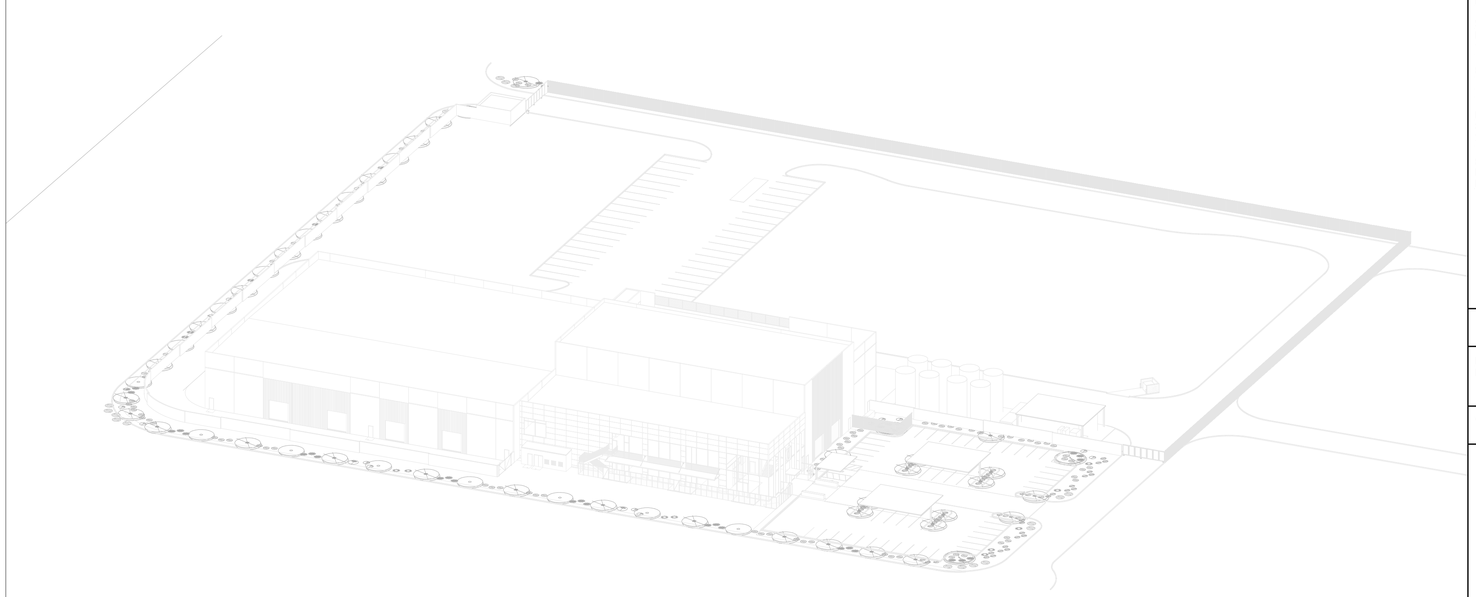
Attachments (2)

A. Site Plan – KPPC CUP
B. Site Plan – Cape Santiago

KPPC HCL & NH4OH PRODUCTION CAMPUS

SITE PLAN PACKAGE

CORNER OF ASH AND BURRIS
CASA GRANDE, AZ 85193



PROJECT DESCRIPTION

SCOPE OF WORK:

KPPC ADVANCED CHEMICAL INC WILL BE DEVELOPING THE WEST 6.16 ACRES OF PARCEL 503-48-0170 TO SUPPORT A CHEMICAL PROCESSING AND WAREHOUSE FACILITY, INCLUDING AN OFFICE SCOPE. THE SITE PLAN SUBMITTAL INCLUDES PAVING THE NEW INTERIOR ROADS FOR VEHICLE ACCESS AND CIRCULATION, ADDING A CMU SCREEN WALL AROUND THE BUILDING AND SITE TO ENCLOSE THE TRUCK CIRCULATION ACCESS, PAVING THE NEW PARKING LOT, AND INCLUDING LANDSCAPING FOR THE GARDEN SCREEN WALL AT THE OFFICE STOREFRONT, LANDSCAPE ISLANDS AND LANDSCAPE ALONG STREET FRONTAGE.

APPLICABLE CODES

JURISDICTION: CITY OF PROJECT CITY

2024 INTERNATIONAL BUILDING CODE (IBC)
2024 INTERNATIONAL FIRE CODE (IFC)
2024 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2024 INTERNATIONAL PLUMBING CODE (IPC)
2024 INTERNATIONAL MECHANICAL CODE (IMC)
2024 INTERNATIONAL FUEL GAS CODE (IFGC)
2024 NATIONAL ELECTRICAL CODE (NEC)
2024 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2024 INTERNATIONAL GREEN CONSTRUCTION CODE (IGCC)
2024 ICC A117.1 ACCESSIBLE AND USABLE BUILDING AND FACILITIES
ADA STANDARDS FOR ACCESSIBLE DESIGN DATED SEPT. 15, 2010 BY USDOJ (ADA)
THE CODE OF THE CITY OF CASA GRANDE, ARIZONA

PROJECT TEAM

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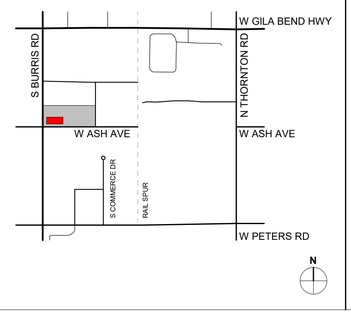
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KURUMI.AUSTIN@CORBINENGINEERING.COM

DEFFERED SUBMITTALS

DEFERRED SUBMITTAL:
DEFERRED SUBMITTAL DESCRIPTION.

VICINITY MAP



SHEET INDEX

Sheet Number	Sheet Name
00 - GENERAL	
A0.0	COVER SHEET
01 - ARCHITECTURAL	
A1.0	OVERALL SITE PLAN
A1.1	SITE PLAN - ENLARGED
A1.2	SITE DETAILS
A1.3	SITE FENCE ELEVATIONS
A4.0	BUILDING ELEVATIONS
A4.1	3D VIEWS
02 - CIVIL	
C1.0.1	GRADING & DRAINAGE
C1.0.2	NOTES
C1.0.3	OVERALL GRADING PLAN SHEET INDEX, LEGEND & ABBREVIATIONS
C1.0.4	GRADING PLAN
C1.0.5	GRADING PLAN
C1.0.6	GRADING PLAN
C1.0.7	GRADING PLAN
C1.0.8	GRADING SECTIONS
C1.0.9	GRADING SECTIONS
C1.0.10	STORM PLAN AND PROFILE-1
C1.0.11	STORM PLAN AND PROFILE-2
C1.0.12	STORM PLAN AND PROFILE-2
C1.0.13	STORMTECH DETAILS
C1.0.14	STORMTECH DETAILS
C1.0.15	MISCELLANEOUS DETAILS
C2.0.1	COVER SHEET
C2.0.2	NOTES
C2.0.3	OVERALL UTILITY PLAN SHEET INDEX, LEGEND & ABBREVIATIONS
C2.0.4	UTILITY PLAN
C2.0.5	UTILITY PLAN
C2.0.6	UTILITY PLAN
C2.0.7	SANITARY PROFILE-1
C2.0.8	SANITARY PROFILE-1
03 - LANDSCAPE	
L1.0	PRELIMINARY LANDSCAPE PLAN
05 - ELECTRICAL	
EL101	ELECTRICAL LIGHTING STUDY SITE PLAN

PROJECT DATA

PARCEL:	503-48-0170
PROPERTY ADDRESS:	CORNER OF ASH AND BURRIS CASA GRANDE, AZ 85193
S/T/R:	25 6S 5E

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 06 SOUTH, RANGE 05 EAST, PINAL COUNTY, ARIZONA.

SITE DATA

LOT GROSS AREA:	1,142,125 S.F. / 26.22 AC
LOT NET AREA:	1,002585 S.F. / 23 AC
DISTURBED AREA:	268,649 S.F. / 6.16 AC
LOT COVERAGE %:	64.2%

BUILDING DATA

BUILDING DATA:

BUILDING OCCUPANCY:	MIXED USE, SEPARATED: F-1, B, H-4
CONSTRUCTION TYPE:	*ONE BUILDING WITH TWO TYPES:* *II-B CONSTRUCTION (OFFICE, LAB, AND MANUFACTURING BUILDING)* *I-A CONSTRUCTION (FUTURE WAREHOUSE AND MANUFACTURING)*
II-B BUILDING - DOUBLE STORY I-A BUILDING - SINGLE STORY ALL SIDE YARDS > 60 FEET	
FIRE SPRINKLER SYSTEM:	PER NFPA 13/CASA GRANDE FIRE CODES
FIRE-ALARM SYSTEM:	NFPA 72

FIRE RATING:
FIRE RESISTANCE RATING REQUIREMENTS FOR TYPE II-B CONSTRUCTION PER IBC TABLE 601

STRUCTURAL FRAME:	NOT RATED
EXTERIOR BEARING WALLS:	NOT RATED
INTERIOR NON-BEARING WALLS:	NOT RATED

FIRE RESISTANCE RATING REQUIREMENTS FOR TYPE I-A CONSTRUCTION PER IBC TABLE 601

STRUCTURAL FRAME:	3-HR RATED
EXTERIOR BEARING WALLS:	3-HR RATED
INTERIOR NON-BEARING WALLS:	NOT RATED

ROOF CLASSIFICATION:
PER IBC TABLE 1505.1 MINIMUM ROOF CLASSIFICATION SHALL BE A CLASS 'C' ROOF SYSTEM FOR TYPE II-B CONSTRUCTION AND CLASS 'B' ROOF SYSTEM FOR TYPE I-A CONSTRUCTION.

TYPE II-B ALLOWABLE AREAS - MIXED OCCUPANCY CALCULATION:

LEVEL 1:

'B' ACTUAL / 'B' ALLOWABLE	+	'F-1' ACTUAL / 'F-1' ALLOWABLE	+	'H-4' ACTUAL / 'H-4' ALLOWABLE	< 1 =
8,161 SF / 92,000 SF	+	2,830 SF / 62,000 SF	+	30,174 SF / 70,000 SF	< 1 =
0.09	+	0.05	+	0.43	= **0.57**

LEVEL 2:

'B' ACTUAL / 'B' ALLOWABLE	+		'H-4' ACTUAL / 'H-4' ALLOWABLE	< 1 =
9,649 SF / 92,000 SF	+		10,178 SF / 70,000 SF	< 1 =
0.1	+	0.15		= **0.25**

KANTO PPC

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www.corbinengineering.com
Mission Critical Architecture

WMA ARCHITECTS
A Century 3 Company

PREFLING Engineering

BUEHLER

PROJECT TITLE: KPPC HCI & NH4OH PRODUCTION CAMPUS - SITE PLAN

CLIENT: KPPC ADVANCED CHEMICALS INC
CORNER OF ASH AND BURRIS
CASA GRANDE, AZ 85193

REV	DESCRIPTION	DATE	APPR
	Site Plan Package	10/02/2025	

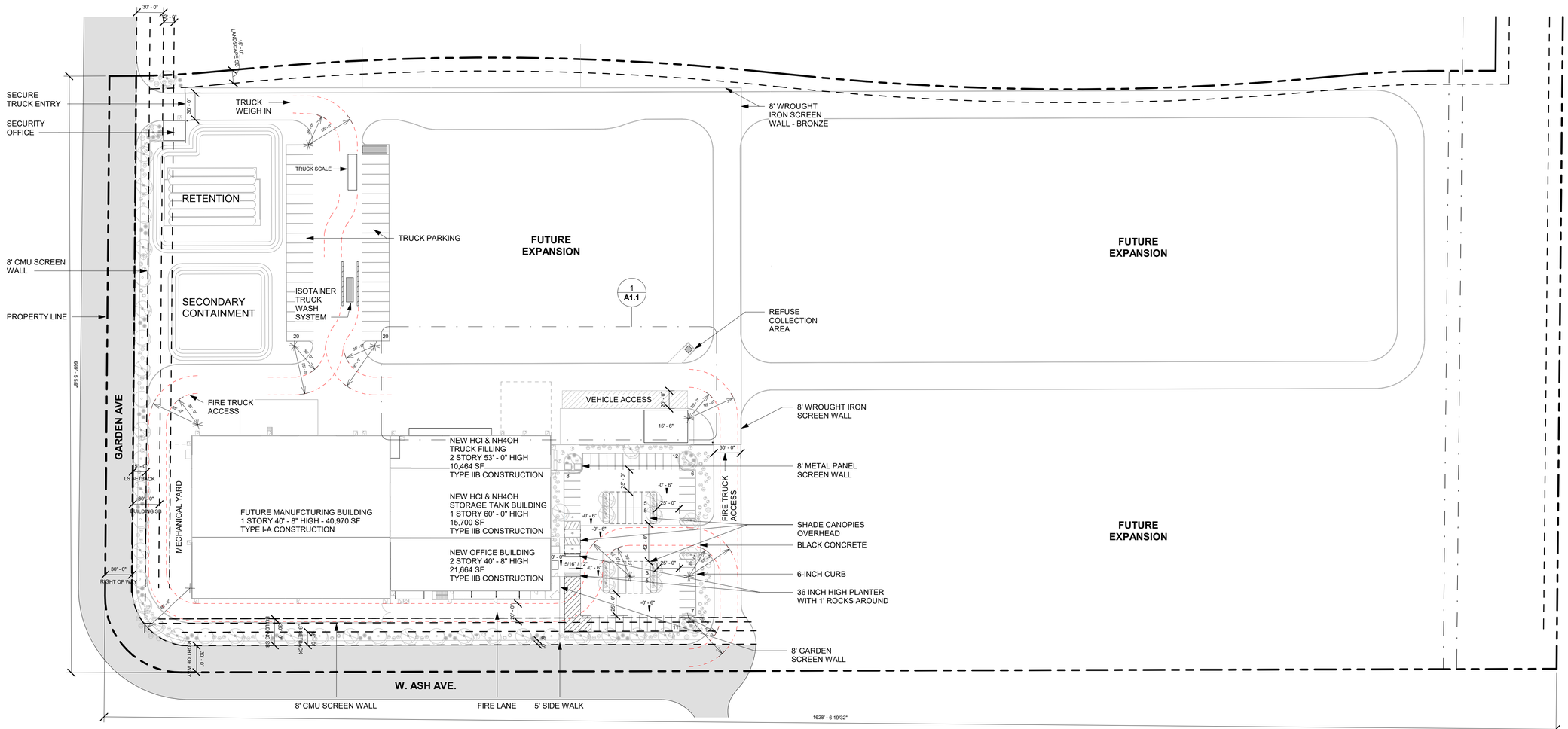
Sheet Title:
COVER SHEET

Sheet Number:
A0.0

Proj No: 25-0006226.01

SITE LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- FIRE LANE



1 A1.0 **OVERALL SITE**
1/64" = 1'-0"

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BUEHLER

PROJECT TITLE: KPPC HCl & NH4OH PRODUCTION CAMPUS - SITE PLAN

KPPC ADVANCED CHEMICALS INC
CORNER OF ASH AND BURRIS
CASA GRANDE, AZ 85193

CLIENT:

REV	DESCRIPTION	DATE	APPR
	Site Plan Package	10/02/2025	

Sheet Title:
OVERALL SITE PLAN

Sheet Number:
A1.0

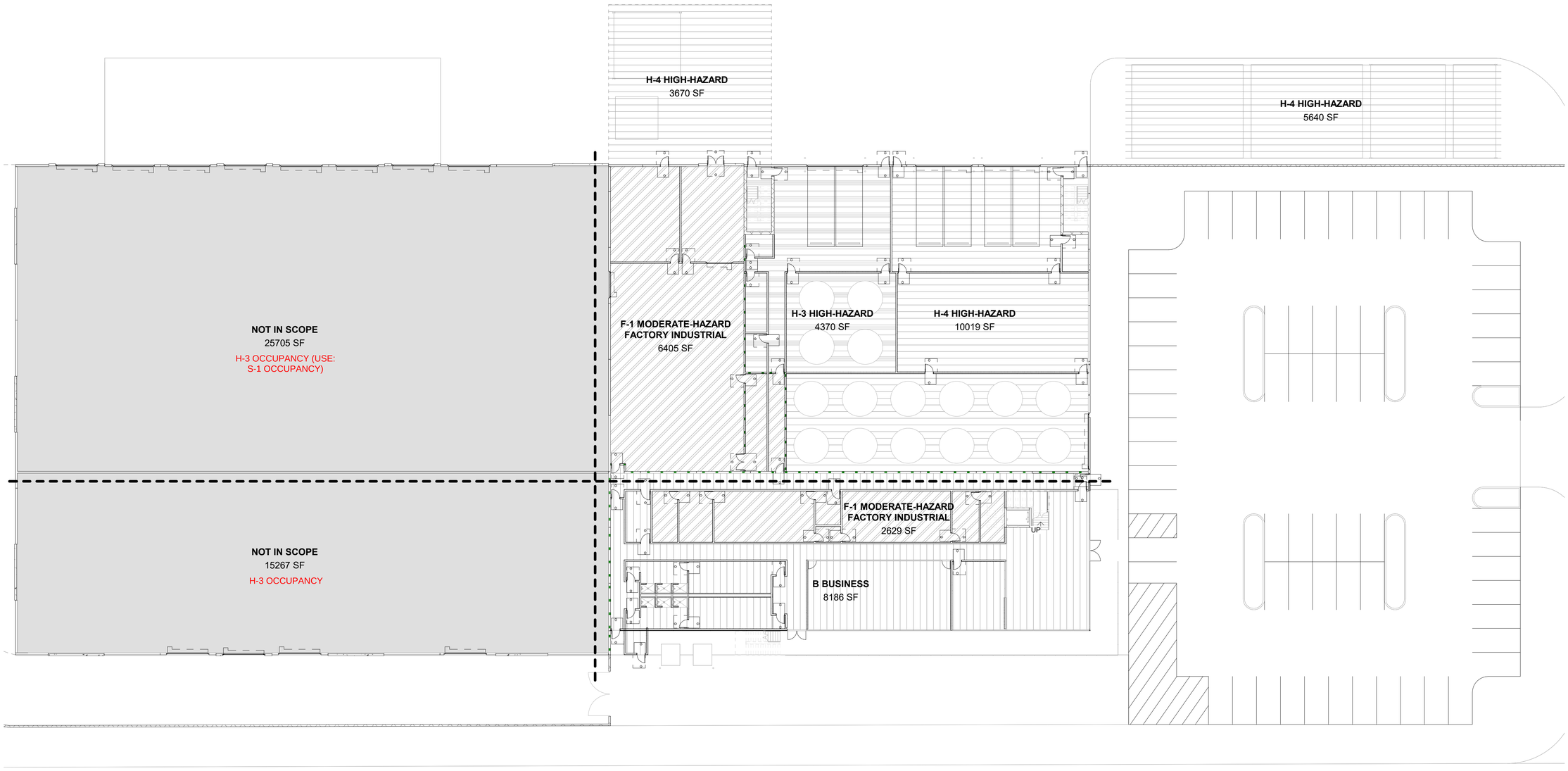
Proj No: 25-0006226.01

OCCUPANCY CLASSIFICATION

- B BUSINESS
- F-1 MODERATE-HAZARD FACTORY INDUSTRIAL
- H-3 HIGH-HAZARD
- H-4 HIGH-HAZARD
- NOT IN SCOPE

OCCUPANCY CLASSIFICATION P...

OCCUPANCY AND AREA IFORMATION	
OCCUPANCY	GROSS AREA
B BUSINESS	8186 SF
F-1 MODERATE-HAZARD FACTORY INDUSTRIAL	2629 SF
F-1 MODERATE-HAZARD FACTORY INDUSTRIAL	6405 SF
H-3 HIGH-HAZARD	4370 SF
H-4 HIGH-HAZARD	10019 SF
H-4 HIGH-HAZARD	3670 SF
H-4 HIGH-HAZARD	5640 SF
NOT IN SCOPE	25705 SF
NOT IN SCOPE	15267 SF



1 AREA PLAN - LEVEL 01 - OVERALL
A0.3.1-CS 1" = 20'-0"

KANTO-PPC

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WMA ARCHITECTS
A Century 3 Company

PREFLING Engineering

BUEHLER

PRELIMINARY

PROJECT TITLE: KPPC HCL & NH40H PRODUCTION CAMPUS - CORE & SHELL

CLIENT: KPPC ADVANCED CHEMICALS INC
CORNER OF ASH AND BURRIS
CASA GRANDE, AZ 85193

REV	DESCRIPTION	DATE	APPR
A	FEED/SD30 REVIEW	09/24/2025	

Sheet Title:
AREA PLAN - LEVEL 01 OVERALL

Sheet Number:
A0.3.1-CS

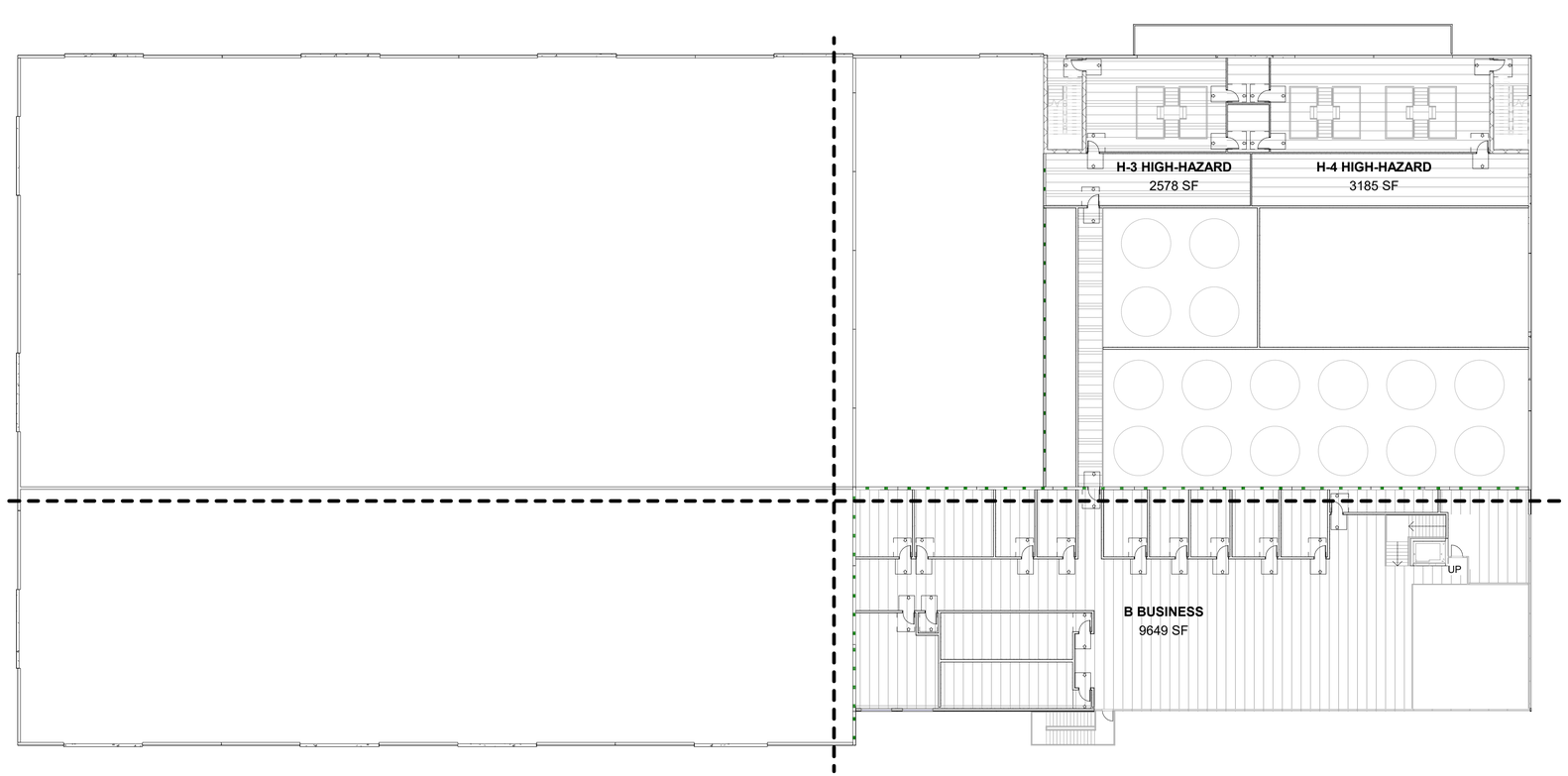
Proj No: 25-0006226.01

OCCUPANCY CLASSIFICATION

B BUSINESS

H-3 HIGH-HAZARD

H-4 HIGH-HAZARD



1 A0.3.2-CS **AREA PLAN - LEVEL 02 - OVERALL**
1" = 20'-0"

OCCUPANCY...	
OCCUPANCY AND AREA IFORMATION	
OCCUPANCY	GROSS AREA
B BUSINESS	9649 SF
H-3 HIGH-HAZARD	2578 SF
H-4 HIGH-HAZARD	3185 SF

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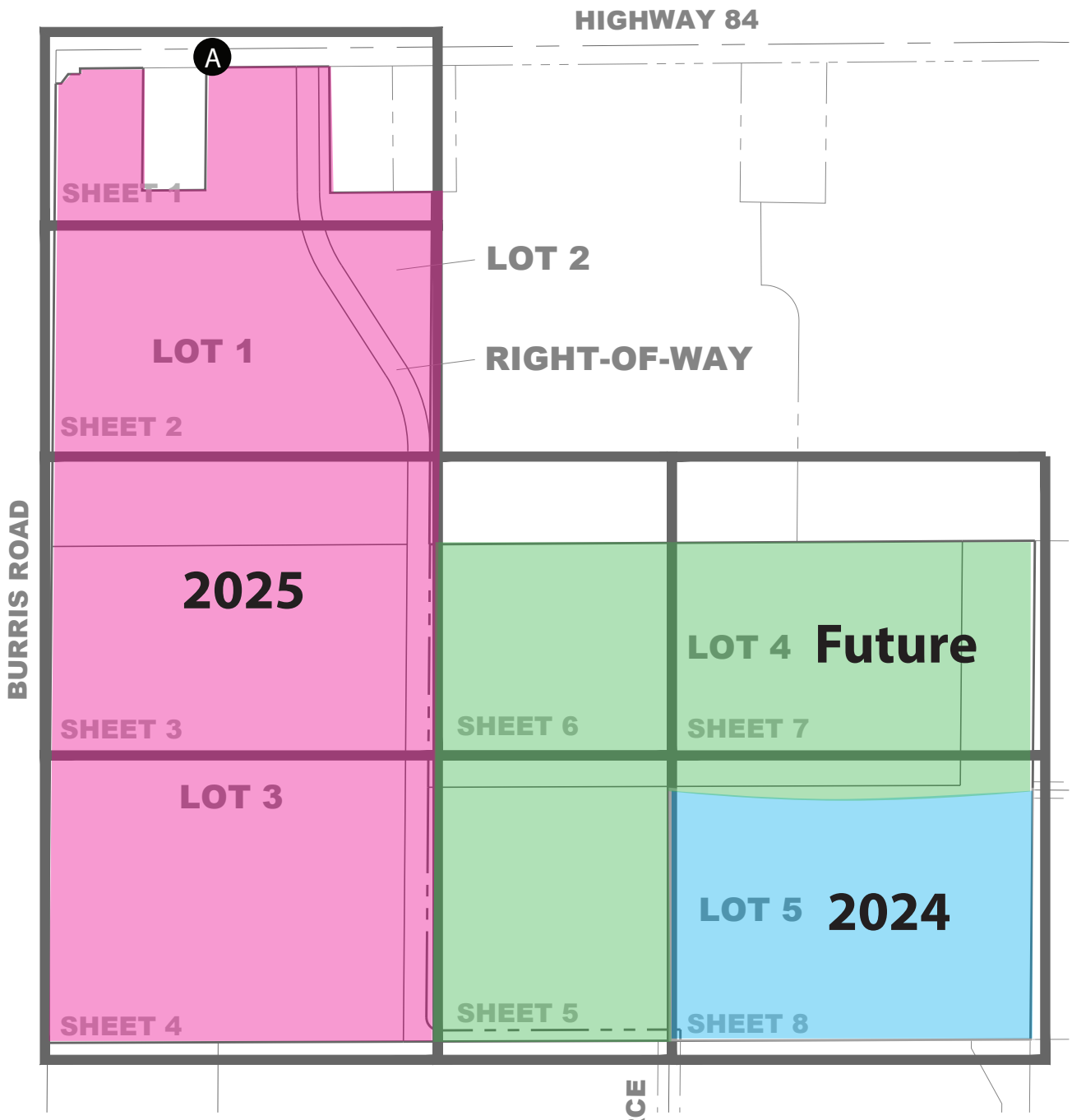
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CASA GRANDE, AZ 85193

REV	DESCRIPTION	DATE	APPR
A	FEED/SD30 REVIEW	09/24/2025	

Sheet Title:
AREA PLAN - LEVEL 02 OVERALL

Sheet Number:
A0.3.2-CS

Proj No: 25-0006226.01



PARCEL AREA TABLE		
LOT #	AREA (SF)	AREA (AC)
1	962,983	22.107
2	111,933	2.570
3	1,280,764	29.402
4	940,011	21.580
5	1,221,769	28.048
RIGHT-OF-WAY	104,810	2.406

Figure 4: Site Plan and Access