



MEETING DATE: OCTOBER 16, 2025

TO: PLANNING AND ZONING COMMISSION

CASE NO(S): **PZ-PA-011-25 LA OSA PROJECT**

CASE COORDINATOR(S): SANGEETA DEOKAR, PLANNING SUPERVISOR

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**Executive Summary:** *La Osa Project, a request by Vermaland LLC, applicant is to re-designate 3,374± acres from Very Low Density Residential (VLDR, 0-1 du/ac), Moderate Low Density Residential (MLDR, 1-3.5 du/ac) and Proposed Open Space to Employment, General Public Facilities/Services, and Proposed Open Space for industrial, office, business park, and energy generating facilities, located along the Greene Wash of Santa Cruz Wash, in the extended planning boundary south of the City of Eloy, in the unincorporated area of Pinal County.*

**If this request is approved:**

If this major amendment to the Pinal County Comprehensive Plan is approved, the action will allow the applicant to begin the process of rezoning the property to develop for an industrial complex including office, a business park, and supporting energy generating facilities.

**Citizens Advisory Committee Recommendation/Issues for Consideration:**

The Citizen Advisory Committee has recommended approval of Case PZ-PA-011-25 with a vote of 11-4 to the Planning and Zoning Commission. The committee addressed the following issues and concerns:

1. Location of the Data-center along the Greene wash, drainage concerns and fire safety for the proposed Data Center and Gas fired power plant.
  2. Use of Water for Data Centers and Gas fired power plants vs residential consumption.
  3. Trails and Open spaces planned for the County that cross the project area.
  4. The City of Eloy did not raise any objections to the proposed Land uses.
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LEGAL DESCRIPTION: 3,374± acres, situated on a portions of sections 3, 4, 7,10,11,12,13,17,18, 20, 21, and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file)

TAX PARCELS: 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; and -0330

APPLICANT/AGENT: Vermaland LLC, LLC, Robert Clang

REQUESTED ACTION & PURPOSE **PZ-PA-011-25 – PUBLIC HEARING/ACTION:** Vermaland LLC, Rob Clang, applicant/agent, is requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and to re-designate 3,374± acres of land from Very Low Density Residential (VLDR, 0-1 du/ac), Moderate Low Density Residential (MLDR, 1-3.5 du/ac), and Proposed Open Space to 1,910± acres Employment, to 480± acres General Public Facilities/Services, and 983± acres of Proposed Open Space for industrial, office, business park and natural gas fired power plant, situated on a portions of sections 3,4,7,10,11,12,13,17,18, 20, 21,and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; and -0330 located along Greene Wash of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, and south of the City of Eloy in unincorporated area of Pinal County.

LOCATION: Located along Greene Wash of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy in unincorporated area of Pinal County.

SIZE: 3,374± acres.

STAFF FINDINGS-

PUBLIC COMMENT:

To date one public comment has been received from surrounding property owners.

PUBLIC PARTICIPATION:

60 day review period:	6/9/2025 to 8/8/2025
Newspaper Publication:	08/14/2025 & 08/15/25
Site Posting:	Week 11 <sup>th</sup> Aug
Property mail out:	Week 18 <sup>th</sup> Aug
Web posting:	Week 18 <sup>th</sup> Aug

OTHER REVIEW AGENCY COMMENTS:

As of the writing of this report AZ Game and Fish agency comments has been received. These have been included in the discussion and recommendations. Additionally, staff also received comments from Arizona Technology Council and SciTech Institute.

PLAN AMENDMENT DISCUSSION:

**Request**

The applicant is requesting a major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan for 3,374± acres from **Very Low Density Residential (VLDR, 0-1du/ac), Moderate Low Density Residential (MLDR, 1-3.5 du/ac)** and **Proposed Open Space to 1,910± acres Employment**, to **480± acres of General Public Facilities/Services** and **983± acres of Proposed Open Space**. The property is currently zoned General Rural (GR) and is ribboned south along the Greene Wash south of the city of Eloy, in unincorporated area of Pinal County.

**Land use change.**

Energy demand in Pinal County is increasing due to rapid population and industrial growth, and Pinal County is experiencing significant industrial development, including manufacturing hubs for electric vehicles and batteries, impacting energy consumption. Energy demand is projected to increase significantly, with estimates reaching 31,000-44,000 aMW (Average Megawatt) by 2026<sup>1</sup>

To provide sustainable energy and meet the growing demands of Pinal County, Vermaland, LLC is seeking a land use change to facilitate the development of a project known as "La Osa Project," comprising of Data Centers and thermal gas-fired generation facilities and Battery Energy Storage Systems (BESS). The location along Greene Wash is a flood prone area. This restricts the applicant to develop portions that are outside of the floodplain with sufficient buffers as determined by Pinal County. These areas will be the 'Proposed open space' conserved with its natural habitat. Currently the project area is designated for very low residential and moderate low residential development.

La Osa Project which comprises the following:

1. Data Centers

Data Centers are specialized facilities that house computer systems and associated components such as servers, networking equipment, storage systems, power supplies, cooling systems, and security infrastructure. Data Centers are the backbone of the internet, cloud computing, and large-scale enterprise IT operations. (Examples are Google Data Centers, Amazon Web Services, Microsoft Azure, Facebook/Meta, and Equinix)

2. Gas Fired Power Plant with BESS

Gas fired power plants generate electricity by burning natural gas as its fuel. Natural gas is one of the cleaner option for burning compared to coal. These utilize lesser footprint compared to the Utility scale power plants.

The project area is intersected with existing energy infrastructure: two 115 kV Power lines (WAPA) and cross the parcels in the center and a 230 kV power line (APS) crosses the parcels to the southern edge of the project. An extension of the Gas pipeline will be required to the project area.

**Location and Accessibility**

Access to the proposed project would be from Baumgartner Road, a Principal Arterial Road, located on the northern edge of the project boundary. The proposal for land use change involves forty parcels situated south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy.

**Site Data**

The property is currently undeveloped and is surrounded by undeveloped General Rural (GR) zoned land to the north, south, east and west. Southeast of the property, there are smaller parcels zoned GR along La Osa Ranch Road and along Sasco Road to the southeast edge of the property. The project boundary is along the south edge of the Greene Wash.

**Flood Zone**

The project area is located on land that generally slopes to the northwest. Per preliminary Hydrology study provided by the applicant, the land cover is primarily shrub land and has soils that exhibit low filtration rates. The project area including the Greene Wash lies in FEMA Zone A with flood hazards. A complete flood analysis will be required prior to the site plan approval after the rezoning process.

Greene Wash serves as the primary drainage feature for the region, extending several miles upstream to the north and west. It functions as the regional outfall for the project and surrounding areas. During regular and low-flow events, storm water remains within the channel. Onsite drainage management will require to include the construction of retention basins designed to store storm water generated on the site, in accordance with plans determined by the Pinal County Flood division during the site planning stage.

### **Environmental study**

The property has remain undeveloped. The Arizona Game and Fish environmental assessment tool was employed to identify potential sensitive species on the property. The assessment identified wildlife habitat linkage corridor in the vicinity. The report provides recommendations to preserve and enhance permeability. The project lies in the vicinity of an identified Conservation Opportunity Area along with identified riparian areas. The applicant plans to continue identifying and developing mitigation measures as necessary.

Additionally, a Class 1 cultural resource inventory search is recommended to locate if any recorded archaeological sites are identified within the project area. Mitigation measures aimed at minimizing impacts to cultural resources will be identified and implemented during the project's progression.

The project will also require to ensure that all regulations per Arizona Department of Environmental Quality, Aquifer Protection standards are met.

### **STAFF ANALYSIS AND FINDINGS:**

La Osa Project is proposed in a distinctive location along existing natural infrastructure- the Greene Wash. Two transmission lines of Western Area Power Administration's (WAPA's) 115kV cross the central area of the project from east to west. Furthermore, the property to the south has another transmission line 230 kV crossing along south parcels of the project area. This project necessitates additional extensions of natural gas pipeline required into the project area for the Gas fired power plants proposed.

Data Centers require power availability and stable climate. Access to major network infrastructure like fiber optics, internet exchange points and availability of energy. To be able to sustain the high energy demand of the Data Center, the Gas Fired power plant ta is proposed in conjunction with the Data Centers that would assist with the uninterrupted power requirements.

The advantages of a natural gas-fired power plant in comparison with the traditional coal-fired power generation facilities include:

- Lower emissions of air pollutants compared to traditional coal-fired power plants, as natural gas is a relatively cleaner-burning fossil fuel.
- Higher energy efficiency and lower construction costs compared to other thermal power technologies.
- Enhanced flexibility and reliability, ensuring a secure power supply.

The project site is adjacent and south along Greene Wash, necessitating buffers to protect this natural feature, which may reduce the usable area for the project. Mitigation measures for regional drainage and outfall into the Greene Wash, as well as on-site drainage, will be implemented based on recommendations from the Pinal County Flood division.

Open Space and Trail division identified in the Pinal County Master plan, the canal corridor and irrigation systems as ‘existing/planned’ open space in the Greene Wash. Washes provide movement corridors and habitat for wildlife. There is substantial riparian habitat that transects the project area. Riparian habitat is considered to be of critical importance and needs to be protected during development. A minimum of 50ft buffer around the riparian habitat (including Xeri-riparian) and wildlife friendly fencing is recommended to be incorporated into the project development plan.

Currently the land has not been developed as there are multiple challenges for residential development due to the Green Wash. Portions of south and west edge of the project are impacted during storm events that render the southern portion difficult to develop for houses. The project parcels do not fall along major arterials for residential or commercial development. With transmission lines centrally passing along the east-west direct these work in favor for the proposed gas fired power generation project that requires the existing electrical infrastructure on site to directly tap into it.

After a detailed review of the request, Pinal County Comprehensive Plan and Pinal County Development Services Code, staff shares the following for the proposed project:

1. Proposal for a Data Center paired with a Gas-Fired Power Plant will help meet the rising energy demands of Pinal County’s growing population by providing power in a sustainable, low-carbon way.
2. Site is currently undeveloped with no residential development surrounding it.
3. Existing Employment land use to the east of the project area along Sasco Road.
4. Location of existing electrical transmission lines: 2 -WAPA- 115 kV lines, one 230 kV line to the south.
5. Public Response: received 9 letters in support and 27 letters in opposition
6. Citizens Advisory Committee recommended approval with a vote of 11-4 to the Planning and Zoning Commission.

If, after hearing the applicant's presentation and reviewing all testimony and evidence provided at the public hearing, the Planning and Zoning Commission determines that this Major Comprehensive Plan Amendment is appropriate and necessary at this time and location, does not negatively affect nearby properties, supports orderly growth and development within the County, and aligns with the goals and policies of the Pinal County Comprehensive Plan, then Planning and Zoning Commission can recommend forwarding the case PZ-PA-011-25 to the Board of Supervisors with a **favorable recommendation**.

However, if the Commission does **not** find that all of these criteria are met, Planning and Zoning Commission can recommend forwarding the case to the Board of Supervisors with a **recommendation of denial**.

Date Prepared -09/29/25 SD

References:

1. American Public Power Association

<https://www.publicpower.org/periodical/article/council-releases-initial-20-year-forecast-pacific-northwest-electricity-demand#:~:text=The%20forecast%20projects%20annual%20energy%20demand%20growth,winter%20peak%20of%2035%2C100%20MW%20in%202023.>

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PINAL COUNTY CITIZEN ADVISORY COMMITTEE  
(PO NUMBER 249810)

9:00 a.m.  
Thursday, September 4, 2025  
Emergency Operations Center  
301 E. 11<sup>th</sup> Street, Florence, Arizona

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- 2. MANAGER REPORT
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TRANSCRIPTION PROVIDED BY

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ORIGINAL PREPARED FOR:  
PINAL COUNTY, ARIZONA

1           KRAUSS: ...mess up your name, I apologize in advance.  
2 Michelle Washburn. Toby Metzger. Not here. Yeah. Yes, if  
3 you could turn your mics on so you could... Briana Frenzel.  
4           FRENZEL: Here.  
5           KRAUSS: Thank you. Alan Sinclair.  
6           SINCLAIR: Here.  
7           KRAUSS: Arthur Wilkerson.  
8           WILKERSON: Here.  
9           KRAUSS: Jeanne Stockton.  
10          STOCKTON: Here.  
11          KRAUSS: Kenneth Lepper.  
12          LEPPER: Here.  
13          KRAUSS: Bill Robertson.  
14          ROBERTSON: Here.  
15          KRAUSS: Terry Clark.  
16          CLARK: Here.  
17          KRAUSS: Philip Todd.  
18          TODD: Here.  
19          KRAUSS: Rusty Riggs. He's not here. Tanya Lopez.  
20 Not here. Pamela Rabago.  
21          RABAGO: Here.  
22          KRAUSS: Michael Hernandez.  
23          HERNANDEZ: Here.  
24          KRAUSS: Chris Maddux.  
25          MADDUX: Here.

1 KRAUSS: Terrilyn Klucar.

2 KLLUCAR: Here.

3 KRAUSS: Colleen Bechtel.

4 BECHTEL: Here.

5 KRAUSS: Joy Ide. Not here. And Mary Hartman.

6 HARTMAN: Here.

7 KRAUSS: We have a quorum. So, I'll introduce. I'm  
8 Harvey Krauss, Planning Manager. I took over in December of  
9 last year when Gilbert Olgin retired. And first, I want to  
10 thank you all for taking time out of your busy schedule to be  
11 here. We're fortunate to have citizens like you that are  
12 willing to dedicate their time and energy to public service.  
13 Pinal County is very fortunate to have you, and we appreciate  
14 you, and I appreciate your time. I know how you're taking  
15 time out of your schedule is a sacrifice. Thank you for your  
16 service. I want to provide you kind of an overview of the  
17 agenda, talk about electing the chair and the vice chair, and  
18 what roles they play. The Major Comprehensive Plan Amendment  
19 process, and rules and regulations for the citizen - roles and  
20 responsibilities for the CAC Members. First, since we only  
21 meet once a year, so I know it's gonna be - I need to refresh  
22 your memories about what the Comprehensive Plan is and the  
23 amendment process. So first of all, the Comprehensive Plan,  
24 once a year the County can process Major Comprehensive Plans,  
25 which is substantial changes to our Comprehensive Plan, which

1 TODD: Are you satisfied?

2 KRAUSS: You want a roll call? It's pretty  
3 convincing. I mean, I don't think - yeah, it's 10 opposed and  
4 2 in favor. So that would mean that you're recommending  
5 against a denial of that one to the Planning Commission.

6 TODD: Right. So in conclusion, the vote has been  
7 taken and it was 2 in favor and 10 opposed. This item is  
8 closed. Do we need a motion to take a break? No. We may  
9 adjust this after discussion. Let's go have a break.

10 [Break]

11 TODD: ...supposed to be doing. So anyway, let's move  
12 on to the second one tonight, number 11-25. And you're going  
13 to do the?

14 DEOKAR: Yes. Sangeeta Deokar, Planning Supervisor,  
15 presenting the next case, which is the La Osa project. This  
16 proposal is a Major Comp Plan Amendment for 3,374 acres from  
17 three designations. So there is a Very Low Density  
18 Residential, we have the Moderate Low Density Residential and  
19 existing Proposed Open Space, to three designations that have  
20 been proposed, which is Employment, General Public  
21 Facility/Services, and Proposed Open Space. So the location  
22 is along Green Canal Santa Cruz Wash in the extended planning  
23 boundaries of the south of City of Eloy. We have three  
24 owners, Vermaland, Verma La Osa Ranch I-10/Sasco 3700 LLC, and  
25 Sasco Rd Casa Grande 3677 Acres LLC. We have the

1 applicant/agent, Rob Clang, Vermaland LLC, and we have Rose  
2 Law Group, Court Rich, who is representing the applicant.  
3 This is the location map showing where the proposal is for  
4 this Major Comp Plan. You can see that it's in the south  
5 central portion of Pinal County, south of Eloy. This is the  
6 vicinity map, and the red portion is what is showing the  
7 project boundary. You can see it's like a ribbon along the  
8 Greene Wash, and you can see most of it is State Land around  
9 it, and we have General Rural. Moving further into the land  
10 use designations, one can see that the green that is showing  
11 is Open Spaces, the yellow, which is the Moderate Low Density  
12 and Very Low Density is in really light brown. So proposed is  
13 Employment, General Public Facility/Services, and Proposed  
14 Open Space. One can also see that there's Employment towards  
15 the east of this project boundary, and to the north central,  
16 there's an Activity Center. An area map showing how the  
17 project boundary is, it kind of is along the wash, and that is  
18 the Green Canal that is south of this whole edge of the Green  
19 Canal. This is, again, showing the extent of the project area  
20 shown in hatched, and again, it's like a ribbon along that  
21 wash, and the border around the red is showing the mail out  
22 that people were sent out to. You can see BLM to the south,  
23 State Land, most of it State Land, and towards the east is the  
24 General Rural and CI-2, which is the Industrial was further  
25 east. This is the La Osa project, again, showing the very

1 unique, I would say, way that the project kind of has  
2 boundaries along the edge. You can see the wash that is going  
3 in blue, and most of the wash area in the northwest portion of  
4 the project is going to remain as Proposed Open Space, so  
5 that's not going to be changing. You can see the yellow  
6 portion, which is the portions that are going to be changing.  
7 There's green, and you can also see that there are these  
8 transmission lines that are shown in red dotted. There are  
9 two 115 kV lines that kind of go along the central portion of  
10 the project. To the south is another transmission line, and  
11 diagonally in this map towards the southwest edge is the gas  
12 line. The uses requested under this are Employment for a data  
13 center, business park offices, warehouses, and distribution.  
14 There is General Public Facilities/Services for a gas-fired  
15 power plant, and there is a portion which has the central  
16 wash, which is going to remain open for recreation, trail  
17 development, and conservation. And this is the project which  
18 kind of shows the Employment areas in purple. The blue areas  
19 that are shown for the project are for the gas-fired power  
20 plant or the General Public Facility/Services, and the  
21 portions that are shown in green hatch line are remaining as  
22 Open Space. And you can see in red are the existing  
23 transmission lines, the existing electrical infrastructure  
24 that is present in the area. Some site conditions. The  
25 project is along the Green Canal of the Santa Cruz Wash.

1 Parcels are within the extended planning area of the City of  
2 Eloy. A large portion of the site falls in the major Flood  
3 Zone A, a flood zone area which is, again, the Greene Wash  
4 watershed. Portions of the project area has proposed multi-  
5 use trail corridor traversing along the parcels, and those are  
6 going to be remaining as open. Flood Zone A indicates high  
7 risk of flooding with one percent annual chance of flooding  
8 known as the 100-year flood. Southeast and west of the  
9 property is undeveloped land and agricultural land zoned  
10 General Rural. A large portion of the project area to the  
11 south abuts the Proposed Open Space. Just to give you a  
12 perspective of the drainage and the trail and wash, so the  
13 green shows the Open Space that is existing at a County level.  
14 You can see that the trail that is being shown in blue kind of  
15 traverses along the edge to the north of the project boundary,  
16 and the project area, which is shown in yellow dotted, is to  
17 the south of this wash. It's kind of abutting, but to the  
18 south. You see that the Proposed Open Spaces, there's  
19 existing Open Space and Proposed Open Space by the County that  
20 is going to remain as Open Space. To the northwest portion,  
21 you can see that the trail that traverses on those parcels are  
22 going to remain as Open Space and with buffers that would  
23 protect those. Some aspects of this area. This abuts a  
24 Greene Wash, which has unique geological features with  
25 alluvial rich plains, which has a riparian habitat, wildlife

1 movement corridors, and unique ecological features of the  
2 region, and these are features that are shaped by natural  
3 formations across thousands of years. Just giving you a  
4 perspective, it is along the edge of this. To just give you  
5 another drainage map of this area project, a portion of this  
6 project is within two firm panels of the drainage. Portions  
7 to the northwest fall in the area that is of land subsidence,  
8 and further analysis and details would need to be worked out,  
9 and the applicant is aware of that. Further north of  
10 northwest areas also shows earth fissures as marked in this  
11 area. Some potential challenges for the site location, the  
12 drainage patterns, the northwest to the southeast portion of  
13 the area falls within the land subsidence area with fissures  
14 to the north. Additional surveys, geological reports, and  
15 analysis is of course warranted. Site is subject to flooding  
16 and is also subject to offsite flows. Detailed hydrological  
17 studies would be required moving forward. Improvements in  
18 floodplain will require floodplain use permits and also all  
19 conditions as required by Pinal County Public Works. Staff  
20 has just received 27 letters in opposition, 6 letters in  
21 support. Of course, the concerns are regarding the area, the  
22 natural habitat and ecological region that this area is in,  
23 impacts and alterations to desert ecology, wildlife habitats,  
24 water usage, increase in water, electrical bills for  
25 residents, no jobs, number of jobs versus vast area of

1 devastation of desert land, and Greene Wash pollution. These  
2 are the concerns that have been expressed and in the last two  
3 days we've received the letters in opposition. Until two days  
4 back, we just had 6 letters in support. I'm open for  
5 questions and we also have the applicant who has a  
6 presentation, prior to any questions if you would like.

7           ???: Mr. Chairman, I have a question for her.

8           TODD: Go ahead.

9           ???: Sangeeta, that last slide I didn't understand.  
10 First line says I got one and two, and then I got 27 and 6.

11           DEOKAR: I'm sorry, the first line was not updated.  
12 I came from a conference Tuesday morning, I just updated the  
13 portions which says 27 in opposition and 6 in support.

14           ???: Okay, you are forgiven. Thank you.

15           DEOKAR: Thank you.

16           BECHTEL: Just a reminder, committee members, when  
17 you make a comment, please state your name for the record.  
18 Thanks.

19           RICH: All right. Mr. Chairman, members of the  
20 committee, for your records, Court Rich from the Rose Law  
21 Group. I'm here today on behalf of Vermaland. I will do one  
22 thing, for sure, I will try to be quick, but also I hope to  
23 tell you about what I think is a really exciting project  
24 that's a lot different than anything that you've seen recently  
25 or maybe ever. And I've got some information. I know there

1 appear to be a bunch of people from Tucson that are in some  
2 environmental group that are up here to oppose this, but I  
3 think I know things that they don't know about the project, so  
4 maybe they'll have wasted their trip when I tell you about how  
5 it is not using water in the way the project they don't like  
6 in Tucson is. So let me get going here. This is a popular  
7 project in the right location. And what's really interesting,  
8 you've heard about those 27 letters of opposition, those are  
9 from some group in Tucson. The 6 letters in support are from  
10 all of the neighbors around this project. Literally all the  
11 private land around this project supports it. That's like  
12 4,000 or 5,000 acres surrounding it. So you've heard a not in  
13 my backyard, this is yes in my backyard, and those letters are  
14 all in your file and one of the neighbors who owns most of  
15 that land is here in the room as well - if she stayed through  
16 the first few hours. So here's what those real letters of  
17 support from next door neighbors look like, and those are all  
18 in your packet, I believe. Next, data centers. They are a  
19 tax revenue machine. You're talking about whether or not the  
20 solar projects provide a lot of tax revenue - which they do,  
21 and I'll be talking about some of those later - but there is  
22 no doubt that data centers generate significant amounts of  
23 money for the local jurisdictions. In 2023 alone, there were  
24 \$863 million in State and local taxes paid in Arizona from  
25 data centers. This is a huge opportunity. I talked about the

1 location. Really, this is an ideal location for this project,  
2 not only because the neighbors want it there - and I've got a  
3 fan in the back of the room who's crying at me, I appreciate  
4 that - but also, you know, people complain, I don't want this  
5 next to my house, I don't want this wherever they don't want  
6 it. No one here is complaining, they are impassionately  
7 asking the County to approve it in this location. If you  
8 don't have the data center here, and you don't have the jobs  
9 that it creates, and you don't have the opportunities that it  
10 creates and the tax revenue that it creates, the other  
11 alternative is what it's currently planned for, which is  
12 homes. The place, the site is challenging for homes. The  
13 site is also - the County doesn't get as many benefits from  
14 homes. There are plenty of homes to be built in the County  
15 and better locations between here and there, well before there  
16 would ever be homes in this location. And the jobs that come  
17 with these, especially with the size of the project that's  
18 proposed here, the jobs should not be discounted at all.  
19 These are significant job opportunities for people here in the  
20 County. Now here's maybe the important part for those that  
21 drove up from Tucson. We're not using water cooling  
22 technology here, and the developer will be stipulating to this  
23 when you go through that process at the zoning stage. But  
24 they're going to use a closed loop system that will require  
25 that whoever brings the project to them only uses a closed

1 loop system, which means you're not recirculating water. It's  
2 not Project Blue from Tucson that was going to drain their  
3 aquifer or do whatever it was going to do there, it's just not  
4 that. It's going to be different technology. And this will  
5 be less water than farming, this will be less water than  
6 houses. This is good for the environment when you look at it  
7 in terms of all the other options from a water perspective  
8 that could be done in this location. Now, I want to be  
9 careful with this. Fire service, we have a letter that we  
10 submitted today - I don't believe you've got it yet, and I  
11 want to be careful about what I say about it - but we've been  
12 talking with the Arizona City Fire District, and they are  
13 working with the County about expanding their district and  
14 doing some other things. We've got a commitment from them  
15 that as they work through that process with the County,  
16 they've agreed that they will be our provider. We'll have to  
17 provide certainly a lot of infrastructure for them. You know,  
18 this is a big project, big investments, we envision probably  
19 having to build a fire station right there for safety  
20 purposes, and so those are the types of things that are going  
21 to happen as we move forward. Electrical District 4, I think  
22 you have in your pocket, we have a letter of support from  
23 them. Obviously, data centers use a lot of energy. In this  
24 situation, the developer is doing the right thing and  
25 proposing to generate electricity onsite - reliable thermal

1 energy onsite that can be used to power the data centers.

2 Also, there are a bunch of nearby solar - and you all have

3 approved many, many solar projects, the County has over the

4 last few years - this is an opportunity to use the energy that

5 those are creating right here in Pinal County to create jobs,

6 create tax revenue, and do good things for the community. And

7 Electrical District 4, who we've been talking with, has been

8 very committed to helping us to see this through as best as

9 possible. We are preserving 1,000 acres, almost 1,000 acres,

10 900-some of Open Space in the Comprehensive Plan designation.

11 We think that's really important. We're going to preserve

12 those trail right-of-ways through the project. Here's a

13 little zoom-in there. I think Sangeeta touched on this, but

14 you see in the northwest corner, we're preserving that Open

15 Space and we're designating it as Open Space in the

16 Comprehensive Plan. So local energy generation, there was a

17 lot of discussion just before about will the power stay in the

18 County, will it not? Here, we're building the power with

19 power user right onsite to keep it here and be self-sufficient

20 with local energy. Also, importantly, why this location, you

21 may say? I've told you I think it's a good spot, but there is

22 a tremendous amount of energy infrastructure in this area

23 that's necessary for a project of this size. This map shows

24 in green the transmission lines that are near and through the

25 project, as well as - which is really important - the main gas

1 pipeline, that purple stripe on the left side, on the west on  
2 this map. And that's, again, why here? This is why we're  
3 here, this is why this spot makes sense. Not only do the  
4 people around it like it, not only is this a good spot, it's  
5 not near anyone that's going to disturb, but it's got the  
6 infrastructure there that makes this project work. So I  
7 promised to be quick, that probably wasn't quick enough, but  
8 I'll stop now, and pepper me with questions, do whatever you  
9 like. It's always fun to be here with you all, and I  
10 appreciate your time tonight.

11 TODD: Well, thank you very much. We're going to  
12 have our members that have a question. Do we have any?

13 CLARK: My name's Terry Clark, I'm out of District  
14 1, I believe it is, Rich Vitiello. Thank you so much for your  
15 input and your insight on this thing, but I do have, first  
16 question. You're stating that this is going to use natural  
17 gas. I understand that the natural gas, the NG, has already  
18 been allocated and has limited supply, where is that extra  
19 supply going to come from?

20 RICH: It's a great question, you obviously do your  
21 homework. So you may have seen just in the last few weeks  
22 that the local utilities - APS, SRP, and TEP, along with  
23 Transwestern Pipeline, which is a gas pipeline - announced a  
24 new transmission line from Texas to Arizona that will bring in  
25 new natural gas for exactly these purposes. I'd also mention

1 that in the Comprehensive Plan for Pinal County, it says that  
2 your goal or your expectation is to have 18 natural gas plants  
3 in the County, and there are, I believe, four or five today.  
4 So this is in keeping, I think, with the County's plans, but  
5 also the utilities are making plans right now to get more  
6 natural gas into Arizona.

7 CLARK: Great, thank you. The next question is, I  
8 asked this on the last gentleman who stood in front of us, the  
9 archaeologists. Because of the Native Americans that were in  
10 this area, as well as the settlers, are you going to have an  
11 archaeologist go through this location where this is planned  
12 to be installed?

13 RICH: Absolutely.

14 CLARK: Okay. Next question. You're going to have  
15 a lot of birds of prey in there that you're going to be  
16 impacting as well, are you going to make nesting facilities  
17 for those birds of prey?

18 RICH: That's a good question. I know that as we go  
19 through the process, we certainly will do whatever the  
20 environmental consultants recommend. There's also a process  
21 when you do a natural gas plant, that you have to go through  
22 an environmental siting process with the State, with the  
23 Corporation Commission, and they often put those requirements  
24 on projects, too. So I would expect that we'll be doing that.

25 CLARK: Now, you also indicated that there was

1 another location that, you're coming up here on this 230 line  
2 or 220 line and 115 line, that you're going to intersect and  
3 tie into. In this capacity, I understand you're going to use  
4 data centers, are you also going to install a AA and B bank  
5 for the electrical facilities based on the needs of the data  
6 center?

7 RICH: Mr. Chairman, Commissioner, you got me on  
8 that one. I don't know enough on the engineering side to know  
9 the answer.

10 CLARK: Oh, AA happens to be from the generation  
11 plant that it goes up and goes into AA, which is the top  
12 voltage versus down to the low voltage, so that's what I was  
13 wanting to know. Will that be installed by the developer?

14 RICH: I guess I would say I know they're going to -  
15 they're obviously going to install whatever is required to  
16 operate the facility safely. I don't know enough about the  
17 engineering and the design of that to answer that for you.  
18 I'm not sure that that's an issue as far as the Comprehensive  
19 Plan is concerned, but happy to go check that out and get back  
20 to you on that.

21 CLARK: All right, thank you so much for that. Next  
22 question, and final question for me, you say these are going  
23 to be gas turbines. Gas turbines make a lot of noise, have an  
24 awful lot of exhaust coming out of them, has that been  
25 addressed, and what will be the wind flow and downstream where

1 that exhaust is going to go? You also made a comment that it  
2 was going to be a closed system, are you going to use water  
3 cooling towers to cool that water, or how is that going to be  
4 mitigated?

5 RICH: So Mr. Chairman, Commissioner, I think  
6 there's two questions in there. On the gas and emissions,  
7 again, that's regulated by the Corporation Commission. Clean  
8 burning natural gas is pretty clean. We also know that our  
9 neighbors are in favor of the project, which is helpful, and  
10 they're aware of what the project is and have expressed  
11 support. We'll do whatever the Corporation Commission  
12 requires from an environmental standpoint. And then your  
13 second question was around the cooling technology.

14 CLARK: Yes. It's going to be a closed system.  
15 Now, if you're going to use an open system, are you going to  
16 put shaded balls, those plastic balls, to prevent evaporation  
17 on the ponds? But it's going to be a closed. Or is this  
18 going to be a tower system, or is it going to be a pool  
19 system?

20 RICH: So the closed loop system I referenced was  
21 with regard to the data centers, not to the gas plant. I'm  
22 not sure if you meant to distinguish between the two.

23 CLARK: Okay, well you had made mention that you had  
24 people from Tucson here that were environmentalists that were  
25 against this, so I wanted to know to satisfy their need and

1 concern, are you going to have evaporation ponds or ponds that  
2 are for cooling ponds for these gas turbines? And if you are  
3 going to use gas turbine with cooling ponds, are you going to  
4 use those evaporation pond balls to keep the evaporation down  
5 so your minimal cost on the water table?

6 RICH: I understand your question. Sorry, I was  
7 thinking about the data center, which is the closed loop  
8 system. On the generation side for the thermal plant, there  
9 will probably be evaporative ponds involved in that. But the  
10 energy or the water usage for a natural gas plant is not a  
11 significant usage when you compare it to residential uses or  
12 you compare it to farming uses.

13 CLARK: Okay, where does that water come from?

14 RICH: They have the right to drill industrial wells  
15 there onsite.

16 CLARK: Thank you.

17 TODD: Anybody else got a question?

18 STOCKTON: Hi. Thanks for your time. So if I  
19 understand -

20 TODD: Name, please.

21 STOCKTON: Oh, my name is Jeanne Stockton. Thank  
22 you for your time. As I understand a closed loop system, you  
23 drill way down in the ground and you put like an antifreeze  
24 material in there and it picks up the heat from the ground  
25 that it goes through. How far down do you have to drill to

1 get cool ground in Arizona?

2 RICH: So that is a question that is not in my  
3 wheelhouse, but I think we're making the commitment that we're  
4 going to use the system that's not the water-cooled system.  
5 We're prepared to make sure that any user on this site uses  
6 that technology. I don't know about drilling depths or how  
7 that works, I apologize, I couldn't tell you.

8 TODD: Next.

9 LEPPER: Right here. My name's Ken Lepper. Two  
10 things. One is - and this was asked in the application, I  
11 think, when they look. Why since the green space in the upper  
12 - can you bring up that slide that's got the, I don't know  
13 Sangeeta if it's yours or his, it shows where in the northwest  
14 corner. Sangeeta had a slide there that showed that Open  
15 Space. Most of that land that you want to have in your - keep  
16 going. Nope, not there yet. Nope, not there yet. You had, I  
17 saw one where it was nice little green shaded, where's the?

18 ??: Where the project boundary, where the trail was  
19 at.

20 LEPPER: Well, it says it's going to be Open Space,  
21 and I heard him say, well we're going to leave it Open Space.  
22 And my answer is, then why have it in your property at all?  
23 In other words, take it out of your property, take it out of  
24 your site plan, because the rest of the trails and everything  
25 are Open Space, that way they're all protected and you're not

1 responsible for any of it. And it doesn't look like you've  
2 got a whole lot left over to work around. It's very difficult  
3 to develop around Open Space. I come from a community in  
4 which it was done very well over 25 years, but it takes some  
5 tap dancing, so why not just take that Proposed Open Space -  
6 all right? Now, if they ever close it down or something and  
7 annex it, but why not just get rid of it and drop your line  
8 down and go along?

9 RICH: So I think that's a good question. So my  
10 understanding is there is space on the north side of that Open  
11 Space, in the northwest corner and there's space on the south  
12 side, obviously, of it.

13 LEPPER: Well, I see that.

14 RICH: Yeah.

15 LEPPER: And what I'm saying is, that's a very small  
16 amount of space. It comes with problems, and then there's no  
17 guarantee that says you as - I mean, you can say all you want  
18 to that, well we're going to honor that, okay? I mean, why  
19 not just take it out?

20 RICH: So I think one thing, maybe it'll make you  
21 more comfortable just to make sure I explained it right, is  
22 that through this process if you approve this and then the  
23 Board of Supervisors approves it, you'll actually be changing  
24 the Comprehensive Plan to not only do we say this is Open  
25 Space, it will be labeled as Open Space on the Comprehensive

1 Plan and you can't do anything else there then. So it is the  
2 land, the landowner owns that land, so it's part of their  
3 property and they're willing to set aside that land as Open  
4 Space and designate it so.

5 LEPPER: Okay, I guess that doesn't answer my  
6 question, other than you're saying we want to keep it, but  
7 we'll work with making sure that it's an Open Space. Okay?

8 RICH: And maybe I just want to make sure I'm  
9 explaining it right. I think it's a benefit to the County in  
10 that it will be forever set aside as Open Space, if it's  
11 approved this way. So for whatever that's worth. If there's  
12 a - I'm not sure if your question is asking like if we're  
13 really not going to use - or we're really going to use it, but  
14 we're calling it Open Space.

15 LEPPER: No, the question was brought up in some of  
16 the documentation here, somebody asked the question. I  
17 thought it was a great question.

18 RICH: Sure. Appreciate it, thank you.

19 WASHBURN: Thank you. Michelle Washburn, District  
20 2. I have a few questions. Where to start? You talked about  
21 jobs it's creating. Really how many jobs are created by a  
22 data center?

23 RICH: Yeah, there's actually, usually per facility,  
24 there can be 150 or so jobs, and so depending on how this  
25 would space out and how the land would end up here, you could

1 be talking about thousands of jobs in this location at the end  
2 of the buildout, which would be over many, many years.

3 WASHBURN: So as I read through your proposal, it  
4 says you guys don't need any kind of sewer. I would think if  
5 you're having that many people you're going to be employ, you  
6 would need some kind of a sewer system.

7 RICH: Sure. Through the zoning and land use  
8 process and working with it -

9 WASHBURN: Okay, but it says - but that's why I'm  
10 asking, it says in here you don't need any sewer system, but  
11 yet you're saying you're going to need jobs and that doesn't  
12 match up, and that's why I'm asking.

13 RICH: Well I think that's a fair question. I think  
14 obviously we're going to need to dispose of wastewater, and so  
15 I'm not sure the context of that statement there. But that's  
16 a requirement, we can't develop without having a wastewater  
17 disposal system, and that's what the zoning process requires  
18 us to do that.

19 WASHBURN: So that was one thing. The next, you had  
20 in big bold letters there that no water is used, you didn't  
21 tell us what exactly that system is. In all my research that  
22 I did looking at how these systems are cooled - because it  
23 looked like a data storage center has to, it has to be  
24 maintained, it has to be cooled. About 70-75 degrees is what  
25 I saw. So I mean you say no water, but I found nothing that

1 does not use water. And where we've already taken water from  
2 Pinal County farmers out here, I want to make really sure if  
3 we redesignate something that we're not going to find water  
4 for you guys when we've already taken from what was needed out  
5 here. So can you be more clear on what that system is?  
6 Because I've seen wind cooled and the water cooled, but even  
7 with the wind cooled, that's using water. So you put no  
8 water, but you haven't told us what it is and I feel like I'd  
9 like you to be really clear on what you're going to use and  
10 not just say, hey, we're not going to use water because it's  
11 going to come back and say, well it was our plan and our hope  
12 to not use water, but what we found is realistically, we have  
13 to. So be real clear on what is the system called?

14 RICH: Sure. So my understanding of the way that it  
15 works is when you have a closed - and I will say when we refer  
16 to a closed loop system, it's very common. I think you're  
17 going to hear other applicants tonight that are planning on  
18 using the same technology, and so it's not - I'm not sure your  
19 research, and I'd be happy to try to get some more information  
20 later for you. But my understanding is that there are  
21 chemicals like freon type of chemicals that can be used, along  
22 with closed - with a certain amount of water that goes in and  
23 then maintained inside the system, and that's my  
24 understanding.

25 WASHBURN: So there is some water then?

1 RICH: Correct, with much less water.

2 WASHBURN: Okay, so it's not no water, it's just  
3 less water.

4 RICH: Well, it's less water than homes, it's less  
5 water than farms, and just about any other use you could put  
6 there. And it's significantly less water than a water - my  
7 point is, it's not a water cooled facility.

8 WASHBURN: Okay. But that would take more  
9 electricity to use a system like that. Closed loop? Yes?  
10 No?

11 RICH: I don't know if it would take more  
12 electricity, but we're building the electricity generation  
13 onsite.

14 WASHBURN: That's a plan. Yes. Another one was a  
15 couple more. The battery storage in a major flood zone, I  
16 don't see how that's responsible. If these batteries leak and  
17 they're in a major flood zone, and those chemicals can be  
18 dispersed quite far then, is there a plan for that?

19 RICH: Certainly.

20 WASHBURN: That feels really scary to rezone this to  
21 allow that in a major flood zone.

22 RICH: And so through the process, we would have to  
23 remove the areas that the County requires us to remove from  
24 the flood zone, and if they're requiring us to remove the  
25 batteries from the flood zone, then we'll have to do that in

1 order to develop them. So there are different ways to do that  
2 by - and again, this is a zoning and land use question that we  
3 fully anticipate having to deal with with the County as we go  
4 through the process and evolve the project.

5 WASHBURN: Sure, but I don't want to say I'd like to  
6 rezone something if it's not safe to even propose, that's why  
7 I'm asking these. The other one was it stated that there's a  
8 wildlife habitat linkage corridor through here. How are you  
9 addressing that?

10 RICH: Yeah, I think there's -

11 WASHBURN: That's in bold.

12 RICH: Sure, and through the process, we work with  
13 environmental consultants, with the Arizona Game and Fish  
14 Department, and with the County, and we fully anticipate - a  
15 project like this gives us a lot of opportunity to work with  
16 corridors. It's not a residential community, for example,  
17 where you need, you know, significant coverage to get density  
18 of homes, it's other opportunities to spread things out, move  
19 things around and maintain those corridors.

20 WASHBURN: But in your answer, it's almost sounding  
21 like you haven't even looked into this, what that would look  
22 like. It's something you'll do down the road later.

23 RICH: Yeah, no, I appreciate the question. And in  
24 the development process, we're at what we call the  
25 Comprehensive Plan stage, and so what we're here to do is find

1 out if the County's interested in this project, and if the  
2 County is interested in this project, then we go to the next  
3 level of planning, where we go through the process and do  
4 these things and do these studies, and then if we come back  
5 for what is the zone - this isn't zoning, so we get no rights  
6 out of this. But when we come back for the zoning, then if we  
7 don't have an answer to, you know, is this in a flood zone?  
8 Is this not in a flood zone? Where exactly are you putting  
9 this one piece of equipment? Then we get voted down and we  
10 don't have a project and we don't get the rights. But we  
11 don't - it doesn't - it's a sort of chicken and egg situation.

12 WASHBURN: I don't know, because if I'm going to -  
13 if I may like the project, but it's the wrong area, I would  
14 think you've done your homework on the area, and that's why  
15 I'm asking you because I want to make sure it lines up.

16 RICH: Sure. And I know that the owner thinks that  
17 this is the right area for the reasons that I tried to talk  
18 about in my presentation.

19 WASHBURN: Those are my questions, thank you.

20 RICH: Thank you.

21 ROBERTSON: Bill Robertson, District 1. I guess I  
22 don't understand. I'm glad to see you're building onsite  
23 power supply, that's great. If you have your own onsite power  
24 supply, why is there a need for battery storage at all?

25 RICH: So that's a good question. Often you'll hear

1 about, you know, what's really important to data centers is  
2 the power quality and reliability, and so batteries give you  
3 the opportunity to have backup. You know, if one of the gas  
4 generators goes down, if it has to go offline for a little  
5 bit, whatever situations may occur, that allows for more  
6 redundancy, which they prefer.

7 ROBERTSON: Wouldn't the first form of redundancy be  
8 the power generation lines that go right through the project?

9 RICH: Absolutely.

10 ROBERTSON: So you'd have three levels, basically.

11 RICH: I mean I think it all depends - these are  
12 good questions - it all depends on the amount of energy that's  
13 available on those lines at a given time and those kind of  
14 things.

15 ROBERTSON: Would this battery energy storage be  
16 similar to what solar uses, or bigger or smaller, or totally  
17 different?

18 RICH: I'm not sure I - the batteries would be the  
19 same as the technology that you see that's associated with  
20 solar projects, only it could be charged either from the grid  
21 or from the onsite gas facilities. It would be able to charge  
22 it from various sources.

23 ROBERTSON: But there'd be a similar complex Conex  
24 box type arrangement?

25 RICH: Yeah, yes. Yes.

1           ROBERTSON: Okay. You also, in the package, it said  
2 that this falls within the City of Eloy's planning area.

3           RICH: Correct.

4           ROBERTSON: But yet, I didn't see any comments in  
5 here from the city. What's their take on the project?

6           RICH: Yeah, I certainly would not want to speak for  
7 the city. I've had some conversations with the mayor, but I  
8 don't know that they've taken a position on it.

9           ROBERTSON: That's unusual.

10          RICH: I don't know. I mean there's still time,  
11 right? This goes to the Planning Commission and then to the  
12 Board.

13          ROBERTSON: I understand what phase we're in here,  
14 and we kind of get into the weeds a little bit here where we  
15 don't need to go, and again, I'm trying not to do that.  
16 Subsidence issues. Well, let me go back to one. This map.  
17 The project area they have circled in red, is that where the  
18 gas turbines and the data center's going? What do you mean by  
19 project area circled in red down here?

20          RICH: I think that's just supposed to point to the  
21 area between the yellow lines, it's not the best map, it looks  
22 like.

23          ROBERTSON: My point is, if this is the project  
24 area, why do you need this? It kind of goes back to the other  
25 question someone else had. Why include all that if this is

1 the project area?

2 RICH: Yeah, that's not -

3 ROBERTSON: Or am I misunderstanding what project  
4 area means?

5 RICH: Yeah, I'm not sure that I understand what  
6 that means on that map that's up there, but no, there are -

7 ROBERTSON: Could staff maybe enlighten us on that  
8 project area?

9 ???: I have a question kind of the same, in the same  
10 route. How many acres is the gas power plant?

11 RICH: So the gas plants - hold on, I'll have to  
12 look.

13 ROBERTSON: Sangeeta, the question is - to go back  
14 to the other one, the project area that you depicted as  
15 project area, that's only a small portion of the overall land  
16 we're talking about.

17 DEOKAR: No, what that area basically was trying to  
18 show with reference to the Open Space and the green area, but  
19 if you look at the development site plan or the development  
20 plan, this is what the plan is. If you see that those  
21 portions in the center - it's in three parts. The northwest,  
22 the central, and the south.

23 RICH: So the blue areas, which total 480 acres, are  
24 the areas that would be set aside for potential location of  
25 the gas plants. The purple areas shown on the map are those

1 that you'd be changing to Employment, which could then host  
2 data center facilities.

3 ROBERTSON: Okay, I'm even more confused. So, the  
4 blue area 20 and the blue area 11, that's the project area?

5 ??: No, that's just the gas.

6 DEOKAR: That's the land use designation for General  
7 Public Facilities/Services, which houses the gas-fired power  
8 plants. The purple is what is the Employment section, and the  
9 green that is shown is remaining as Open Space.

10 ROBERTSON: Okay, I think I got it. We'll go with  
11 that anyway. Five miles of pipeline construction. It's five  
12 miles to the gas pipeline connection?

13 RICH: I think that's the right number, yes. To the  
14 west is the gas pipeline.

15 ROBERTSON: And that's outside of this purview of  
16 land that we're dealing with, so how is that handled as far as  
17 approvals?

18 RICH: Sure, you would have to work with - some of  
19 that would be State and federal land, so we'd have to work  
20 with the State and federal agencies, as well as the gas  
21 company and get permitting through the County for building and  
22 those types of things.

23 ROBERTSON: I think that's it, thank you. Thank  
24 you, Mr. Chair.

25 TODD: Next?

1           WILKERSON: I don't necessarily have a comment on  
2 the project here. Let me digress. Arthur Wilkerson, District  
3 4. I don't necessarily - what I have is a - and my younger  
4 brother used to use the term hinky when he couldn't quite  
5 express his feeling on something. It's kind of a hinky  
6 feeling that I have about all of these energy places coming in  
7 and with their plans, and we're going to do this, and we're  
8 not quite sure about that, and we're not quite sure about  
9 that. And I'm not at all saying that this is something that  
10 is beneficial or not, but I just have this feeling of, whoa,  
11 whoa, whoa, let's slow down here. And when a presentation is  
12 brought before us, it should be as specific as possible  
13 because if there's some loopholes and there's some, well,  
14 we're not quite sure about that. Well, it's just about this.  
15 I just get a feeling of, well okay. Again, I'm not quite sure  
16 if you understand what I'm trying to say.

17           RICH: No, I understand 100 percent what you're  
18 saying, and I guess what I would just put back to you is just  
19 the process and the timing of how development works when you  
20 can only apply for this type of amendment. The Comprehensive  
21 Plan Amendment can only be applied for once a year in Pinal  
22 County, and then you can't bring your zoning case along with  
23 it, you have to bring that afterwards. And so that's where,  
24 unfortunately, that's where a lot of these specific - if I was  
25 here with a zoning case and I didn't know the answer to these

1 questions, then I would have no excuse. But I often can't  
2 know these answers because you don't find out the answers  
3 until you know that the County wants the project in the first  
4 place, or wants to hear those details. So I do understand  
5 what you're saying, and you'll see projects at this stage that  
6 have varying degrees of specificity, but I understand. I hope  
7 that you'll give this project a chance to come back and prove  
8 all the right answers and the right stuff, in more detail, I  
9 should say, at the next step. And if those details aren't  
10 good then, then your County Supervisors will no doubt reject  
11 the project.

12           TODD: My name is Phil Todd, District 5. A very  
13 specific question. You mentioned gas-fired generation. Are  
14 you talking about a one megawatt solar turbine or are you  
15 talking about a 350 megawatt GE industrial turbine? Are you  
16 simple cycle? Are you base loaded? Are you gonna be running  
17 and selling into SRP or whatever?

18           RICH: Those are all great questions, and those are  
19 the types of conversations that we're having with ED4. And I  
20 know I showed - the Electrical District 4 who serves this  
21 area, and we're in their jurisdiction. Part of that will be  
22 working with them to see what best fits their needs. We are  
23 gonna need base load power there, and so probably it will be  
24 some sort of base load facility. But again, that's part of  
25 the electrical system planning.

1           TODD: It's unknown right now.

2           RICH: So with regard to the megawatts, we're  
3 looking at in the hundreds of megawatts, and it's not gonna be  
4 solar, it's gonna be gas. Just to your questions there.

5           TODD: Well, it gets to be very interesting if  
6 you're gonna go combined cycle. You have a water situation.

7           RICH: Yeah, I don't think that's on the table.

8           TODD: All right. I have no other questions. Any  
9 other comments from the commission?

10          RICH: And if I could just reserve time to respond  
11 to anything that might be said here. Thank you.

12          TODD: We're gonna have names called here that  
13 people had written down they wanted to speak.

14          BECHTEL: Four people submitted requests, and then  
15 we'll open it up. Just a reminder that there's a three minute  
16 limit. I don't know who's got the clock on it. First one is  
17 Tyler Stein, if you're here. Please come up, state your name.

18          STEIN: Chairman and members of the committee, my  
19 name is Tyler Stein from Rural Arizona Engagement based in  
20 Coolidge. I am also a longtime resident of Pinal County. I'm  
21 here to speak on the concerns about the proposal from  
22 Vermaland LLC asking for land use amendments on over 3,000  
23 acres of land south of Eloy. Developments like this have been  
24 controversial across the State, one of the major concerns has  
25 been water. In other parts of the country, data centers have

1 been a major consumer of water, accounting for as much as a  
2 quarter of local use in some cities, leading to depleted wells  
3 and less water for users. Pinal County's recent issues with  
4 water required that the legislature pass a bill to grant new  
5 housing developments local access to water. It is also  
6 reasonable to ask if the pressure of such a large water user  
7 will place the water available for other future development in  
8 jeopardy. There is also the question of the strain that this  
9 will put on our electrical infrastructure. These facilities  
10 demand a lot of power and APS has proposed building new  
11 transmission lines, a natural gas plant to provide electricity  
12 to this complex. The cost of this expanded capacity will  
13 certainly be passed onto the residential consumers, as APS's  
14 recent rate increased request has made clear. Further, there  
15 is the notion of transparency. In other communities,  
16 developers of these facilities have demanded nondisclosure  
17 agreements and have been otherwise less than candid about  
18 their intentions or even their identities with the public and  
19 elected officials. Given the potential impact, it seems  
20 reasonable to expect that developers conduct themselves with  
21 maximum public scrutiny. Another issue is that technology in  
22 this field is constantly proving becoming more efficient. In  
23 10 or 15 years, there may be no need for such extensive data  
24 centers, which will leave these buildings empty, with very  
25 little to show for all the water, increased utility rates, and

1 investment by the taxpayer. We respectfully ask that you deny  
2 this major plan amendment. Thank you.

3 BECHTEL: Next is Marisol Winfrey-Herrera, if you're  
4 here, Marisol?

5 HERRERA: I'm here, thank you. Hello everyone, my  
6 name is Marisol, and yes I am coming to you from Tucson, and  
7 I'm here because we share water. If, you know, water is  
8 depleted here, it'll come from somewhere. And I'm here just  
9 to also remind us all that, like, sorry, (inaudible), can I  
10 put you down? Heavier than the other baby, for sure. Okay,  
11 I'll hold you. I'm sorry. My time is dwindling. These  
12 companies, lawyers representing these companies, come to us  
13 with promises of jobs, right? Like excellent questions about  
14 how few jobs it's actually going to represent for the  
15 community. It's - they are like anti-economic development  
16 data centers, because they just beget more data centers. It  
17 doesn't serve the community. Thinking about how many billions  
18 of dollars are being invested for these projects - and not  
19 just this one, like other ones that are on the docket today,  
20 like, why are they investing so much money? What are they  
21 going to get out of it compared to what the community is going  
22 to get out of it? I just, like - it's all of us together.  
23 The people who are representing those corporations are not  
24 with us. They don't live in our neighborhoods, they don't  
25 suffer the environmental consequences that we will. And I do

1 want to name, like researchers when we were fighting Project  
2 Blue enlightened us to the fact that from gas powering the  
3 data center - okay, so Project Blue was proposed to be 290  
4 acres, right? This is I don't know how many acres, but many  
5 more. So the water that they were going to use for cooling  
6 was this big compared to like my arm - like this forearm  
7 length of how much water was going to be used because of gas  
8 generation. Okay, so they're saying they're not going to use  
9 water. They're going to use water both to power it and to  
10 cool it. Like those are two separate things that they're  
11 still going to be using water for, so don't take those  
12 promises at face value. And honestly, I would caution against  
13 taking anything they say at face value, right? You guys were  
14 already questioning, like well these sound like empty  
15 promises. Where are the receipts to back up what you're  
16 saying you're going to do? This - there is so much, and we've  
17 been experiencing it in Tucson because the company is still  
18 fighting to try and come and take that land for a data center.  
19 Like there is no accountability structure that exists. Even  
20 like the Arizona Department of Environmental Quality, the way  
21 their processes work is that they approve anything that gets  
22 submitted with the documentation filled out properly. Like  
23 this is a structure that can help keep the community safe from  
24 exploitation and from extraction. So I would really urge you  
25 all to please vote no on this one and, honestly, all the

1 projects that are on the docket. It doesn't seem like it will  
2 serve - they will at all serve the community. It's for the  
3 enrichment of the corporations and the people who work there.  
4 Thank you.

5 BECHTEL: Thank you. Next, we have Margaret  
6 Schultz, if you're here.

7 SCHULTZ: Good evening, thanks for your time. My  
8 name is Margaret Schultz. I'm a researcher with Worker Power,  
9 which is a non-partisan non-profit, and I'm here with some  
10 concerns about this Vermaland data center and the proposed gas  
11 plant. So the language around the gas plant repeatedly  
12 misleads the public by classifying natural gas as cleaner and  
13 environmentally friendly. This is greenwashing and is  
14 factually inaccurate. The developer cites the gas plant as  
15 cleaner natural gas energy generation, but cleaner is  
16 misleading. While natural gas is cleaner than coal, natural  
17 gas is less clean than solar or wind. The developer also  
18 claims the project will provide environmentally friendly  
19 employment opportunities in energy production, and while these  
20 jobs may be local, the energy source is fossil fuel-based and  
21 polluting. Equating gas-fired power generation with  
22 environmentally friendly work misleads both the public and  
23 Pinal County about the true impacts of this project. We  
24 demand that the County require Vermaland to accurately  
25 classify gas as a fossil fuel in all permitting and planning

1 documents. Pinal County must require precise, accurate  
2 language, right? And that's part of the problem with this  
3 very imprecise presentation that we all saw, right? This is  
4 not following the process. It must distinguish fossil gas  
5 from clean energy and reject any misclassification that could  
6 mislead the public or fast-track approval. It is also unclear  
7 who will own, operate, and maintain the proposed gas plant, or  
8 who will pay for the necessary infrastructure. The County  
9 must require full disclosure before any approvals are granted  
10 to ensure the community is not paying for a fossil fuel  
11 facility. And while I know this is not technically an  
12 approval, right, it still goes to planning, I think it's  
13 really important to set the stage that the information is not  
14 here to approve this project and the language is vague. Will  
15 Vermaland cover all costs or will a utility take over and  
16 potentially pass expenses on to rate payers? We're seeing  
17 around the country bills going up and that should not be  
18 covered by taxpayers and residents in the area, that should be  
19 the responsibility of the developers who are leading to those  
20 increased costs. So because of these unanswered questions  
21 and, you know, potential concerns, we're asking you to not  
22 approve, not recommend this project to go forward. Thank you  
23 so much for your time.

24 BECHTEL: Thank you. Next, Ronella White. And  
25 April, if you're here, you'll be next. Do you want to be on

1 standby?

2           WHITE: My name is Ronella White. I don't have a  
3 polished presentation, but I do live in the area. I am a  
4 landowner, I own about 4,000 acres that adjoins this project.  
5 And I am a resident of Red Rock. I've lived there for 50  
6 years. My family has farmed and ranched in the area for over  
7 100 years. Our community approves this project, we are  
8 anxious for it. And it is not just a data center. Remember  
9 that it also has opportunities for other projects, warehousing  
10 and offices and things like that. Our community, we're the  
11 very southern end of the County, sometimes we feel that we get  
12 forgotten, okay? There are not many residents there that have  
13 actually lived there. There's some at the freeway in the Red  
14 Rock Village. But there are no other opportunities for jobs  
15 in Red Rock, and I believe that this would benefit our  
16 community and the residents and the landowners that are near  
17 there. Definitely hope that you will approve this project.  
18 Thank you.

19           BECHTEL: Thank you. And April, you're up.

20           APRIL: Thank you for the opportunity to speak. I  
21 am not being paid to be here, unlike many of the people giving  
22 presentations. I am from Tucson. I'm a graduate student in  
23 the planning department there, so I have an academic  
24 background studying these types of land use decision projects.  
25 I focus my area in real estate development. And I'd like to

1 begin by explaining that when a developer gets to this stage  
2 of the process, they are already very clear about what it is  
3 that they'd like to do and exactly how much money they expect  
4 to make off of a project. There's a thing called an IRR, an  
5 internal rate of return, and they would not be proposing this  
6 project unless they thought they could make a certain amount  
7 or percentage of profit off of this community if it went  
8 forward. So something else I'd like to share with you.  
9 Vermaland is a land banking entity. So they purchase land all  
10 over Arizona. It's one of the largest landowners in Arizona  
11 with more than 25,000 acres for sale. They land bank. They  
12 speculate on land, and then they resell it to developers for  
13 projects like data centers so that they can make profit off of  
14 that land, regardless of whether or not those developments  
15 will actually be beneficial to the surrounding community. So  
16 why am I here from Tucson to tell you all of this? Like my  
17 friend Marisol mentioned, we share water, we share air. These  
18 gas-fired power plants will not be clean. They release sulfur  
19 dioxide and other pollutants and particulate matter into the  
20 air around communities, and air moves, and that air will  
21 travel to where I am, to where you are, to the surrounding  
22 areas. And particulate matter causes really negative health  
23 effects for people, right? So this is not a clean project.  
24 It's not a project that's slated to help community members,  
25 it's not a project that's slated to give a lot of jobs or

1 economic benefit compared to other ways that that land could  
2 be used, right? If we think about other developments that  
3 could come in and really make jobs and really increase the  
4 property taxes, these developments might have better benefit  
5 to the community. So that's why I decided to come here today.  
6 Regarding a Comprehensive Plan Amendment process, this would  
7 be a major amendment to your Comprehensive Plan here in Pinal  
8 County, and Major Comprehensive Plan Amendments should really  
9 go with the vision of the Pinal that you want to see 10, 20,  
10 and 30 years from now. So I really urge you to think about if  
11 you want a more polluted Pinal, if you want people to  
12 experience worse health effects, if you want the high water  
13 use associated with this type of energy production, I urge you  
14 not to recommend this project and to continue opposing it in  
15 your lives as it moves through the planning process in your  
16 County. Because once you allow this, once they can build by  
17 right, it will be extremely difficult to stop. Thank you.

18 BECHTEL: Thank you. We have two more and then  
19 we'll open call. Robin Davis, you're up. And then after  
20 Robin is Chris.

21 DAVIS: Chair, Vice Chair, committee members, my  
22 name is Robin Davis and I'm from Hidden Valley in District 1.  
23 I wasn't going to comment on B, but I found a lot of  
24 misinformation because for the last several nights I've been  
25 doing research on data centers and I will comment on more on

1 that in F, item F. There's a lot of misinformation. I did  
2 notice that the lawyer, first off, he insulted the people from  
3 Tucson. They came here a long ways and they deserve to be  
4 heard without being insulted and they're not wasting their  
5 time. Second, data centers have been found - the new centers  
6 are being cooled by water. The old centers have been cooled  
7 by air and there's a conversion going on over time and as the  
8 new chips, as AI becomes more important and the cloud becomes  
9 more used, they're getting new and better chips and I'll  
10 expound on that in my statement for item F. And it also takes  
11 more cooling as the stacks are put closer together in these  
12 data centers for efficiency. So at what point are they going  
13 to convert from air to water? And where will the water come  
14 from? Will there be stipulations that they will never be able  
15 to convert to water? But how will they produce the efficiency  
16 of them? Second, employment. The data centers, former  
17 Phoenix deputy city manager, Alan Stevenson, noted - and this  
18 is a quote from him - a data center takes a lot of land, but  
19 they don't provide enough jobs for the infrastructure  
20 investment. The planner's goal is balancing public  
21 infrastructure investment with jobs that are part of the  
22 quality of life. That just has challenges when things like  
23 this come in, are such a big entity that they change the  
24 dynamic of what you're trying to create. Case in point - I'm  
25 still quoting him - in the village of Laveen, a once rural

1 edge of the city, now houses 62,000-plus people up from about  
2 9,000 25 years ago. Planners spent years studying the  
3 transportation infrastructure needed to support the fast  
4 growing local housing development. Late last year, Amazon  
5 paid \$277 million to buy 220 open acres in Laveen for a new  
6 data center. So not only the whole infrastructure surrounds  
7 in the data center. A couple paragraphs, because I know my  
8 time is running short - data centers in the desert locations  
9 raise concerns due to their high water and energy demands  
10 which can worsen local water scarcity and strain energy  
11 resources. Additionally - because this is all in the research  
12 that didn't even make my statement - additionally, the  
13 environmental impacts and health risks associated with  
14 pollution from these facilities are significant for nearby  
15 communities. This onrushing electrical future means the areas  
16 of the west seeking to accumulate data centers need more and  
17 more electricity. The growth of artificial intelligence which  
18 uses larger and more complex chips needing far more power,  
19 only accelerates the power demand. More transmission lines  
20 are needed to get to the power to the centers. The share of  
21 the State's and community's energy consumed by data centers  
22 has grown dramatically in Arizona, they use 7.4 percent of the  
23 State's power. I urge you to really think about the data  
24 centers.

25 BECHTEL: All right. You're up, Chris.

1           GEOCARRISON: Hello, my name is Chris Geocarrison.  
2 Yes, I am from Tucson. I am an engineer in a completely  
3 unrelated field. I am a single father who instead of going  
4 home tonight wanted to come out here just because I was part  
5 of the No Desert Data Center Coalition in Tucson, and I just  
6 wanted to point out a couple of things that we found out just  
7 for your consideration as you're considering this kind of  
8 stuff. So we just talked about the power, and they have up to  
9 480 acres where they want to build gas power plants. So the  
10 entire data center in Tucson was going to be 290 acres for the  
11 data center itself, and that was going to require TEP to  
12 basically double their power output just for a 290-acre plant.  
13 So we're talking about significant amounts of energy  
14 generation, and one of the problems we had from the get-go is  
15 these numbers weren't disclosed. So if I could just urge  
16 anything, it would just be find out what those numbers are as  
17 soon as you can. For Tucson, it was 700 megawatts, which I  
18 said that they would nearly have to double the capacity of  
19 TEP. So TEP was talking about building a gas plant just to  
20 support the data center, and looking into that, the water  
21 usage for the most efficient gas plant would use basically the  
22 same amount of water as the entire Project Blue, which was  
23 using basically evaporative cooling. So the power at the  
24 best-case scenario was going to double the water usage. If  
25 they didn't use the most efficient technology, it would have

1 been up to six times the water usage of the Project Blue data  
2 center just to generate the power for it. So when we're  
3 talking about all these, like we're really getting into big  
4 numbers. And I understand that they're not using evaporative  
5 cooling. If you're talking about these closed-loop systems  
6 and freon and stuff, then it's probably an air conditioner,  
7 and we all know that air conditioners use way more electricity  
8 than swamp coolers. So that's even more electricity that  
9 we're using. So yes, they're generating their own. And even  
10 if the environmental aspect of it doesn't sort of click with  
11 you, it's going to use tons and tons of water just to generate  
12 the power. So I wanted to point that out. Okay, thank you.

13 BECHTEL: Thank you very much. One last call. We  
14 do have one more that didn't register? Okay.

15 ALIZADEH: I submitted my form.

16 BECHTEL: Oh, okay. You know what, it didn't say B,  
17 it said 3C, E, and F.

18 ALIZADEH: Sorry, yeah, yeah.

19 BECHTEL: Okay. All right, I was going to have you  
20 on C.

21 ALIZADEH: All good. Good evening, everyone, it's  
22 an honor and a privilege to be here. My name is Cepand  
23 Alizadeh, I am with the Arizona Technology Council, and we  
24 submitted a letter of support for this project, as well as all  
25 the other Major Comprehensive Plan Amendments that are

1 proposed this year. So I'm going to keep this simple. It's  
2 about jobs. And you know what, I've heard different things  
3 and we have done a study with the Data Center Coalition that  
4 data centers create high-paying jobs that are attainable by  
5 people who do not have bachelor's degrees. You don't need to  
6 have a PhD to work at a data center in whatever role it is.  
7 It could be 50 jobs, it could be 100 jobs, it could be 150  
8 jobs, but data centers bring jobs to communities. Also, we  
9 can't think of data centers as standalone facilities. You  
10 know, the 21st century economy is an AI economy - I'm sure  
11 you've heard that phrase before - artificial intelligence,  
12 etc. So if we want advanced manufacturers to come here to  
13 Pinal County, we need to have data centers. It's just part  
14 and parcel, they come together. Data centers are a component  
15 to modernizing the economy. And while I have some time, I  
16 brought this up in Phoenix and Mesa, etc. So if you look at  
17 my wrist, you'll see I have a scar on my wrist. I was in a  
18 car accident last July where I totaled my car, had to have  
19 Phoenix Fire arrive onsite where I almost died. So Phoenix  
20 Fire, when they arrived and put me in the ambulance, they took  
21 out my ID and they looked me up. They had access to all my  
22 health information, my pre-existing medical conditions, what  
23 medicines I'm taking, what I'm allergic to. They took me to a  
24 hospital in a part of town that I'd never been in before, yet  
25 they had all this medical information. And a year later, I

1 got a job with Arizona Technology Council and I learned about  
2 data centers and I realized that was because of a data center  
3 somewhere. So heaven forbid you all ever find yourself in a  
4 situation that I found myself in where I almost lost my life,  
5 or a loved one needs to go to a hospital in a part of the  
6 State that you guys never go to, your health information will  
7 be accessible because of a data center. So please keep that  
8 in mind when moving forward, when considering data centers in  
9 Pinal County. I just tell that story to kind of personalize  
10 it a little bit, that these are not just these standalone  
11 facilities just full of technical equipment, these save lives,  
12 these create jobs, these can make an impact in our community.  
13 Thank you.

14 BECHTEL: Thank you. And I think Court, the  
15 applicant, wanted a moment.

16 RICH: Thank you. I appreciate the opportunity just  
17 to briefly respond. I promised to be short before, so I will  
18 try to keep that promise here. Just really quickly, I had a  
19 chance to do some more discussion and get some more  
20 information on the closed loop system, and I certainly want to  
21 be able to educate you more on that. So the system is, as it  
22 sounds, a closed loop. So what that means is there is an  
23 injection of water and/or a mixture with a coolant fluid into  
24 it at the initial stage. Once that is put into the system,  
25 then that is circulated through and it's not recharged or

1 discharged or doesn't need to be refilled. There's an amount  
2 of coolant and water mixture that is put into the system that  
3 remains in the system for the life of the system, barring any,  
4 I don't know if there's a leak or something like that. But  
5 that's how it works. I don't know if that's helpful in any  
6 way. I just want to close. Pinal County isn't Maricopa  
7 County, it's not Pima County. I know this County has prided  
8 itself on doing stuff different, and your County has worked  
9 really, really hard on economic development stuff. Lots of  
10 opportunities, as was mentioned by the neighbor in the north,  
11 not as many in the south. I'm really excited about being able  
12 to stand up here with a landowner that is looking to try to  
13 create jobs, tax revenue, and do something exciting for the  
14 County while also doing it in a way that minimizes water use,  
15 which is a concern about these types of facilities. And just  
16 last comment, there was something about no teeth or no way to  
17 enforce it, well there is at the zoning stage, which I know  
18 Sangeeta and Harvey can tell you, there are stipulations on a  
19 zoning case. You can't do that here, that's right, but when  
20 it comes time for zoning, you put that stipulation on there  
21 and we'd have to do what we promised to do or you risk - they  
22 don't go and not do it, or you risk losing billions of dollars  
23 and that's not how it works. So I appreciate the opportunity  
24 to address this and talk with you and have this discussion. I  
25 hope you'll support the project, and thank you.

1 TODD: We're going to close the public speaking.

2 ??: (Inaudible).

3 TODD: What?

4 BECHTEL: Yeah, that was the open to the public.

5 (Inaudible), do we have time for one more or we just closed

6 it?

7 KRAUSS: Yes, if less than three minutes.

8 DUGAN: I'll be really quick.

9 BECHTEL: All right.

10 DUGAN: All right. Hi, I'm Tina Dugan from

11 Maricopa. I'll be really quick. First of all on jobs, data

12 centers do not create a lot of jobs, contrary to what they're

13 saying. But let's talk about water. Non-water cooled

14 systems, 700 acre feet per year. Let's put that in real

15 terms. 220 million gallons, 2,200 homes is what that equals.

16 So contrary to what they're telling you, it doesn't do that.

17 And I'd just like to say that I'm an uneducated farmer's wife,

18 and it really bothers me that the applicant was so dismissive

19 and condescending to people who want to share their concerns

20 about projects. Thank you.

21 BECHTEL: Anyone else from the public? And then I

22 guess, do we need to give the applicant one more chance to?

23 Okay, no other members of the public? Okay, we're good? All

24 right.

25 TODD: So we are closing? We are closed. I am

1 looking for a motion.

2 STOCKTON: Jeanne Stockton. I'd like to make a  
3 motion that we approve PZ-PA-011-25, and I would like to add  
4 one comment. I did build a home in 1986, it had a closed loop  
5 water system. It saved me one third of my energy cost. For  
6 anyone that thinks that a closed loop system is going to cost  
7 you a lot more in electricity, it isn't. I also worked for  
8 IBM for 20 years, and I find a lot of value in data centers.  
9 I find a lot of value in Pinal County trying to move forward  
10 with the technology that we need to be successful in our  
11 County. Thank you.

12 TODD: Do we have a second?

13 MADDUX: Chris Maddux, I'll second that.

14 TODD: We have a motion and a second for PZ-PA-011-  
15 25. We are going to do a hand - hand up for everyone  
16 approving this project. We'll have a vote with hands up for  
17 people that are objecting to this project.

18 KRAUSS: Motion passes.

19 TODD: The vote was 6 to 4? 11-4? 11 in favor, and  
20 4 opposed. Okay, this is closed. Moving on to PZ-PA-012-25,  
21 the Silver Reef Energy Solar & Storage Project.

22 [Computer problems]

23 DEOKAR: So are you okay looking at the screen so  
24 that we can move forward?

25 BECHTEL: Yeah, I can look at that.

MEETING DATE: SEPTEMBER 4, 2025

TO: CITIZENS ADVISORY COMMITTEE

CASE NO(S): **PZ-PA-011-25 LA OSA PROJECT**

CASE COORDINATOR(S): SANGEETA DEOKAR, PLANNING SUPERVISOR

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**Executive Summary:** *La Osa Project, a request by Vermaland LLC, applicant is to re-designate 3,374± acres from Very Low Density Residential (VLDR, 0-1 du/ac), Moderate Low Density Residential (MLDR, 1-3.5 du/ac) and Proposed Open Space to Employment, General Public Facilities/Services, and Proposed Open Space for industrial, office, business park, and energy generating facilities, located along the Greene Wash of Santa Cruz Wash, in the extended planning boundary south of the City of Eloy, in the unincorporated area of Pinal County.*

**If this request is approved:**

If this major amendment to the Pinal County Comprehensive Plan is approved, the action will allow the applicant to begin the process of rezoning the property to develop for an industrial complex including office, a business park, and supporting energy generating facilities.

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LEGAL DESCRIPTION: 3,374± acres, situated on a portions of sections 3, 4, 7,10,11,12,13,17,18, 20, 21, and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file)

TAX PARCELS: 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; and -0330

APPLICANT/AGENT: Vermaland LLC, LLC, Robert Clang

REQUESTED ACTION & PURPOSE **PZ-PA-011-25 – PUBLIC HEARING/ACTION:** Vermaland LLC, Rob Clang, applicant/agent, is requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and to re-designate 3,374± acres of land from Very Low Density Residential (VLDR, 0-1 du/ac), Moderate Low Density Residential (MLDR, 1-3.5 du/ac), and Proposed Open Space to 1,910± acres Employment, to 480± acres General Public Facilities/Services, and 983± acres of Proposed Open Space for industrial, office, business park and natural gas fired power plant, situated on a portions of sections 3,4,7,10,11,12,13,17,18, 20, 21,and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -

DEVELOPMENT SERVICES  
Community Development - Planning Division

0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; and -0330 located along Greene Wash of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, and south of the City of Eloy in unincorporated area of Pinal County.

LOCATION: Located along Greene Wash of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy in unincorporated area of Pinal County.

SIZE: 3,374± acres.

STAFF FINDINGS-

PUBLIC COMMENT:

To date one public comment has been received from surrounding property owners.

PUBLIC PARTICIPATION:

60 day review period:	6/9/2025 to 8/8/2025
Newspaper Publication:	08/14/2025 & 08/15/25
Site Posting:	Week 11 <sup>th</sup> Aug
Property mail out:	Week 18 <sup>th</sup> Aug
Web posting:	Week 18 <sup>th</sup> Aug

OTHER REVIEW AGENCY COMMENTS:

As of the writing of this report AZ Game and Fish agency comments has been received. These have been included in the discussion and recommendations. Additionally, staff also received comments from Arizona Technology Council and SciTech Institute.

PLAN AMENDMENT DISCUSSION:

**Request**

The applicant is requesting a major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan for 3,374± acres from **Very Low Density Residential (VLDR, 0-1du/ac)**, **Moderate Low Density Residential (MLDR, 1-3.5 du/ac)** and **Proposed Open Space** to **1,910± acres Employment**, to **480± acres of General Public Facilities/Services** and **983± acres of Proposed Open Space**. The property is currently zoned General Rural (GR) and is ribboned south along the Greene Wash south of the city of Eloy, in unincorporated area of Pinal County.

**Land use change.**

Energy demand in Pinal County is increasing due to rapid population and industrial growth, and Pinal County is experiencing significant industrial development, including manufacturing hubs for electric vehicles and batteries, impacting energy consumption. Energy demand is projected to increase significantly, with estimates reaching 31,000-44,000 aMW (Average Megawatt) by 2026<sup>1</sup>

To provide sustainable energy and meet the growing demands of Pinal County, Vermaland, LLC is seeking a land use change to facilitate the development of a project known as "La Osa Project," comprising of Data Centers and thermal gas-fired generation facilities and Battery Energy Storage Systems (BESS). The location along Greene Wash is a flood prone area. This restricts the applicant to develop portions that are outside of the floodplain with sufficient buffers as determined by Pinal County. These areas will be

the 'Proposed open space 'conserved with its natural habitat. Currently the project area is designated for very low residential and moderate low residential development.

La Osa Project which comprises the following:

1. Data Centers

Data Centers are specialized facilities that house computer systems and associated components such as servers, networking equipment, storage systems, power supplies, cooling systems, and security infrastructure. Data Centers are the backbone of the internet, cloud computing, and large-scale enterprise IT operations. (Examples are Google Data Centers, Amazon Web Services, Microsoft Azure, Facebook/Meta, and Equinix)

2. Gas Fired Power Plant with BESS

Gas fired power plants generate electricity by burning natural gas as its fuel. Natural gas is one of the cleaner option for burning compared to coal. These utilize lesser footprint compared to the Utility scale power plants.

The project area is intersected with existing energy infrastructure: two 115 kV Power lines (WAPA) and cross the parcels in the center and a 230 kV power line (APS) crosses the parcels to the southern edge of the project. An extension of the Gas pipeline will be required to the project area.

**Location and Accessibility**

Access to the proposed project would be from Baumgartner Road, a Principal Arterial Road, located on the northern edge of the project boundary. The proposal for land use change involves forty parcels situated south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy.

**Site Data**

The property is currently undeveloped and is surrounded by undeveloped General Rural (GR) zoned land to the north, south, east and west. Southeast of the property, there are smaller parcels zoned GR along La Osa Ranch Road and along Sasco Road to the southeast edge of the property. The project boundary is along the south edge of the Greene Wash.

**Flood Zone**

The project area is located on land that generally slopes to the northwest. Per preliminary Hydrology study provided by the applicant, the land cover is primarily shrub land and has soils that exhibit low filtration rates. The project area including the Greene Wash lies in FEMA Zone A with flood hazards. A complete flood analysis will be required prior to the site plan approval after the rezoning process.

Greene Wash serves as the primary drainage feature for the region, extending several miles upstream to the north and west. It functions as the regional outfall for the project and surrounding areas. During regular and low-flow events, storm water remains within the channel. Onsite drainage management will require to include the construction of retention basins designed to store storm water generated on the site, in accordance with plans determined by the Pinal County Flood division during the site planning stage.

**Environmental study**

The property has remain undeveloped. The Arizona Game and Fish environmental assessment tool was employed to identify potential sensitive species on the property. The assessment identified wildlife habitat linkage corridor in the vicinity. The report provides recommendations to preserve and enhance

permeability. The project lies in the vicinity of an identified Conservation Opportunity Area along with identified riparian areas. The applicant plans to continue identifying and developing mitigation measures as necessary.

Additionally, a Class 1 cultural resource inventory search is recommended to locate if any recorded archaeological sites are identified within the project area. Mitigation measures aimed at minimizing impacts to cultural resources will be identified and implemented during the project's progression.

The project will also require to ensure that all regulations per Arizona Department of Environmental Quality, Aquifer Protection standards are met.

#### **STAFF ANALYSIS AND FINDINGS:**

La Osa Project is proposed in a distinctive location along existing natural infrastructure- the Greene Wash. Two transmission lines of Western Area Power Administration's (WAPA's) 115kV cross the central area of the project from east to west. Furthermore, the property to the south has another transmission line 230 kV crossing along south parcels of the project area. This project necessitates additional extensions of natural gas pipeline required into the project area for the Gas fired power plants proposed.

Data Centers require power availability and stable climate. Access to major network infrastructure like fiber optics, internet exchange points and availability of energy. To be able to sustain the high energy demand of the Data Center, the Gas Fired power plant ta is proposed in conjunction with the Data Centers that would assist with the uninterrupted power requirements.

The advantages of a natural gas-fired power plant in comparison with the traditional coal-fired power generation facilities include:

- Lower emissions of air pollutants compared to traditional coal-fired power plants, as natural gas is a relatively cleaner-burning fossil fuel.
- Higher energy efficiency and lower construction costs compared to other thermal power technologies.
- Enhanced flexibility and reliability, ensuring a secure power supply.

The project site is adjacent and south along Greene Wash, necessitating buffers to protect this natural feature, which may reduce the usable area for the project. Mitigation measures for regional drainage and outfall into the Greene Wash, as well as on-site drainage, will be implemented based on recommendations from the Pinal County Flood division.

Open Space and Trail division identified in the Pinal County Master plan, the canal corridor and irrigation systems as 'existing/planned' open space in the Greene Wash. Washes provide movement corridors and habitat for wildlife. There is substantial riparian habitat that transects the project area. Riparian habitat is considered to be of critical importance and needs to be protected during development. A minimum of 50ft buffer around the riparian habitat (including Xeri-riparian) and wildlife friendly fencing is recommended to be incorporated into the project development plan.

Currently the land has not been developed as there are multiple challenges for residential development due to the Green Wash. Portions of south and west edge of the project are impacted during storm events that render the southern portion difficult to develop for houses. The project parcels do not fall along

major arterials for residential or commercial development. With transmission lines centrally passing along the east-west direct these work in favor for the proposed gas fired power generation project that requires the existing electrical infrastructure on site to directly tap into it.

After a detailed review of the request, Pinal County Comprehensive Plan and Pinal County Development Services Code, staff shares the following findings for the proposed project:

1. Proposal for a Data Center paired with a Gas-Fired Power Plant will help meet the rising energy demands of Pinal County’s growing population by providing power in a sustainable, low-carbon way.
2. Site is currently undeveloped with no residential development surrounding.
3. Existing Employment land use to the east of the project area along Sasco Road.
4. Location of existing electrical transmission lines: 2 -WAPA- 115 kV lines, one 230 kV line to the south
5. Alternate development for residential would not be financially marketable and therefore unsustainable.

However, should the Citizen Advisory Committee find, after the presentation by the applicant and together with the testimony and evidence presented at the public hearing, that this Major Comprehensive Plan amendment is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff will recommend that the Citizen Advisory Committee forward **PZ-PA-011-25**, to the Planning and Zoning Commission with a favorable recommendation. If the Citizen Advisory Committee cannot find all of the factors listed above grounds for approval, then staff recommends that the Citizen Advisory Committee forward this case to the Planning and Zoning Commission with recommendation of denial.

Date Prepared: 08/18/25 SD

#### References:

1. American Public Power Association

<https://www.publicpower.org/periodical/article/council-releases-initial-20-year-forecast-pacific-northwest-electricity-demand#:~:text=The%20forecast%20projects%20annual%20energy%20demand%20growth,winter%20peak%20of%2035%2C100%20MW%20in%202023.>

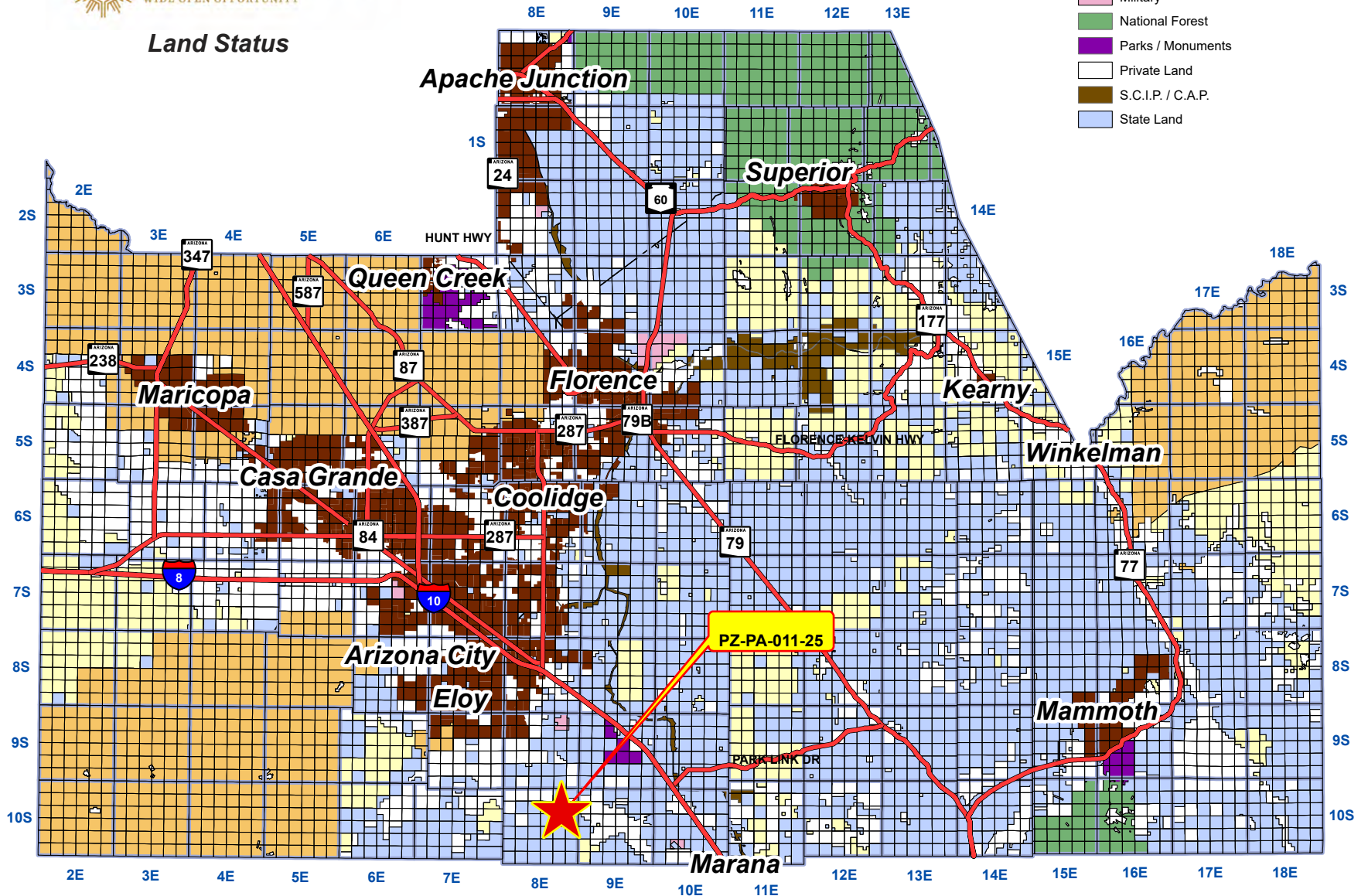


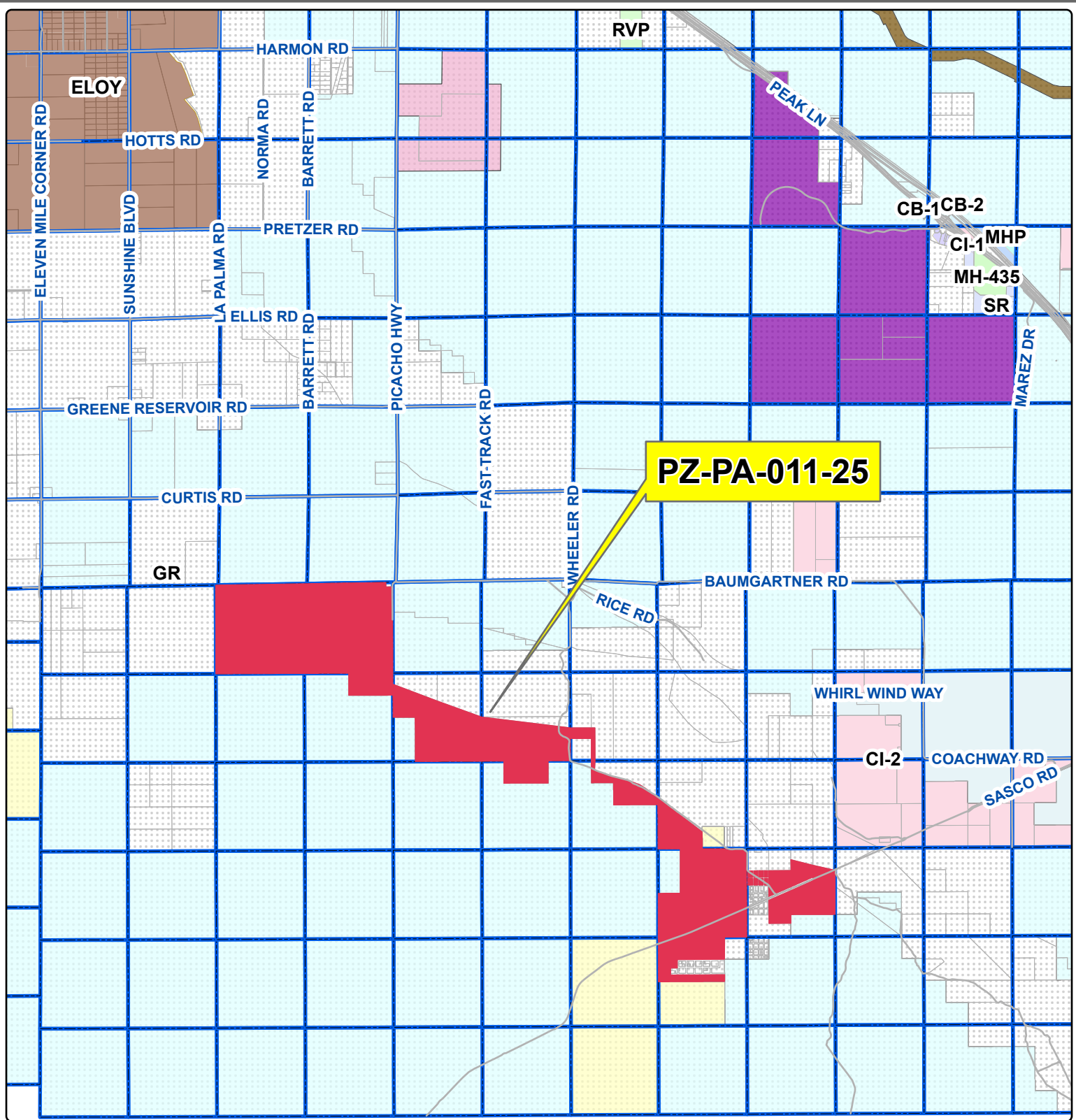
**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

### Land Status

### Legend

-  B.L.M.
-  Indian Community
-  Military
-  National Forest
-  Parks / Monuments
-  Private Land
-  S.C.I.P. / C.A.P.
-  State Land





# Community Development



**Legal Description:**

Situated on a portions of sections 3,4,7,10,11,12,13,17,18, 20, 21 and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file) located along Greene Canal of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy in unincorporated area of Pinal County.

SEC 3,4,7,10,11,12,13,17,18, 20, 21, and 29, T09S and T10S, R08E and R09E

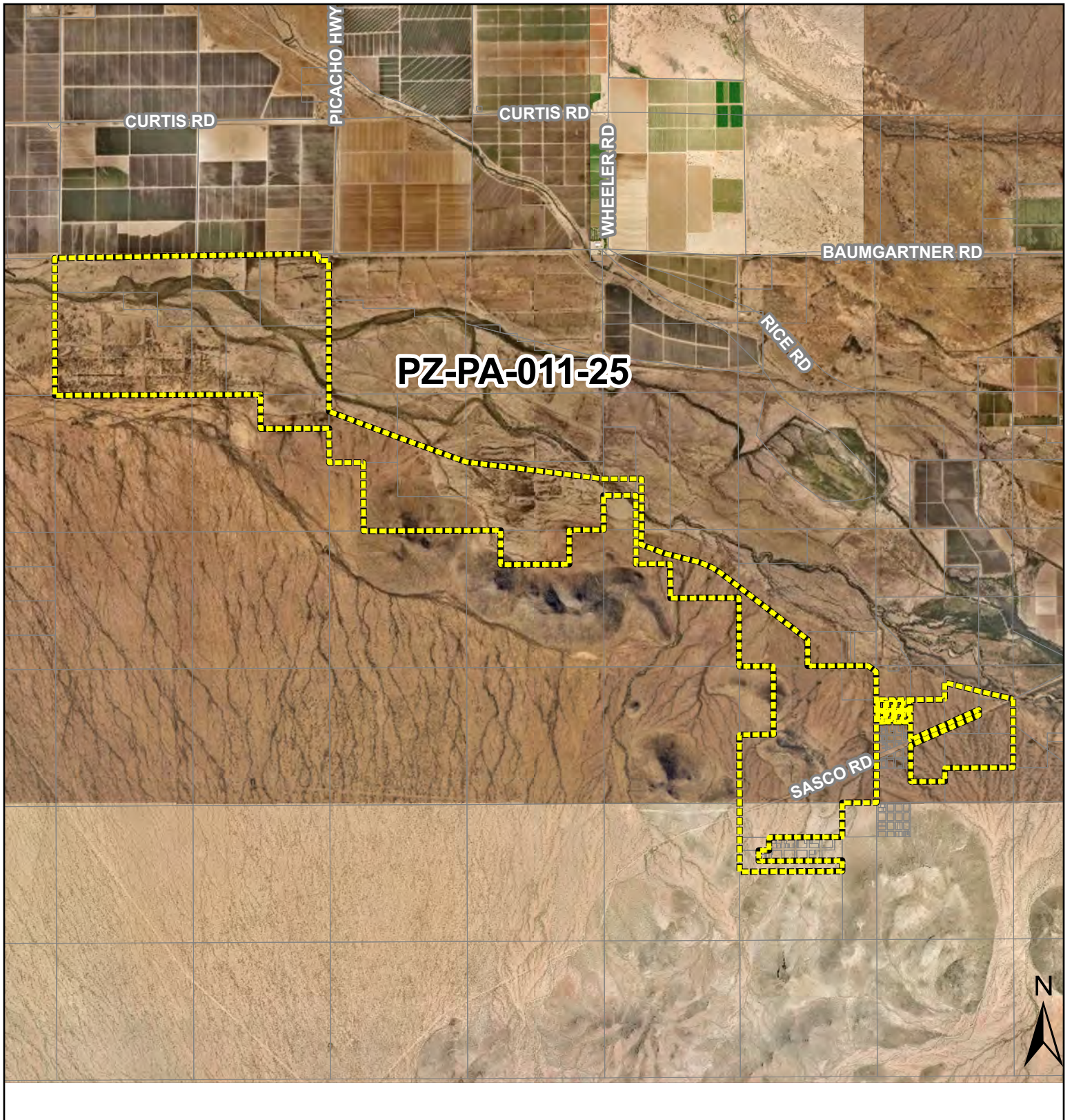


Owner/Applicant: **VERMALAND LLC, ROB CLANG**

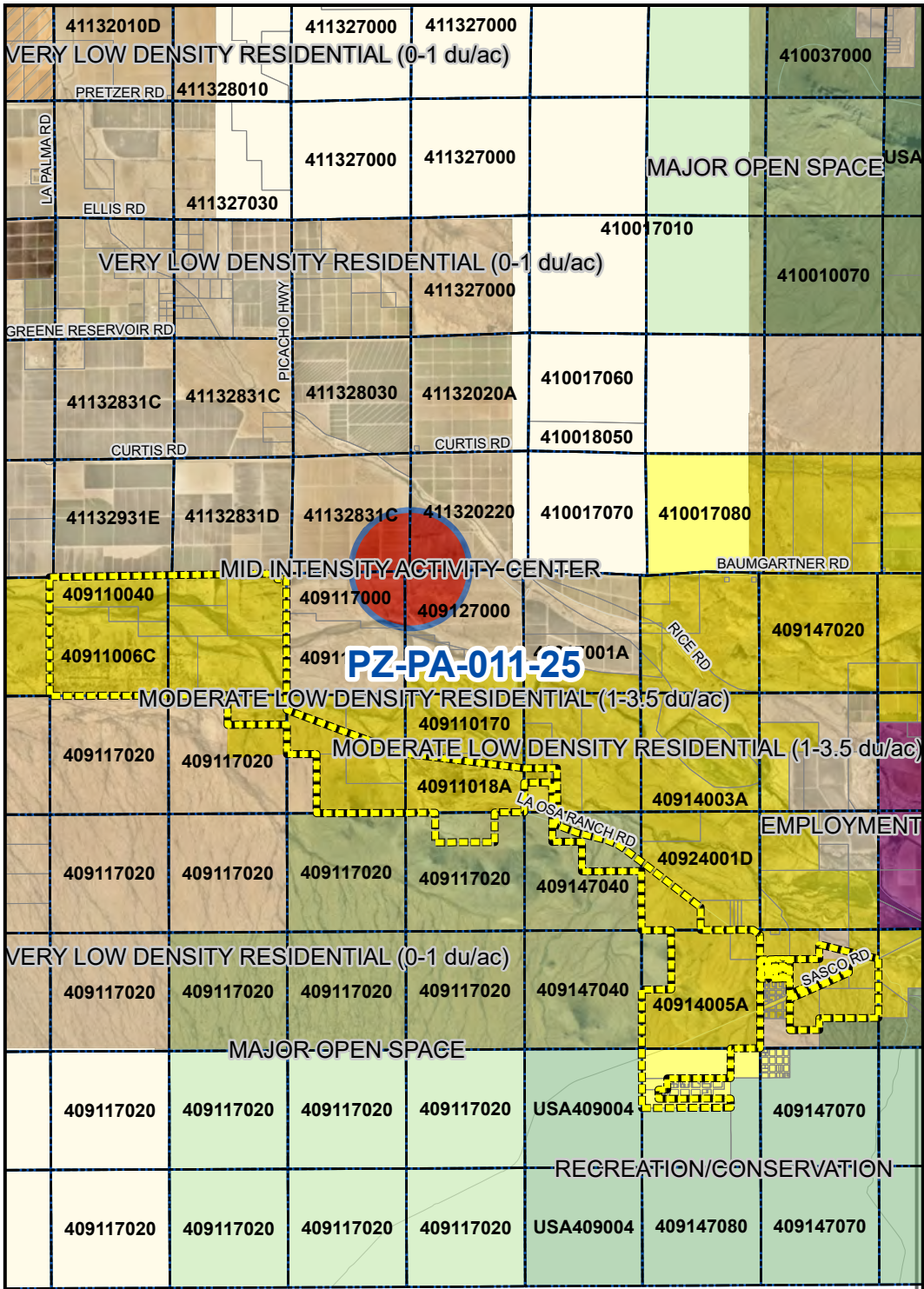
Drawn By: **GIS / IT / LJT** Date: **07/09/2025**

Sheet No. **Section 3,4,7,10-18, 20, 21, 29 Township T09S and T10S Range R08E and R09E**

**1 of 1** Case Number: **PZ-PA-011-25**



## *Community Development*



PZ-PA-011-25

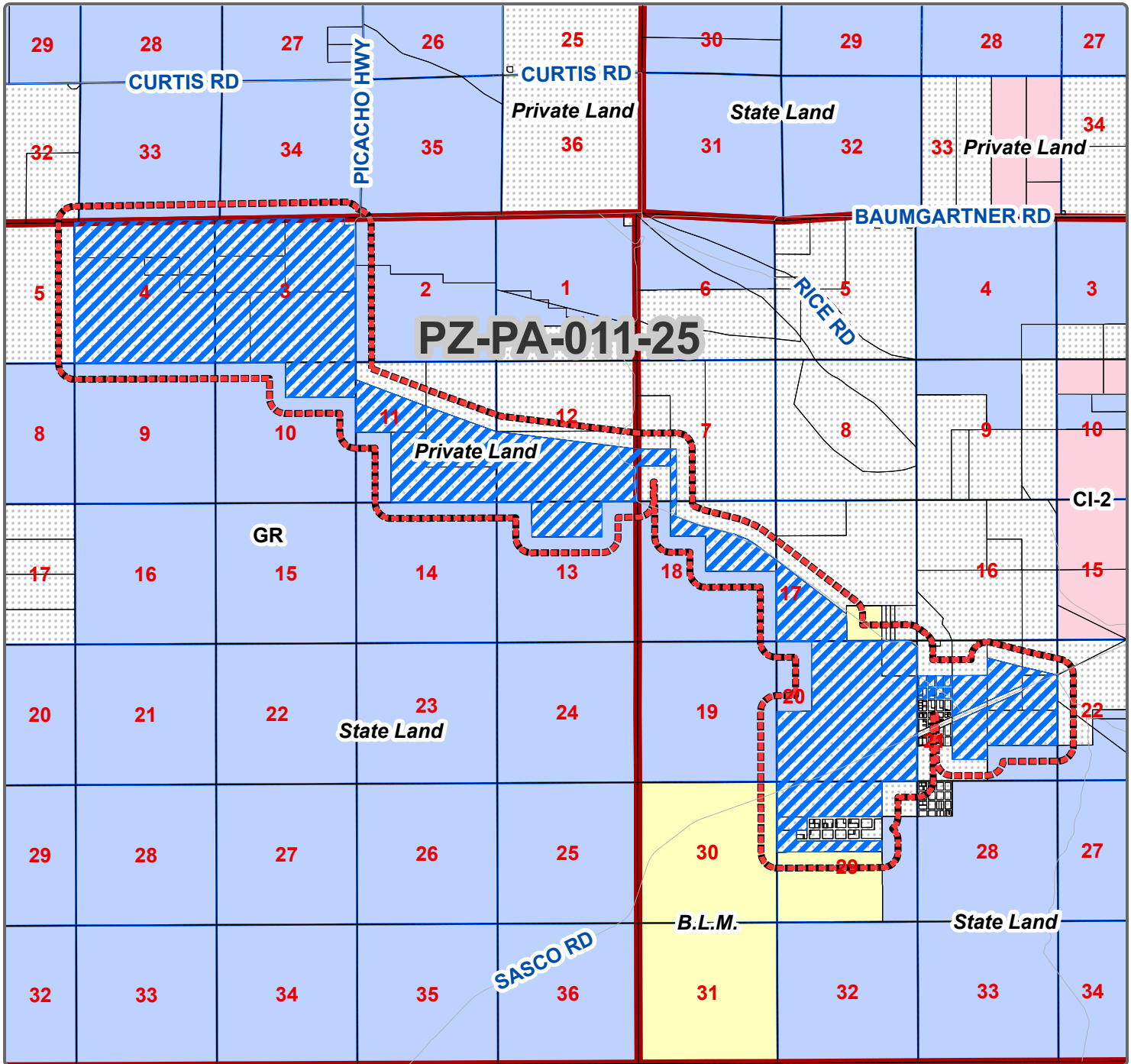
FROM:

Very Low Density Residential,  
Moderate Low Density Residential,  
Proposed Open Space

TO:

Employment,  
General Public Facilities/Services,  
Proposed Open Space





## Community Development

PZ-PA-011-25 – PUBLIC HEARING/ACTION: Vermaland LLC, Rob Clang, applicant/agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 3,374± acres of land from Very Low Density Residential (VLDR, 0-1 du/ac) Moderate Low Density Residential (MLDR, 1-3.5 du/ac), and Proposed Open Space to Employment, General Public Facilities/Services, and Proposed Open Space for industrial, office, business park and natural gas fired power plant, situated on a portions of sections 3,4,7,10,11,12,13,17,18, 20, 21, and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; and -0330 located along Greene Canal of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy in unincorporated area of Pinal County

Current Zoning: GR

Requested Zoning: Rezone

Current Land Use: MLDR, VLDR, Proposed Open Space



**Legal Description:**

Situated on a portions of sections 3,4,7,10,11,12,13,17,18, 20, 21, and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file) located along Greene Canal of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy in unincorporated area of Pinal County.

SEC 3,4,7,10,11,12,13,17,18, 20, 21, and 29, T09S and T10S, R08E and R09E



**Owner/Applicant:**  
VERMALAND LLC, ROB CLANG

Drawn By: GIS / IT /LJT Date: 07/09/2025

Sheet No.  
1 of 1

Section: 3,4,7,10-18, 20, 21, 29  
Township: T09S and T10S  
Range: R08E and R09E

Case Number: **PZ-PA-011-25**





**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**PROCEDURE AND APPLICATION FOR A PROPOSED NON-MAJOR COMPREHENSIVE PLAN AMENDMENT**

- A. Attend a Concept Review (Zoning pre-application (Z-PA)) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.
- D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

**PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT**

- A. Attend a Concept Review (Zoning Pre-Application (Z-PA)) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public meeting with the Citizens Advisory Committee.
- D. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors.
- E. Public hearing before the Board of Supervisors.

\*Public hearing schedule will be made available in June.

**FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS**

- A. Major Comprehensive Plan Amendment: \$5,091.00
- B. Non-major Comprehensive Plan Amendment:
  - a. 0-499 mailouts: \$4,478.00
  - b. 500 or more mailouts: \$4,824.00
  - c. With accompanying zone change: \$3,354.00

COMMUNITY DEVELOPMENT  
Planning Division



APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA  
(All Applications Must Be Typed or Written in Ink)

---

**Comprehensive Plan Amendment unincorporated & Property Information:**

(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. The legal description of the property: Please see legal description included with this application.

2. Parcel Number(s): \_\_\_\_\_ Total Acreage: \_\_\_\_\_

3. Current Land Use Designation: \_\_\_\_\_

4. Requested Land Use Designation: \_\_\_\_\_

5. Date of Concept Review: \_\_\_\_\_ Concept Review Number: \_\_\_\_\_

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.): \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

7. Discuss any recent changes in the area that would support your application. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

8. Explain why the proposed amendment is needed and necessary at this time. \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

---

INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
Planning Division

# PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- A. **Certified Boundary Survey**, including legal descriptions of the proposed designations
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Narrative in PDF format.
- I. Neighborhood meeting report

**Your application must be submitted digitally via the online submittal portal site at <https://citizenaccess.pinalcountvaz.gov/CitizenAccess/Default.aspx>**

**Please call or email the Planning Division for more information.**

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

<b>Vermaland, LLC</b>	2375 E Camelback Rd, Ste 600, Phoenix, AZ 85016	<b>602-274-0700</b>
Name of Landowner (Applicant)	Address	Phone Number

	<small>robclang@vermland.com</small>
Signature of Landowner (Applicant)	E-Mail Address

Josh Hannon	1130 N Alma School Road, Ste 120, Mesa, AZ 85201	480-503-2250
Name of Agent	Address	Phone Number

	<small>josh.hannon@epsgroupinc.com</small>
Signature of Agent	E-Mail Address

The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable

**AGENCY AUTHORIZATION**

(To be completed by landowners of subject property when landowners do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Planning & Development Services  
P.O. Box 2973  
Florence, AZ 85132

Verma La Osa Ranch I-10/Sasco 3700 LLC & Verma La Osa Ranch I-10/Sasco Rd Casa Grande 3677 Acres LLC

**[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]**

hereinafter referred to as "Owner," is/are the owner(s) of +/-3,374 acres located at  
along La Osa Ranch Road, roughly between Baumgartner Road and the Continental Avenue alignment \_\_\_\_\_, and further identified

**[Insert Address of Property]**

as assessor parcel number (please see attached list) and legally described as follows:

**[Insert Parcel Number]**

**[Legal Description is attached hereto as Exhibit A]**

Said property is hereinafter referred to as the "Property."

Owner hereby appoints EPS Group, Inc.

**[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]**

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

**[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]**

**[Signature]** \_\_\_\_\_

**[Signature]** \_\_\_\_\_

**[Address]** \_\_\_\_\_

**[Address]** \_\_\_\_\_

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

) ss.

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_ by \_\_\_\_\_  
**[Insert Name of Signor(s)]**

My commission expires \_\_\_\_\_

Printed Name of Notary

Signature of Notary Public

Corporate PROPERTY OWNER signature block and acknowledgment the appropriate corporate officer or trustee signs this signature block NOT the block on the previous page.

Vermaland, LLC

[Insert Company or Trustee's Name]

By: Kuldip Manager  
[Signature of Authorized Officer or Trustee]

Its: Manager  
[Insert Title]

Dated: 5/29/2025

STATE OF Arizona )  
COUNTY OF Maricopa ) ss.

The foregoing instrument was acknowledged before me, this 29 day of May, 2025, by Kuldip Verma, Manager of Vermaland, LLC, an Arizona Limited Liability Company  
[Insert Name of Company or Trust] [Insert Title] [Insert State of Incorporation, if applicable]

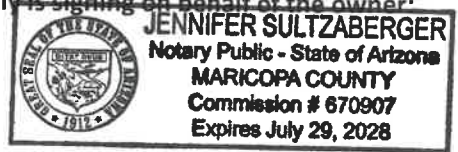
and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My commission expires: 7/29/2028

[Signature]  
Notary Public

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ ) ss.



On this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, before me, the undersigned, personally appeared

\_\_\_\_\_ Who acknowledged himself/herself to be  
[Insert Signor's Name]

\_\_\_\_\_ of \_\_\_\_\_  
[Title of Office Held] [Second Company]

As \_\_\_\_\_ for \_\_\_\_\_, and who being  
[i.e., member, manager, etc.] [Owner's Name]

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
Signature of Notary

# La Osa Employment Center

Major Comprehensive Plan Amendment Narrative Case

No. \_\_\_\_\_

1<sup>st</sup> Submittal: May 29, 2025

**Developer:**

**Vermaland, LLC**

Rob Clang

2375 E Camelback Rd, Ste 600

Phoenix, AZ 85016

**Land Owners:**

**Verma La Osa Ranch I-10/Sasco 3700 LLC**

Contact: Vermaland LLC

2375 E Camelback Rd, Ste 600

Phoenix, AZ 85016

**Verma La Osa Ranch I-10/Sasco Rd Casa Grande 3677 Acres LLC**

Contact: Vermaland LLC

2375 E Camelback Rd, Ste 600

Phoenix, AZ 85016

**Civil Engineer and Planner:**

**EPS Group Inc.**

Dan "Ox" Auxier

1130 N. Alma School Rd, Ste 120

Mesa, AZ 85201

# TABLE OF CONTENTS

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F. COMPREHENSIVE PLAN AMENDMENT CRITERIA .....	7
G. SUMMARY.....	11

# LIST OF EXHIBITS

EXISTING COMPREHENSIVE PLAN MAP .....	A
EXISTING ZONING MAP .....	B
PROPOSED COMPREHENSIVE PLAN MAP .....	C
GAME AND FISH ERT .....	D

## A. Introduction

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On behalf of Vermaland LLC (the “Applicant”), this application is a request for a major comprehensive plan amendment for approximately +/- 3,374 acres located roughly along La Osa Ranch Road between the Baumgartner Road and Continental Avenue road alignments within Pinal County, Arizona. The site is identified as a Pinal County Assessor Parcel Numbers (APNs): 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; and -0330 (the “Property”). See **Exhibit A, Existing Comprehensive Plan Map**.

The request will modify the existing comprehensive plan designation from Moderate Low Density Residential, Very Low Density Residential, and Major Open Space Use to Employment, General Public Facilities/Services and Major Open Space.

## B. Location and Site Conditions

---

The Property is located entirely within unincorporated Pinal County and along Greene Canal – Santa Cruz Was. The parcels are also within the Extended Planning Boundary for the City of Eloy. The Property is approximately 3,374 acres and is currently undeveloped. In addition, a notable portion of the Property is within a major Zone A floodplain area, also known as Greene Wash watershed. The proposed land use designation is appropriate adjacent to this floodplain area, as other uses such as residential and commercial may not be viable.

The Property is bordered to the north by the Greene Wash. To the west, south, and east includes undeveloped and/or agricultural land that is zoned General Rural (GR).

## C. Comprehensive Plan and Zoning

---

The Property has a Comprehensive Plan land use designation of Moderate Low Density Residential, Very Low Density Residential and Major Open Space. **See Exhibit A, Existing Comprehensive Plan Map**. The Property is zoned GR. **See Exhibit B, Existing Zoning Map**.

## D. Request

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Vermaland requests to amend the existing comprehensive plan designation from Moderate Low Density Residential, Very Low Density Residential, and Major Open Space to Employment, General Public Facilities/Services, and Major Open Space (no changes are proposed for existing

Major Open Space). See **Exhibit C, Proposed Comprehensive Plan Map**. This amendment will allow uses that are more viable on the Property given the significant floodplain on much of the site. The Moderate Low and Very Low Density Residential encourages residential uses. However, the floodplain would impede these uses from occurring due to the real risk of flooding. Therefore, Employment uses would be more appropriate where it can be mitigated adjacent to the floodplain area. In addition, located nearby east of the Property there is an existing land use designation of Employment. This would be a continuation of that existing land use designation. The intent of the General Public Facilities/Services is to provide energy generation to support the proposed employment.

The Employment designation as noted in the Pinal County Comprehensive Plan “as areas that can support a variety of employment-generating business activities such as industrial, office, business park, and warehousing and distribution.”

## E. Project Overview

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The comprehensive plan amendment will encompass approximately 3,374 acres. The nature of this use allows a viable use of the land without worrying about the negative impacts of a floodplain that would otherwise exist if building structures were built. Approximately 1,910 acres are designated to become Employment, 480 acres are designated to become General Public Facilities/Services, and the existing Major Open Space parcels, approximately 983 acres, will remain Major Open Space.

### I. Relationship to Immediate Surroundings

The proposed development will have a positive impact on the surrounding area. This development activates underutilized parcels with an appropriate. Data centers, battery storage, and gas energy generation facilities are an appropriate use in otherwise difficult to access parcels, especially adjacent to a significant floodplain area. In addition, there is no development surrounding the Property and it will be appropriately screened for any future development that occurs around the site. The Property has not been developed since the historic mining operations, and this development will promote growth in this area.

### II. Site Circulation and Traffic Impact

A Traffic Impact Analysis (TIA) will be provided due to the scale of the proposed development and anticipated traffic construction. The TIA will analyze the effect on the connectivity of the potentially impact areas. The project TIA will be submitted to the County Engineer at the time of the Tentative Plat of Site Plan submittal for review and approval.

The proposed development consists of sections of E. Baumgartner Road. It is identified as a Regionally Significant Route (Principal Arterial) per the “Regionally Significant Routes for Safety and Mobility, Final Report”. All half-street right-of-way (ROW) will be a minimum of 75 feet. Additionally, the 75-foot right-of-way and any right-of-way outlined by Engineering dedication will be free and unencumbered through the Warranty Deed.

The site area is located within the Arizona Department of Transportation (ADOT) and Pinal County preferred alignments for the future Interstate-11 Freeway. Therefore, it will have a full street right-of-way width of 400 feet. Additional right-of-way dedication will be provided for this location per ADOT guidelines. The traffic report will be provided to ADOT for information.

Sasco Road is identified as a Minor Arterial per the Red Rock Small Area Transportation Study thus an important roadway connection for future developments. Sasco Road will have a 55-foot right-of-way along the development’s frontage and a 110-foot right-of-way where the road passes through the property.

The proposed development TIA will identify all required infrastructure improvements such as deceleration lanes and turn lanes. Additional right-of-way will be provided for all identified infrastructure improvements. All roadway and infrastructure improvements follow the project TIA to mitigate impacts on the surrounding roadways and are completed at the developer’s costs. All roadway and infrastructure improvements will follow the current Pinal County Subdivision Standards or as approved by the County Engineer. The TIA will follow current Pinal County TIA Guidelines and Procedures and will be approved before approval of the Tentative Plat.

Road improvements for the proposed development include paved, all-weather, 28-foot wide public access to and from the development. A minimum of two permanent access points will be provided for the ingress and egress from the development to existing public roads. All access improvements approval by the County Engineer will be a condition of approval of the plat by the board.

All right-of-way dedication will be free and unencumbered. All roadway sections, alignments, access locations, and access movements shown in the rezoning application will be approved by the Pinal County Engineer. Drainage, irrigation canals, and ditches in project-dedicated ROW will be undergrounded before dedication. Any potential offsite improvements required to be completed by the project will follow the TIA or Drainage Report and be accompanied by an offsite improvement plan for submittal.

### **III. Drainage Statement**

The drainage pattern for the project site flows from the northwest to the southeast. A portion

of the project is within a Zone A Floodplain. Any improvements within the floodplain will determine the requirement of a Floodplain Use Permit or CLOMR/LOMR. If improvements are required, requirements such as structure elevation and floodproofing will be imposed on the project.

The Area Drainage Master Plan for Pinal County indicates the property is subject to offsite flows. The offsite flow is estimated to be approximately 10,000 cfs of the Casa Grande-Eloy Watershed of the Greene Wash. The offsite flow will be analyzed to determine the impact on the proposed development plan. Analysis of the offsite flow determines the need for required accommodation to collect, convey, and discharge the offsite runoff through the development or additional requirements. The offsite flow analysis will be reviewed as part of the hydrologic analysis for the proposed project. Per the Floodplain Ordinance, the storage or processing of materials injurious to human, animal, or plant life, if released due to damage from flooding, is prohibited in regulatory floodplain and erosion hazard zones. The project will provide a Grading and Drainage Plan with the Site Plan Review (SPR) formal submittal. The Grading and Drainage Plan will follow the Pinal County Drainage Ordinance and Drainage Manual, and a copy will be provided within the project Drainage Report. The property owner maintains retention areas and the common retention area will be maintained by property management. The project Drainage Report will be submitted for review and approval with the SPR formal submittal. On-site drainage analysis will follow the Pinal County Drainage Ordinance and Drainage Manual.

#### **IV. Utility and Public Services**

The proposed development is within Pinal County Electrical District 5 within APS Service Territory. Sewer utility service is not required for the site.

## **F. Comprehensive Plan Amendment Criteria**

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Pinal County understands that its Comprehensive Plan is “intended to be a dynamic document that must be periodically updated in response to changing regional needs.” Nevertheless, proposed amendments must still be consistent with the Plans goals, policies, and objectives. To that end, Pinal County provides a Compliance Checklist, which is attached here as **Exhibit E** and discussed in detail below.

### **PART ONE: Consistency with Pinal County’s Vision Components**

#### ***1. Is the proposal consistent with the Sense of Community vision component?***

This proposed industrial use is located in a rural area, away from any existing or emerging urban centers, and will seek to preserve the rural character and promote compatibility with the surrounding area through the site design process.

**2. *Is the proposal consistent with the Mobility and Connectivity vision component?***

Access to this site will be provided by Baumgartner Road to the north, Sasco Road to the south, and La Osa Ranch Road, which bisects the property. In addition, the project is within the ADOT and Pinal County preferred alignment for Interstate 11 Freeway/Expressway with a 400' right-of-way designation. Newly constructed roadways would be internal to the project site and developed in accordance with state or local building requirements as needed.

**3. *Is the proposal consistent with the Economic Sustainability vision component?***

Development of this project will provide construction, high-tech, and environmentally friendly employment opportunities in information technology and energy production throughout the life of the operation. Investing in cleaner natural gas energy generation promotes local economic opportunity rather than reliance on distant energy sources.

**4. *Is the proposal consistent with the Open Spaces and Places vision component?***

A riparian habitat transects the project area and is considered to be of critical environmental importance and will be protected during development. In addition, the project will provide open spaces throughout the development and in accordance with Pinal County standards. Parcels designated by the Comprehensive Plan as Major Open Space will remain undeveloped to minimize ecological disturbance.

**5. *Is the proposal consistent with the Environmental Stewardship vision component?***

The applicant will consider the potential environmental impacts in the project plans and is committed to minimizing impacts to the human, natural, and cultural environments resulting from the proposed development. The project will comply with any and all applicable federal, state, and local laws, regulations, and guidelines, as required.

**6. *Is the proposal consistent with the Healthy, Happy Residents vision component?***

The applicant is committed to paying its reasonable share of the costs of new infrastructure, services and other public improvements that may be required for the project. The project would generate revenues and contribute to the tax base for Pinal County, and would allow for the use of clean, safe, affordable, and efficient energy.

**7. *Is the proposal consistent with the Quality Educational Opportunities vision component?***

The proposal will have little impact on access to educational opportunities at any level, but can provide employment and other workforce learning opportunities with the Employment designation.

**PART TWO: Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation Graphics**

**1. Consistency with the Land Use Designation shown on the graphics**

The proposal requires a Major Comprehensive Plan Amendment to change the land use designation of the Property from Moderate Low Density Residential, Very Low Density Residential, and Major Open Space to Employment, General Public Facilities/Services and Major Open Space.

**2. Consistency with the Mixed Use Activity Center Concept**

The proposal is not currently within a mixed use activity center.

**3. Consistency with the Planning Guidelines described in the Land Use element**

The proposal requires a Major Comprehensive Plan Amendment to change the land use designation of the Property from Moderate Low Density Residential, Very Low Density Residential and Major Open Space to Employment, General Public Facilities/Services, and Major Open Space .

#### **4. Quality Employment Opportunities County-Wide**

The Comprehensive Plan does not indicate any particular economic development in the project site area. The proposed development will add jobs to the County in the information technology and energy generation sectors in alignment with the County's economic growth and environmental stewardship goals.

#### **5. Viable Agriculture, Equestrian and Rural Lifestyle**

The proposed development does not threaten any existing agriculture. The amendment would cluster industrial development into areas that best support the proposed industrial uses, thus limiting dispersed impacts to open space, agriculture or sprawl.

#### **6. System of Connected Trails and Preservation of Open Space**

The proposed development will preserve the adopted County trail corridor along the Santa Cruz River and Greene Wash and proposed limited changes to the flood plain area.

#### **7. Natural and Cultural Resource Conservation**

The applicant will consider potential environmental impacts of the project and will mitigate impacts to the natural and cultural environment by minimizing ground disturbance, where possible. Development of the project will comply with all applicable federal, state, and local environmental laws, regulations, and guidelines, as required.

#### **8. Water Resources, Public Facilities/Services, and Infrastructure Support**

This development will provide the necessary infrastructure to support the proposed uses in accordance with Pinal County standards.

## **G. Summary**

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This application requests a major comprehensive plan amendment for approximately +/- 3,374 acres located along La Osa Ranch Road between Baumgartner Road and Sasco Road within Pinal County, Arizona. The request will modify the existing comprehensive plan designation from Moderate Low Density Residential, Very Low Density Residential, and Major Open Space Use to Employment, General Public Facilities/Services and Major Open Space.

The proposed development is a logical fit for the location due to several factors. The property is currently undeveloped and situated within a major Zone A floodplain area, known as Greene Wash watershed. The proposed land use designation is appropriate adjacent to this floodplain area, as other uses such as residential and commercial may not be viable. The property is bordered to the north by Greene Wash and to the west, south, and east by undeveloped and/or agricultural land zoned General Rural (GR). The employment designation will allow for uses that

are more viable on the property given the significant floodplain on much of the site. The Employment designation supports a variety of employment-generating business activities such as industrial, office, business park, and warehousing and distribution.

The benefits to Pinal County include the activation of underutilized parcels with appropriate uses such as data centers, battery storage, and gas energy generation facilities. This development will promote growth in the area and provide construction, high-tech, and environmentally friendly employment opportunities in information technology and energy production. The project will also preserve the adopted county trail corridor along the Santa Cruz River and Greene Wash and propose limited changes to the floodplain area. Additionally, the project will comply with all applicable federal, state, and local environmental laws, regulations, and guidelines.

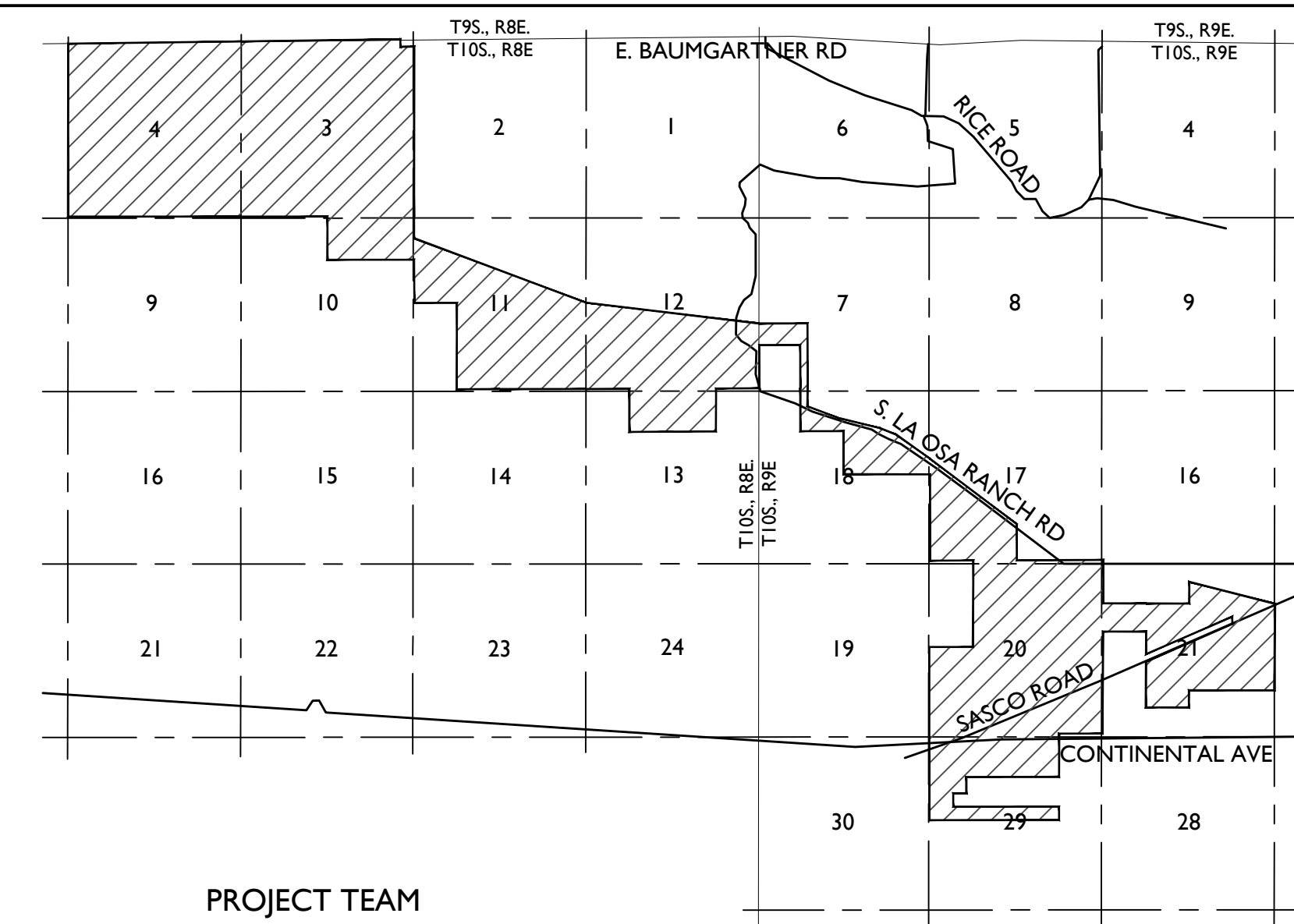
In conclusion, the re-designation of the property from Moderate Low Density Residential, Very Low Density Residential, and Major Open Space to Employment, General Public Facilities, and Major Open Space offers a more pragmatic and sustainable approach to land use, considering the site's unique environmental constraints. The applicant is committed to working with Pinal County to make this amendment achievable and beneficial to everyone involved.

# Exhibit A

# EXISTING COMPREHENSIVE MAP FOR LA OSA

A PORTION OF SECTIONS 3, 4, 10, 11, 12 AND 13, TOWNSHIP 10 SOUTH, RANGE 8 EAST AND A PORTION OF SECTIONS 7, 17, 18, 21, AND 29, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

### VICINITY MAP



### PROJECT TEAM

**PROPERTY OWNER:**  
VERMA LA OSA RANCH I-10/SASCO 3700 LLC  
2375 E. CAMELBACK RD, STE 600  
PHOENIX, AZ 85016  
CONTACT: VERMALAND LLC

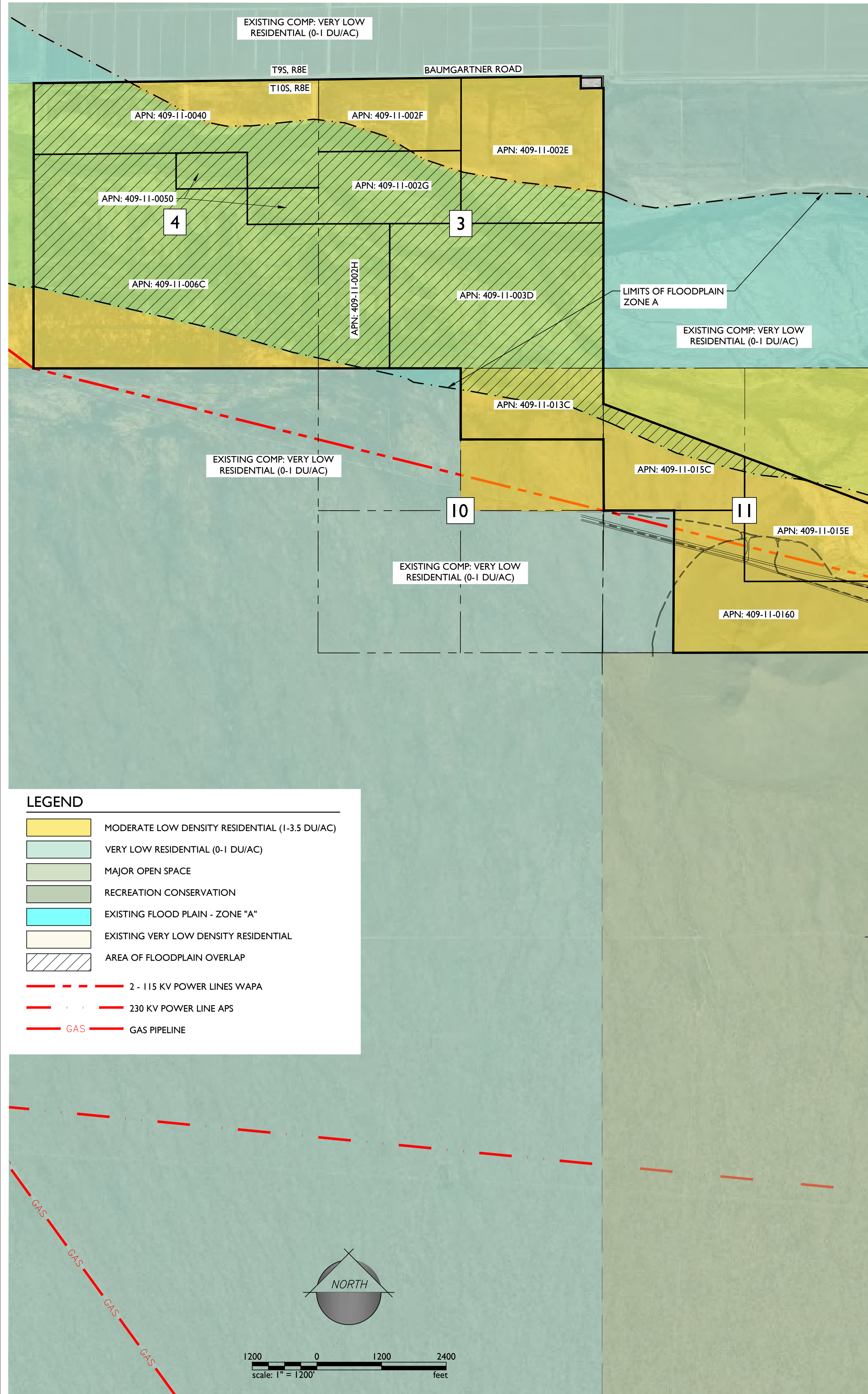
**DEVELOPER:**  
VERMALAND LLC  
7181 E. CAMELBACK RD # 401  
PHOENIX, AZ 85251  
CONTACT: ROB CLANG  
robclang@vermland.com

**PROPERTY OWNER:**  
VERMA LA OSA RANCH I-10/SASCO RD CASH  
GRANDE 3677 ACRES LLC  
3001 W. INDIAN SCHOOL RD  
PHOENIX, AZ 85017  
CONTACT: VERMALAND LLC

**ENGINEERING & PLANNING:**  
EPS GROUP, INC.  
1130 N ALMA SCHOOL RD., SUITE 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: DANIEL "OX" AUXIER, PE  
dan.auxier@epsgruoinc.com

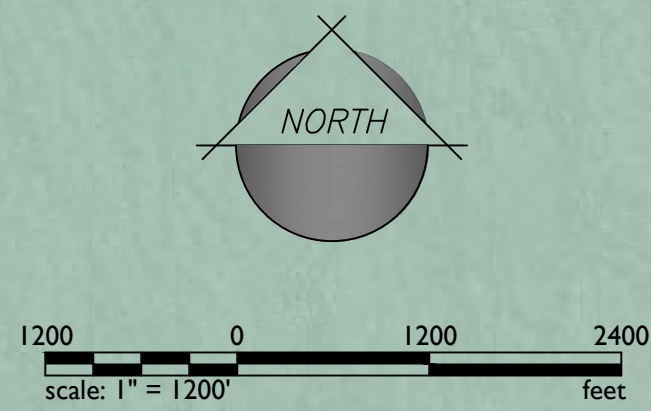
### SMALL APNS (SEE SECTION 21)

KEYNOTE	APN(S)
A	409-26-0010
B	409-26-0240
C	409-26-0250
D	409-26-0490
E	409-26-002A & 409-26-002B
F	409-26-0220
G	409-26-0260 & 409-26-0270
H	409-26-0480



### LEGEND

[Yellow Box]	MODERATE LOW DENSITY RESIDENTIAL (1-3.5 DU/AC)
[Light Green Box]	VERY LOW RESIDENTIAL (0-1 DU/AC)
[Light Blue Box]	MAJOR OPEN SPACE
[Light Purple Box]	RECREATION CONSERVATION
[Blue Box]	EXISTING FLOOD PLAIN - ZONE "A"
[White Box]	EXISTING VERY LOW DENSITY RESIDENTIAL
[Hatched Box]	AREA OF FLOODPLAIN OVERLAP
[Red Dashed Line]	2 - 115 KV POWER LINES WAPA
[Red Dotted Line]	230 KV POWER LINE APS
[Red Solid Line]	GAS PIPELINE



1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgruoinc.com

**EPS GROUP**

Project: **La Osa**  
Pinal County, Arizona

**Existing Comprehensive Map**

Revisions:

SEPTEMBER 17, 2024 - 1ST SUBMITTAL

Call at least two full working days before your final submittal.

**ARIZONA**  
Professional Engineer  
No. 6111 or 1-800-274-6277 (Toll-Free)  
in Maricopa County, 2002283-1102

Designer: STAFF  
Drawn by: STAFF

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**24-0542**

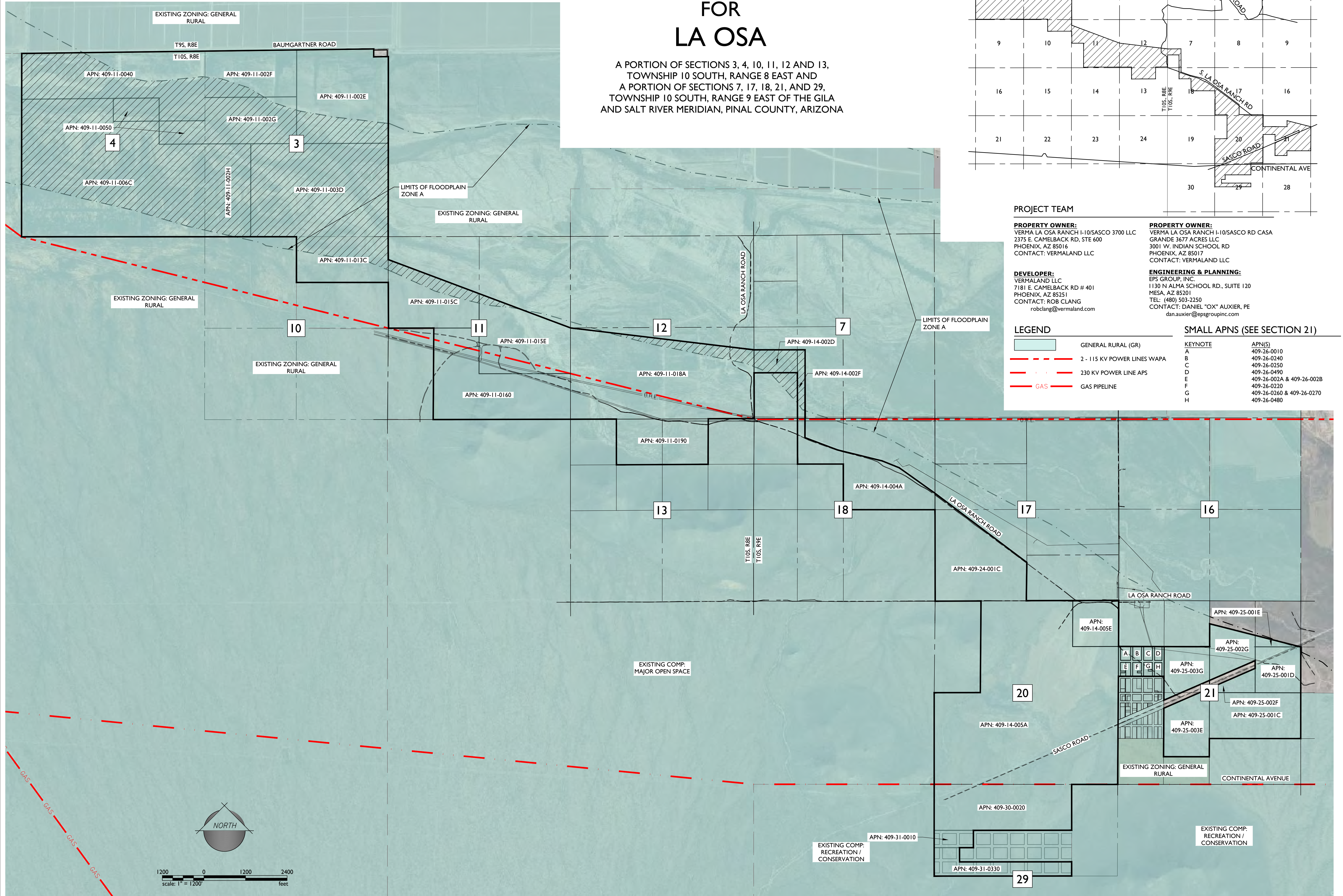
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of **1**

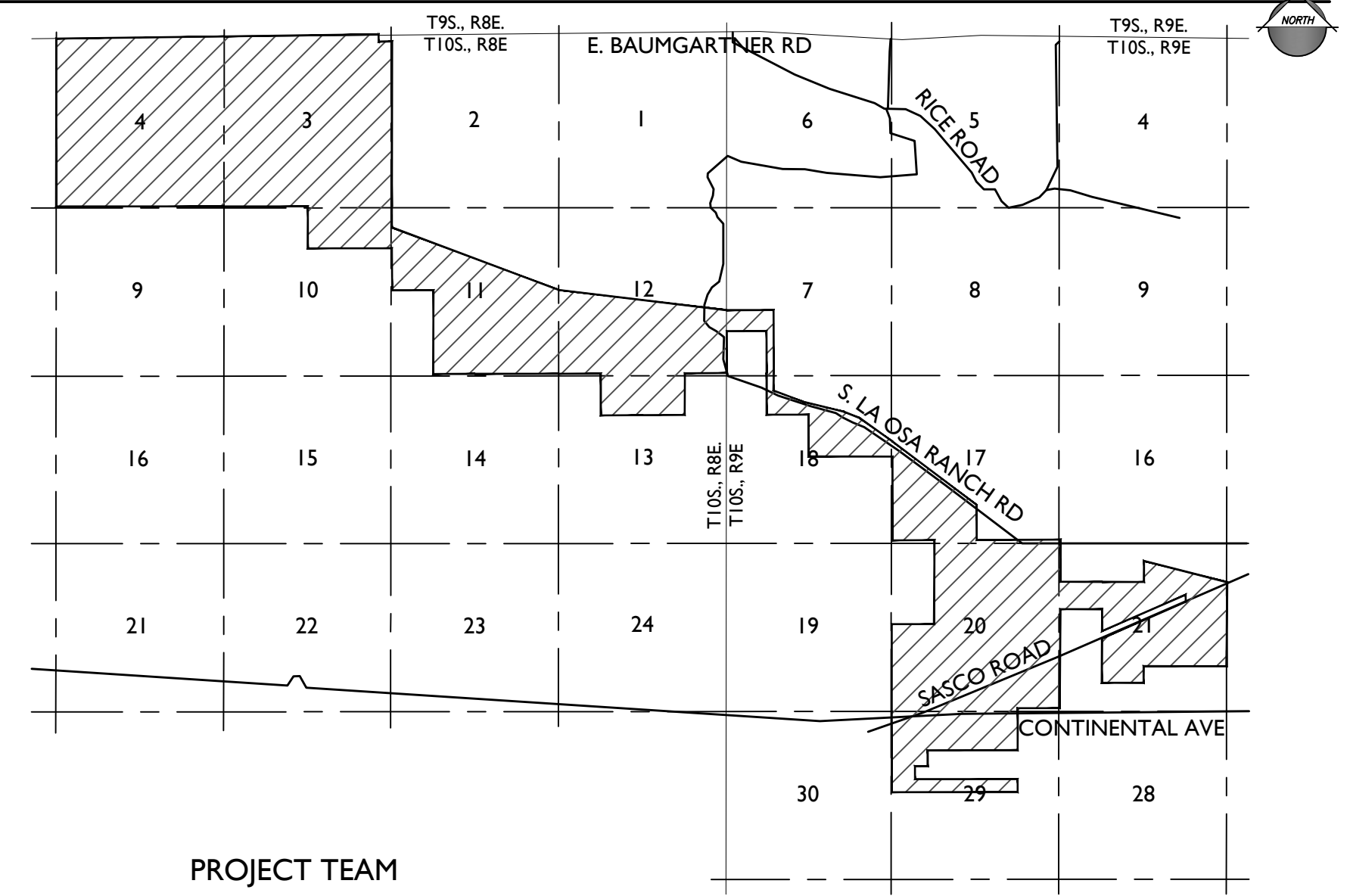
# Exhibit B

# EXISTING ZONING MAP FOR LA OSA

A PORTION OF SECTIONS 3, 4, 10, 11, 12 AND 13, TOWNSHIP 10 SOUTH, RANGE 8 EAST AND A PORTION OF SECTIONS 7, 17, 18, 21, AND 29, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



VICINITY MAP



### PROJECT TEAM

**PROPERTY OWNER:**  
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CONTACT: VERMALAND LLC

**PROPERTY OWNER:**  
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**DEVELOPER:**  
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CONTACT: ROB CLANG  
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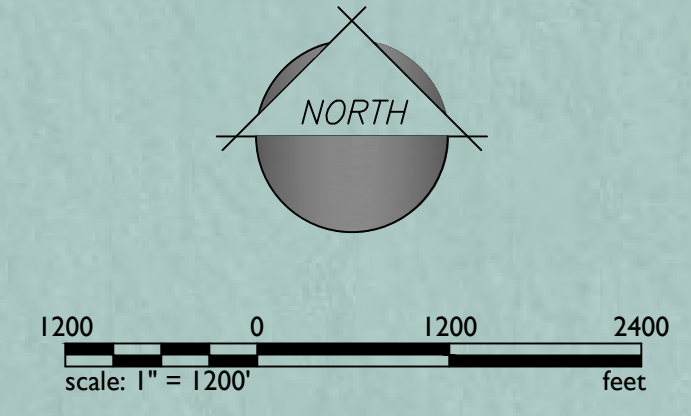
**ENGINEERING & PLANNING:**  
EPS GROUP, INC.  
1130 N ALMA SCHOOL RD., SUITE 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: DANIEL "OX" AUXIER, PE  
dan.auxier@epsgruoinc.com

### LEGEND

- GENERAL RURAL (GR)
- 2 - 115 KV POWER LINES WAPA
- 230 KV POWER LINE APN
- GAS
- GAS PIPELINE

### SMALL APNS (SEE SECTION 21)

KEYNOTE	APN(S)
A	409-26-0010
B	409-26-0240
C	409-26-0250
D	409-26-0490
E	409-26-002A & 409-26-002B
F	409-26-0220
G	409-26-0260 & 409-26-0270
H	409-26-0480



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www.epsgruoinc.com

**EPS GROUP**

La Osa  
Pinal County, Arizona

Existing Zoning Map

Project: MAY XXX, 2025 - 1ST SUBMITTAL

Revisions:

Call or text at least two full working days before you begin construction.

**ARIZONA**  
Professional Engineer  
No. 00111 or 0001114444 (710-0000)  
in Maricopa County, 0001203-1100

Designer: STAFF  
Drawn by: STAFF

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**24-0542**

**EXZN01**

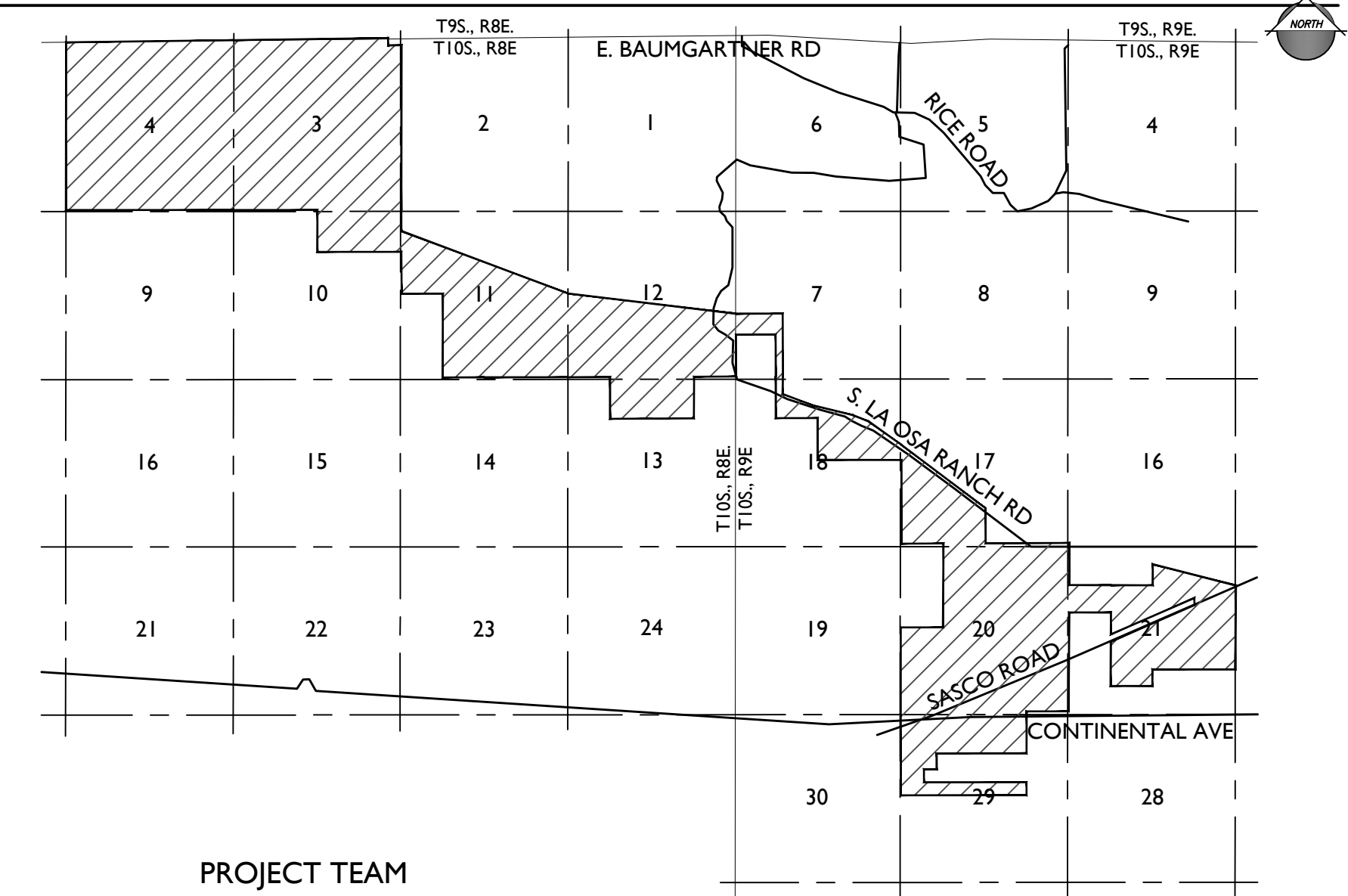
Sheet No.  
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of 1

# Exhibit C

# PROPOSED COMPREHENSIVE MAP FOR LA OSA

A PORTION OF SECTIONS 3, 4, 10, 11, 12 AND 13, TOWNSHIP 10 SOUTH, RANGE 8 EAST AND A PORTION OF SECTIONS 7, 17, 18, 21, AND 29, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

### VICINITY MAP



### PROJECT TEAM

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CONTACT: VERMALAND LLC

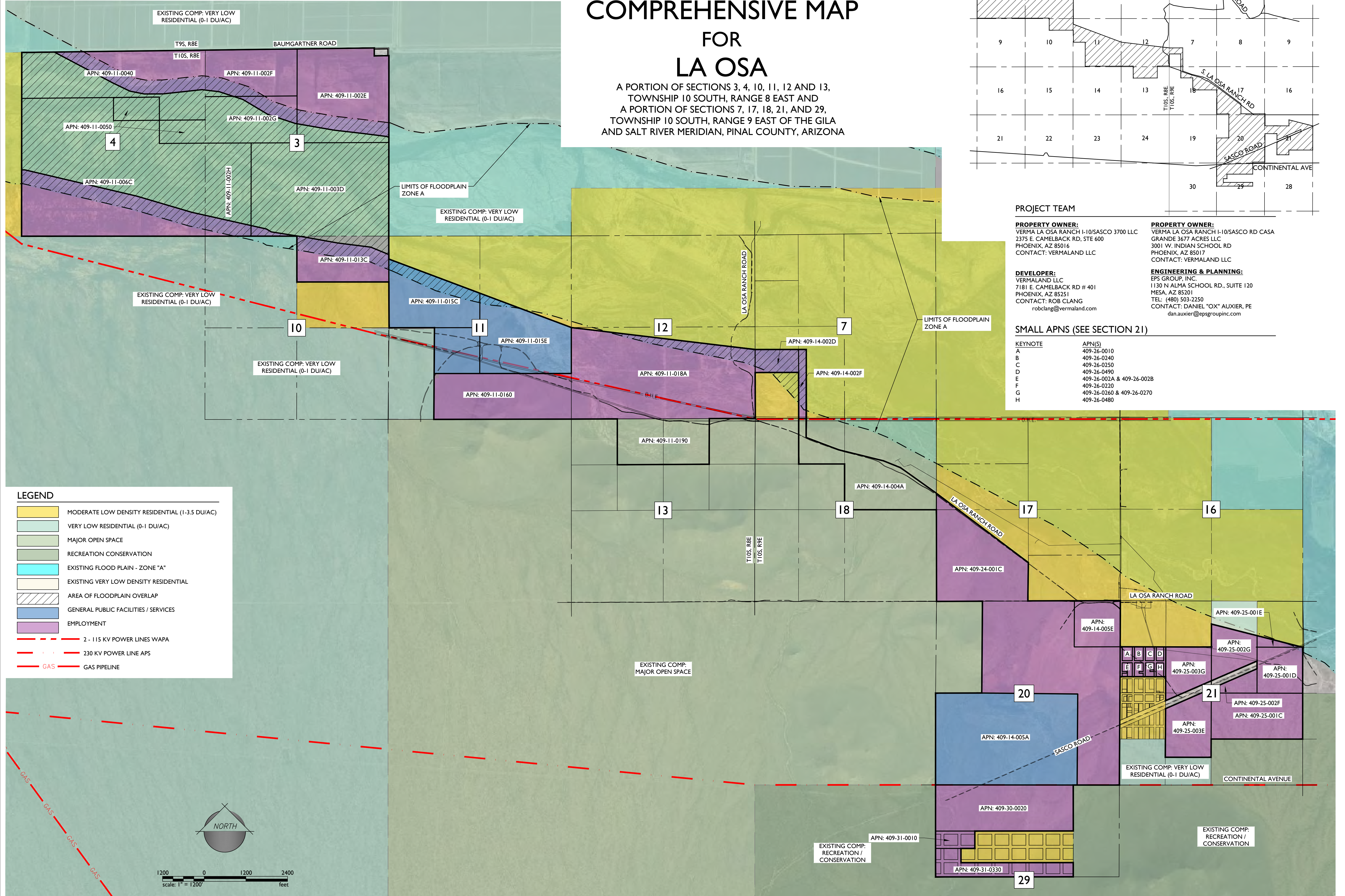
**DEVELOPER:**  
VERMALAND LLC  
7181 E. CAMELBACK RD # 401  
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CONTACT: ROB CLANG  
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**PROPERTY OWNER:**  
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PHOENIX, AZ 85017  
CONTACT: VERMALAND LLC

**ENGINEERING & PLANNING:**  
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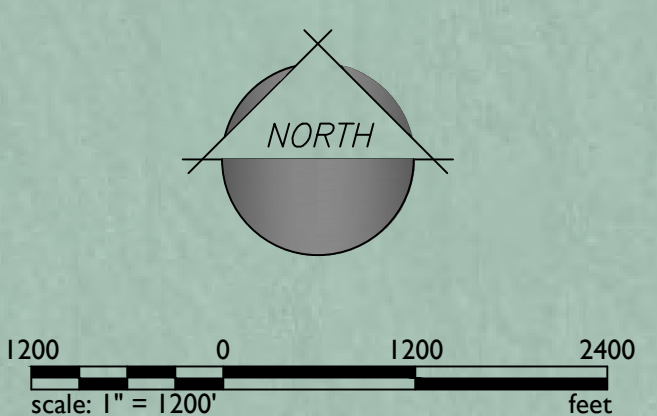
### SMALL APNS (SEE SECTION 21)

KEYNOTE	APN(S)
A	409-26-0010
B	409-26-0240
C	409-26-0250
D	409-26-0490
E	409-26-002A & 409-26-002B
F	409-26-0220
G	409-26-0260 & 409-26-0270
H	409-26-0480



**LEGEND**

- Moderate Low Density Residential (1-3.5 DU/AC)
- Very Low Residential (0-1 DU/AC)
- Major Open Space
- Recreation Conservation
- Existing Flood Plain - Zone "A"
- Existing Very Low Density Residential
- Area of Floodplain Overlap
- General Public Facilities / Services
- Employment
- 2 - 115 KV Power Lines WAPA
- 230 KV Power Line APS
- GAS PIPELINE



1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgruoinc.com

**EPS GROUP**

Project: La Osa  
Pinal County, Arizona

**Proposed Comprehensive Map**

Project: MAY 29, 2025 - 1ST SUBMITTAL

Revisions:

Call at least two full working days before your final submittal.

**ARIZONA**  
Professional Engineer  
No. 00111 or 1-800-274-6277 (Toll-Free)  
in Maricopa County, 200203-1100

Designer: STAFF  
Drawn by: STAFF

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**24-0542**

**PROPOSED**

Sheet No.  
1  
of 1

# Exhibit D

# Arizona Environmental Online Review Tool Report



*Arizona Game and Fish Department Mission  
To conserve Arizona's diverse wildlife resources and  
manage for safe, compatible outdoor recreation  
opportunities for current and future generations.*

**The Department requests further coordination to provide project/species specific recommendations. Please use the [Project Evaluation Form](#) to submit your project to the Project Evaluation Program at [PEP@azgfd.gov](mailto:PEP@azgfd.gov).**

**Project Name:**

La Osa Comp Plan

**Project Type:**

Development Within Municipalities (Urban Growth), Commercial/industrial (mall) and associated infrastructure, New construction or expansion

**Project ID:**

HGIS-25146

**User Project Number:**

24-0542

**Project Description:**

24-0542 La Osa Comp Plan Report

**Contact Person:**

Kristen Javier

**Organization:**

EPS Group Inc.

**On Behalf Of:**

CONSULTING

**Disclaimer:**

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.
2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.
3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
4. Arizona Wildlife Conservation Strategy (AWCS), specifically Species of Greatest Conservation Need (SGCN), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

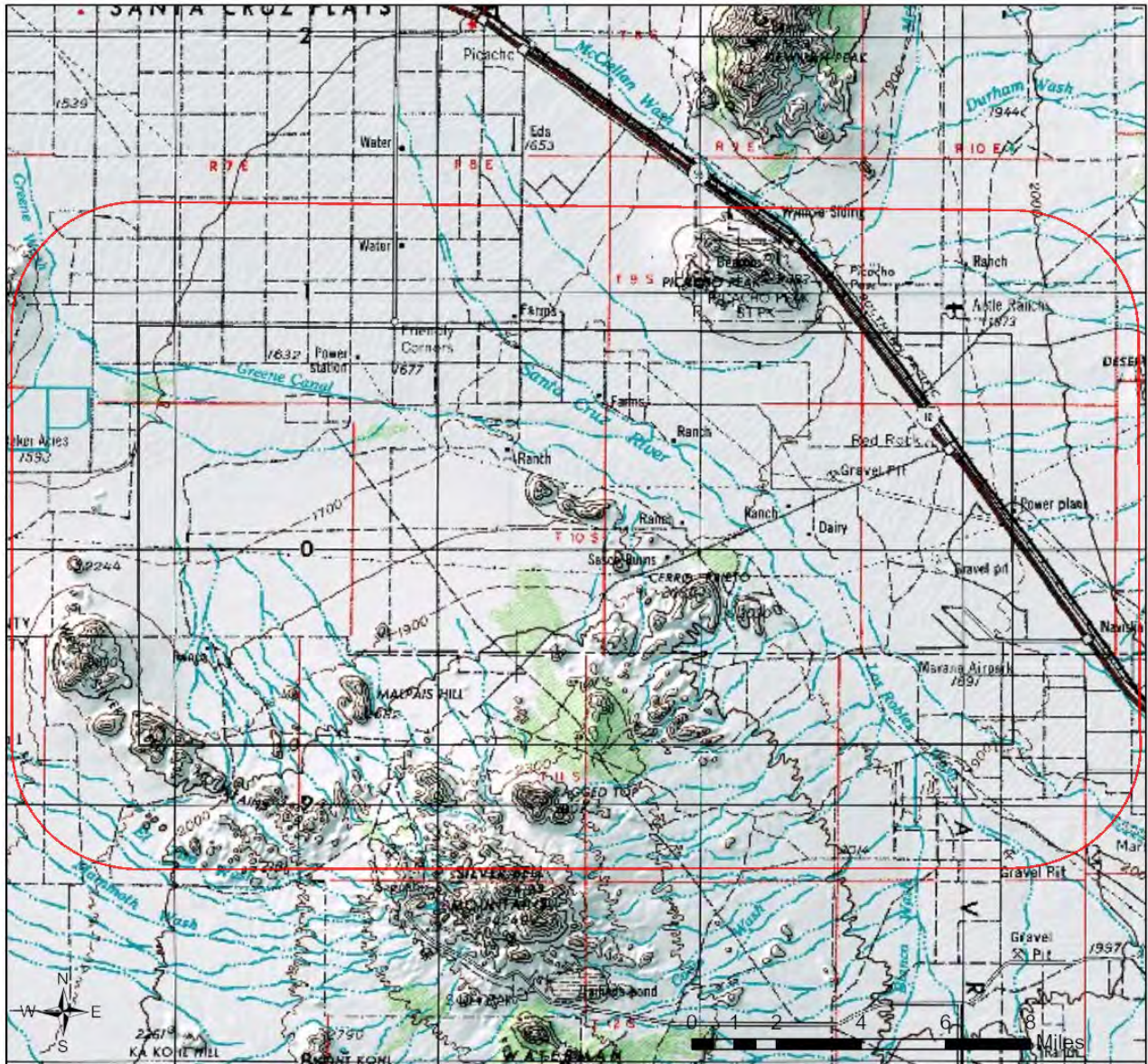
**Locations Accuracy Disclaimer:**

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

**Recommendations Disclaimer:**

1. The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:  
**Project Evaluation Program, Habitat Branch**  
**Arizona Game and Fish Department**  
**5000 West Carefree Highway**  
**Phoenix, Arizona 85086-5000**  
**Phone Number: (623) 236-7600**  
**Fax Number: (623) 236-7366**  
**Or**  
[PEP@azgfd.gov](mailto:PEP@azgfd.gov)
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies.

## La Osa Comp Plan USA Topo Basemap With Locator Map



- Buffered Project Boundary
- Project Boundary

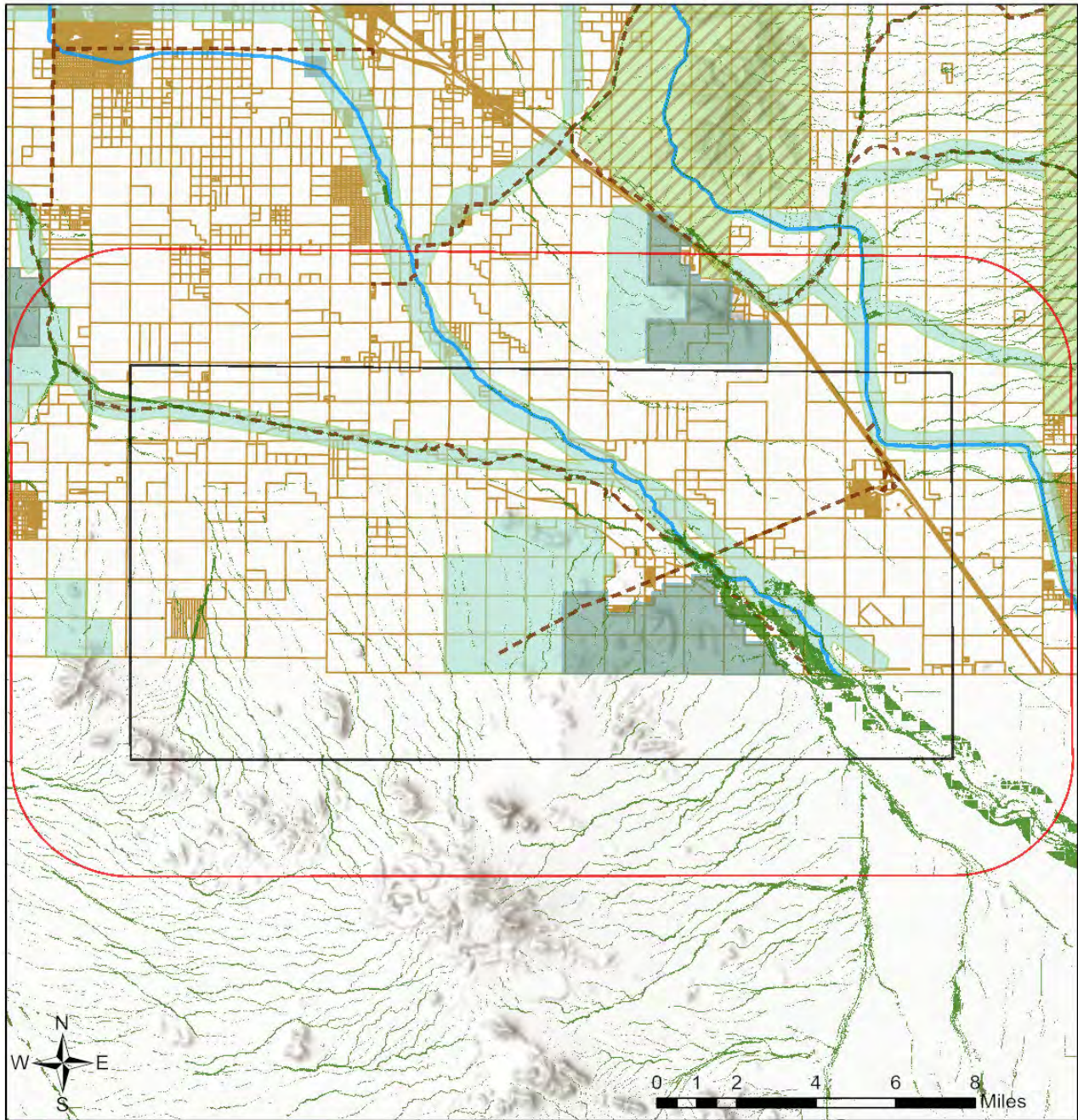
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 Lat/Long (DD): 32.5421 / -111.4776  
 County(s): Pima; Pinal  
 AGFD Region(s): Tucson  
 Township/Range(s): T10S, R10E; T10S, R7E; T10S, R8E +  
 USGS Quad(s): FRIENDLY CORNERS; GAP TANK +













County of Yavapai, Esri, TomTom, Garmin, FAO, NOAA, USGS, EPA, USFWS  
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 Esri, USGS



## La Osa Comp Plan

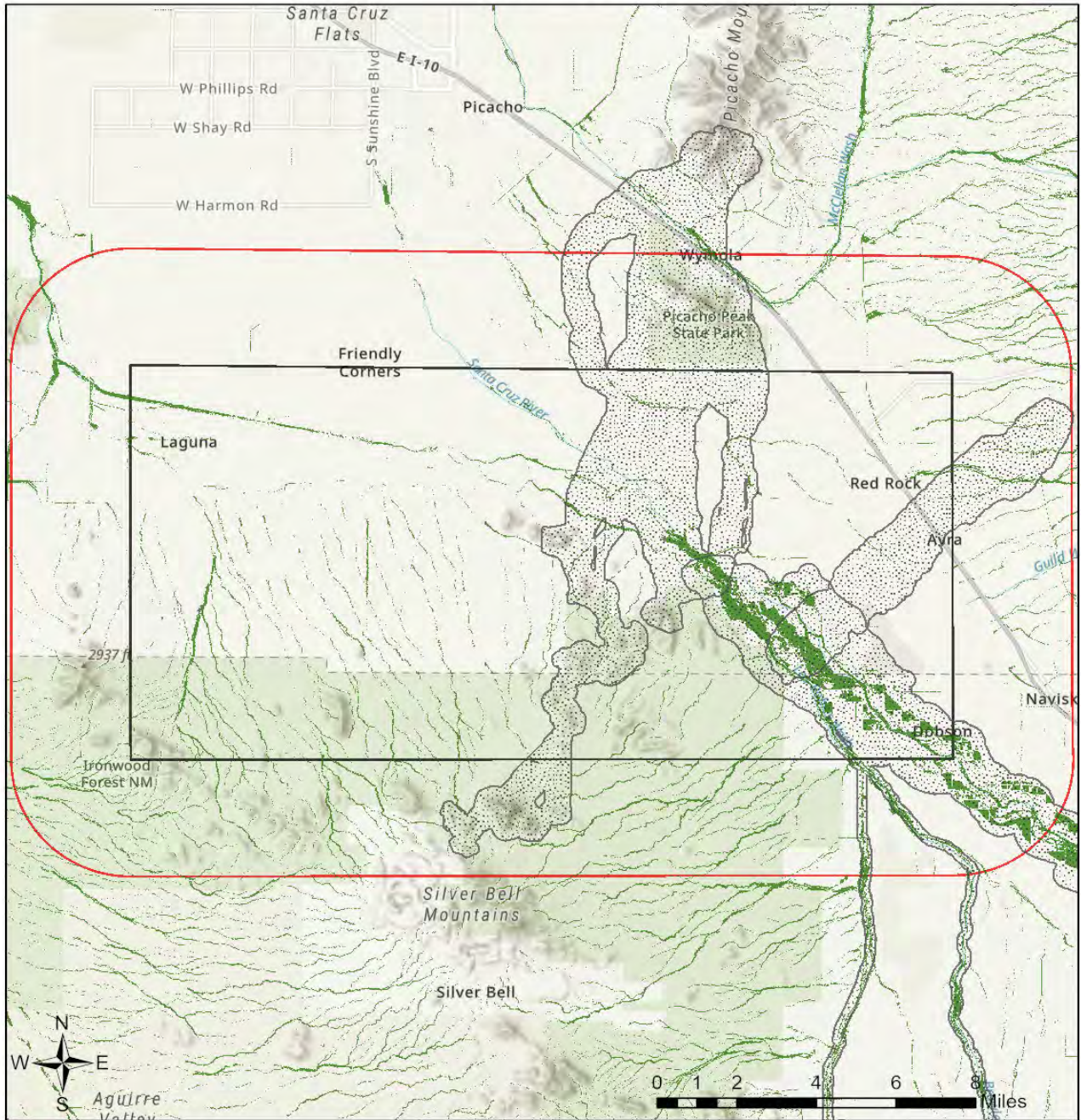
### Web Map As Submitted By User



- |   |   |
|---|---|
|  Pinal County Riparian                 |  Proposed Open Space                     |
|  Existing/Planned Multi-Use Trail Corr |  Existing/Planned Open Space             |
|  Proposed Multi-Use Trail Corridor     |  Existing/Planned/Proposed Regional Park |
|  Adopted County Trail Corridor         |  Restricted Use Open Space               |
|  Planned/Existing OHV Trail            |  Buffered Project Boundary               |
|  Proposed OHV Trail                    |  Project Boundary                        |

Project Size (acres): 132,903.74  
 Lat/Long (DD): 32.5421 / -111.4776  
 County(s): Pima; Pinal  
 AGFD Region(s): Tucson  
 Township/Range(s): T10S, R10E; T10S, R7E; T10S, R8E +  
 USGS Quad(s): FRIENDLY CORNERS; GAP TANK +  
 Esri, NASA, NGA, USGS

## La Osa Comp Plan Important Areas

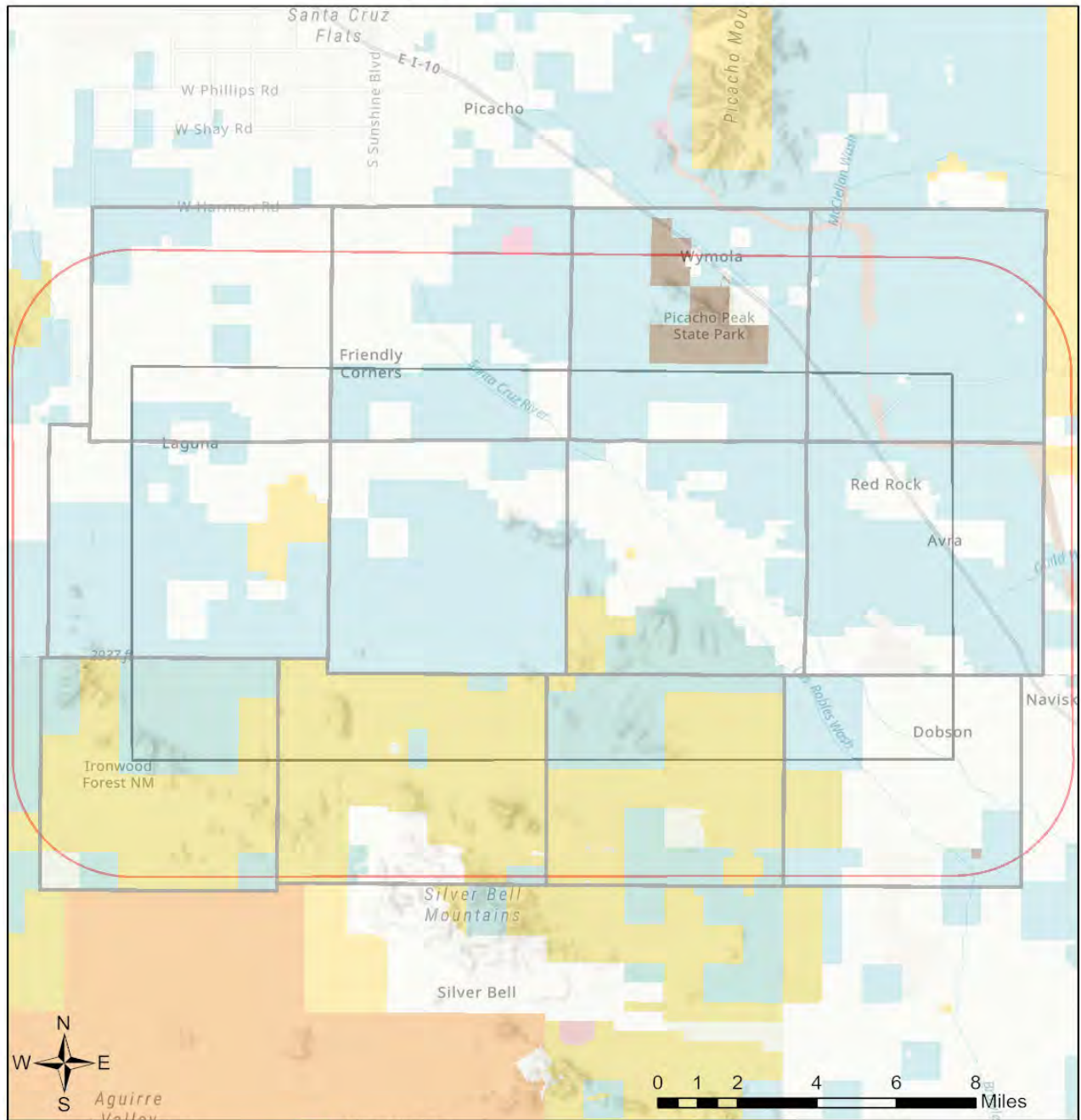


- Buffered Project Boundary
- Project Boundary
- Important Bird Areas
- Critical Habitat
- Pinal County Riparian
- Wildlife Connectivity

Project Size (acres): 132,903.74  
 Lat/Long (DD): 32.5421 / -111.4776  
 County(s): Pima; Pinal  
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 Township/Range(s): T10S, R10E; T10S, R7E; T10S, R8E +  
 USGS Quad(s): FRIENDLY CORNERS; GAP TANK +

Esri, NASA, NGA, USGS  
 CONANP, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA, USFWS

## La Osa Comp Plan Township/Ranges and Land Ownership



- |                           |                        |
|---------------------------|------------------------|
| Buffered Project Boundary | Mixed/Other            |
| Project Boundary          | National Park/Mon.     |
| AZ Game & Fish Dept.      | Private                |
| BLM                       | State & Regional Parks |
| BOR                       | State Trust            |
| Indian Res.               | US Forest Service      |
| Military                  | Wildlife Area/Refuge   |
|                           | Township/Ranges        |

Project Size (acres): 132,903.74  
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 USGS Quad(s): FRIENDLY CORNERS; GAP TANK +

Esri, NASA, NGA, USGS  
 CONANP, Esri, TomTom, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land  
 Management, EPA, NPS, USDA, USFWS

**Special Status Species Documented within 3 Miles of Project Vicinity**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Abutilon parishii</i>	Pima Indian Mallow	SC	S	S	SR	
<i>Agelaius phoeniceus</i>	Red-winged Blackbird					2
<i>Aphelocoma woodhouseii</i>	Woodhouse's Scrub-Jay					2
<i>Athene cunicularia hypugaea</i>	Western Burrowing Owl		S	S		2
<i>Athene cunicularia hypugaea</i>	Western Burrowing Owl	SC	S	S		2
<i>Auriparus flaviceps</i>	Verdin					2
Bat Colony						
<i>Buteo regalis</i>	Ferruginous Hawk			S		2
<i>Buteo swainsoni</i>	Swainson's Hawk					2
<i>Calamospiza melanocorys</i>	Lark Bunting					2
<i>Calypte costae</i>	Costa's Hummingbird					2
<i>Camptostoma imberbe</i>	Northern Beardless-Tyrannulet		S			2
<i>Campylorhynchus brunneicapillus</i>	Cactus Wren					2
<i>Cardinalis sinuatus</i>	Pyrrhuloxia					2
<i>Catharus guttatus</i>	Hermit Thrush					2
<i>Catharus ustulatus</i>	Swainson's Thrush					2
<i>Charadrius vociferus</i>	Killdeer					2
<i>Chilomeniscus cinctus</i>	Banded Sandsnake					2
<i>Circus hudsonius</i>	Northern Harrier					2
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo (Western DPS)	LT	S	S		1
<i>Coluber bilineatus</i>	Sonoran Whipsnake					2
<i>Columbina inca</i>	Inca Dove					2
<i>Contopus cooperi</i>	Olive-sided Flycatcher					2
<i>Contopus sordidulus</i>	Western Wood-Pewee					2
<i>Corvus cryptoleucus</i>	Chihuahuan Raven					2
<i>Corynorhinus townsendii pallescens</i>	Pale Townsend's Big-eared Bat		S	S		1
<i>Crotalus tigris</i>	Tiger Rattlesnake					2
<i>Crotaphytus nebrius</i>	Sonoran Collared Lizard					2
<i>Cynanthus latirostris</i>	Broad-billed Hummingbird		S			2
<i>Danaus plexippus</i>	Monarch	C, PT		S		
<i>Dendrocygna autumnalis</i>	Black-bellied Whistling-Duck					2
<i>Echinocactus horizontalis</i> var. <i>nicholii</i>	Nichol Turk's Head Cactus	LE		S	HS	
<i>Echinocereus fasciculatus</i>	Magenta-flower Hedgehog-cactus				SR	
<i>Empidonax traillii extimus</i>	Southwestern Willow Flycatcher	LE		S		1
<i>Empidonax wrightii</i>	Gray Flycatcher					2
<i>Eremophila alpestris</i>	Horned Lark					2
<i>Euphagus cyanocephalus</i>	Brewer's Blackbird					2
<i>Falco mexicanus</i>	Prairie Falcon					2
<i>Falco peregrinus anatum</i>	American Peregrine Falcon		S	S		1

**Special Status Species Documented within 3 Miles of Project Vicinity**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Falco sparverius	American Kestrel					2
Geothlypis tolmiei	MacGillivray's Warbler					2
Gopherus morafkai	Sonoran Desert Tortoise	CCA	S	S		1
Heloderma suspectum	Gila Monster					1
Icterus bullockii	Bullock's Oriole					2
Icterus cucullatus	Hooded Oriole					2
Incilius alvarius	Sonoran Desert Toad					2
Lanius ludovicianus	Loggerhead Shrike					2
Lasiurus cinereus	Hoary Bat					2
Leptonycteris yerbabuenae	Lesser Long-nosed Bat			S		1
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC		S		1
Lepus alleni	Antelope Jackrabbit					2
Macrotus californicus	California Leaf-nosed Bat			S		2
Macrotus californicus	California Leaf-nosed Bat	SC		S		2
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolni	Lincoln's Sparrow					2
Melospiza aberti	Abert's Towhee		S			2
Melospiza fusca	Canyon Towhee					2
Micruroides euryxanthus	Sonoran Coralsnake					2
Myotis velifer	Cave Myotis			S		2
Myotis velifer	Cave Myotis	SC		S		2
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					2
Opuntia versicolor	Stag-horn Cholla				SR	
Oreoscoptes montanus	Sage Thrasher					2
Parabuteo unicinctus	Harris's Hawk					2
Passerculus sandwichensis	Savannah Sparrow					2
Perognathus amplus	Arizona Pocket Mouse					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2
Phyllorhynchus browni	Saddled Leaf-nosed Snake					2
Poocetes gramineus	Vesper Sparrow					2
Selasphorus platycercus	Broad-tailed Hummingbird					2
Setophaga nigrescens	Black-throated Gray Warbler					2
Sonorella simmonsii	Picacho Talussnail					2
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					2
Toxostoma bendirei	Bendire's Thrasher					2
Tumamoca macdougallii	Tumamoc Globeberry	SC	S	S	SR	
Vauquelinia californica ssp. sonorensis	Arizona Sonoran Rosewood			S		

**Special Status Species Documented within 3 Miles of Project Vicinity**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Note: Status code definitions can be found at <a href="https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/">https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/</a>.</i>						

**Special Areas Documented that Intersect with Project Footprint as Drawn**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Blanco Wash	Pima County Wildlife Movement Area - Riparian/Wash					
Brawley Wash	Pima County Wildlife Movement Area - Riparian/Wash					
CAP Canal	Pima County Wildlife Crossing Area					
Coyote - Ironwood - Tucson Linkage Design	Wildlife Connectivity					
Greene Wash and Reservoir	Pinal County Wildlife Movement Area - Riparian/Wash					
Ironwood - Picacho Linkage Design	Wildlife Connectivity					
Ironwood National Monument	Conservation Opportunity Area					
Picacho Peak - Silverbell Mountains - Sawtooth Mountains	Pima County Wildlife Movement Area - Landscape					
Picacho Peak - Silverbell Mountains - Sawtooth Mountains	Pinal County Wildlife Movement Area - Landscape					
Riparian Area	Riparian Area					
Santa Cruz River	Pima County Wildlife Movement Area - Riparian/Wash					
Silver Bell/Waterman Mountains/Samaniego Hills Wildland Block	Pima County Wildlife Movement Area - Diffuse					
Tortolita Mountains - Picacho Peak	Pinal County Wildlife Movement Area - Landscape					

*Note: Status code definitions can be found at <https://www.azgfd.com/wildlife-conservation/on-the-ground-conservation/state-wildlife-action-plan/state-wildlife-action-plan-status-definitions/>.*

**Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Ammodramus savannarum</i> perpallidus	Western Grasshopper Sparrow					2
<i>Ammospermophilus harrisi</i>	Harris' Antelope Squirrel					2
<i>Anaxyrus retiformis</i>	Sonoran Green Toad			S		2
<i>Anthus spragueii</i>	Sprague's Pipit					2
<i>Aquila chrysaetos</i>	Golden Eagle	BGA		S		2
<i>Artemisospiza nevadensis</i>	Sagebrush Sparrow					3
<i>Asio otus</i>	Long-eared Owl					2
<i>Aspidoscelis sonorae</i>	Sonoran Spotted Whiptail					2

**Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
<i>Aspidoscelis xanthonotus</i>	Red-backed Whiptail		S			2
<i>Athene cunicularia hypugaea</i>	Western Burrowing Owl		S	S		2
<i>Auriparus flaviceps</i>	Verdin					2
<i>Botaurus lentiginosus</i>	American Bittern					2
<i>Buteo regalis</i>	Ferruginous Hawk			S		2
<i>Buteo swainsoni</i>	Swainson's Hawk					2
<i>Calcarius ornatus</i>	Chestnut-collared Longspur					2
<i>Calypte costae</i>	Costa's Hummingbird					2
<i>Campylorhynchus brunneicapillus</i>	Cactus Wren					2
<i>Catharus ustulatus</i>	Swainson's Thrush					2
<i>Chaetodipus baileyi</i>	Bailey's Pocket Mouse					2
<i>Charadrius montanus</i>	Mountain Plover					2
<i>Chilomeniscus cinctus</i>	Variable Sandsnake					2
<i>Coccyzus americanus</i>	Yellow-billed Cuckoo (Western DPS)	LT	S	S		1
<i>Colaptes chrysoides</i>	Gilded Flicker			S		2
<i>Coluber bilineatus</i>	Sonoran Whipsnake					2
<i>Columbina inca</i>	Inca Dove					2
<i>Corvus cryptoleucus</i>	Chihuahuan Raven					2
<i>Corynorhinus townsendii pallescens</i>	Pale Townsend's Big-eared Bat		S	S		1
<i>Crotalus tigris</i>	Tiger Rattlesnake					2
<i>Crotaphytus nebrius</i>	Sonoran Collared Lizard					2
<i>Cynanthus latirostris</i>	Broad-billed Hummingbird		S			2
<i>Dendrocygna autumnalis</i>	Black-bellied Whistling-Duck					2
<i>Empidonax wrightii</i>	Gray Flycatcher					2
<i>Eumops perotis californicus</i>	Greater Western Bonneted Bat			S		2
<i>Falco mexicanus</i>	Prairie Falcon					2
<i>Falco peregrinus anatum</i>	American Peregrine Falcon		S	S		1
<i>Falco sparverius</i>	American Kestrel					2
<i>Gastrophryne mazatlanensis</i>	Sinoloan Narrow-mouthed Toad			S		2
<i>Glauclidium brasilianum cactorum</i>	Cactus Ferruginous Pygmy-owl	LT	S	S		1
<i>Gopherus morafkai</i>	Sonoran Desert Tortoise	CCA	S	S		1
<i>Heloderma suspectum</i>	Gila Monster					1
<i>Icterus bullockii</i>	Bullock's Oriole					2
<i>Icterus cucullatus</i>	Hooded Oriole					2
<i>Icterus parisorum</i>	Scott's Oriole					2
<i>Incilius alvarius</i>	Sonoran Desert Toad					2
<i>Kinosternon sonoriense sonoriense</i>	Desert Mud Turtle			S		2

**Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Lanius ludovicianus	Loggerhead Shrike					2
Lasiurus cinereus	Hoary Bat					2
Lasiurus frantzii	Desert Red Bat		S			2
Lasiurus xanthinus	Western Yellow Bat		S			2
Leptonycteris yerbabuenae	Lesser Long-nosed Bat			S		1
Lepus alleni	Antelope Jackrabbit					2
Lichanura trivirgata	Three-Lined Boa					2
Macrotus californicus	California Leaf-nosed Bat			S		2
Megascops kennicottii	Western Screech-owl					2
Melanerpes uropygialis	Gila Woodpecker					2
Melospiza lincolni	Lincoln's Sparrow					2
Melospiza aberti	Abert's Towhee		S			2
Micrathene whitneyi	Elf Owl					3
Micruroides euryxanthus	Sonoran Coralsnake					2
Myadestes townsendi	Townsend's Solitaire					2
Myotis velifer	Cave Myotis			S		2
Myotis yumanensis	Yuma Myotis					2
Neotamias cinereicollis	Gray-collared Chipmunk					2
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					2
Nyctinomops macrotis	Big Free-tailed Bat					2
Parabuteo unicinctus	Harris's Hawk					2
Passerculus sandwichensis	Savannah Sparrow					2
Perognathus amplus	Arizona Pocket Mouse					2
Peucaea carpalis	Rufous-winged Sparrow					2
Phrynosoma solare	Regal Horned Lizard					2
Phyllorhynchus browni	Saddled Leaf-nosed Snake					2
Poocetes gramineus	Vesper Sparrow					2
Progne subis hesperia	Desert Purple Martin			S		2
Rana yavapaiensis	Lowland Leopard Frog		S	S		1
Sonorella simmonsi	Picacho Talussnail					2
Spizella breweri	Brewer's Sparrow					2
Tadarida brasiliensis	Brazilian Free-tailed Bat					2
Toxostoma bendirei	Bendire's Thrasher					2
Toxostoma lecontei	LeConte's Thrasher			S		2

**Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn**

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Odocoileus hemionus	Mule Deer					
Ovis canadensis mexicana	Mexicana Desert Bighorn Sheep					
Pecari tajacu	Javelina					
Puma concolor	Mountain Lion					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

**Project Type: Development Within Municipalities (Urban Growth), Commercial/Industrial (mall) and associated infrastructure, New construction or expansion**

**Project Type Recommendations:**

Evaluate potential impacts to wildlife and fish species due to changes in access to water, water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods). Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing the project to minimize impacts to spawning fish and other aquatic species. Wash, drain, and dry equipment to reduce the spread of exotic invasive species. AZGFD recommends early coordination with the Project Evaluation Program ([PEP@azgfd.gov](mailto:PEP@azgfd.gov)) for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

**Project Location and/or Species Recommendations:**

Analysis indicates that your project is located in the vicinity of an identified **wildlife habitat linkage corridor**. The **Arizona Missing Linkages** represent ideal connections within or between intact blocks or core habitats. The blocks are currently disconnected or isolated and the linkages should be examined for improving permeability, or are currently intact and in need of preservation and/or enhancement. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: <https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/>. Please contact the Project Evaluation Program ([pep@azgfd.gov](mailto:pep@azgfd.gov)) for specific project recommendations.

HDMS records indicate that one or more native plants listed on the **Arizona Native Plant Law and Antiquities Act** have been documented within the vicinity of your project area. Please contact:

Arizona Department of Agriculture  
 1688 W Adams St.  
 Phoenix, AZ 85007  
 Phone: 602.542.4373

<https://agriculture.az.gov/sites/default/files/Native%20Plant%20Rules%20-%20AZ%20Dept%20of%20Ag.pdf> starts on page 44

Analysis indicates that your project is located in the vicinity of an identified **Conservation Opportunity Area (COA)**. While there are many areas in Arizona that present abundant conservation opportunities, COAs are specific areas on the landscape that the Department identified as having the greatest potential for conservation efforts. COAs were identified using species and habitat data, the presence of unique landscape features, and Departmental expertise. COAs range in size, scope, and focal species and/or habitats and are strictly a non-regulatory conservation tool for the public and our conservation partners to consider. For more information regarding this particular COA near your project area and the Department's suggestions for potential conservation efforts, please visit the COA profile at <https://awcs.azgfd.com/conservation-opportunity-areas>.

Analysis indicates that your project is located in the vicinity of an identified **wildlife habitat connectivity feature**. The **County-level Stakeholder Assessments** contain five categories of data (Barrier/Development, Wildlife Crossing Area, Wildlife Movement Area- Diffuse, Wildlife movement Area- Landscape, Wildlife Movement Area- Riparian/Washes) that provide a context of select anthropogenic barriers, and potential connectivity. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: <https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-identifying-corridors/>. Please contact the Project Evaluation Program ([pep@azgfd.gov](mailto:pep@azgfd.gov)) for specific project recommendations.

Analysis indicates that your project is located in the vicinity of an identified **wildlife habitat connectivity feature**. The **Detailed Wildlife Connectivity Assessments** represent ideal connections within or between intact blocks or core habitats. The blocks are currently disconnected or isolated and the linkages should be examined for improving permeability, or are currently intact and in need of preservation and/or enhancement. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer to: <https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/>. Please contact the Project Evaluation Program ([pep@azgfd.gov](mailto:pep@azgfd.gov)) for specific project recommendations.

HDMS records indicate that **Lesser Long-nosed Bats** have been documented within the vicinity of your project area. Please review the Lesser Long-nosed Bat Management Guidelines at: <https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/FINALIecuyeHabitatGdln.pdf>

HDMS records indicate that one or more **Listed, Proposed, or Candidate** species or **Critical Habitat** (Designated or Proposed) have been documented in the vicinity of your project. The Endangered Species Act (ESA) gives the US Fish and Wildlife Service (USFWS) regulatory authority over all federally listed species. Please contact USFWS Ecological Services Offices at <https://www.fws.gov/office/arizona-ecological-services> or:

**Phoenix Main Office**  
9828 North 31st Avenue #C3  
Phoenix, AZ 85051-2517  
Phone: 602-242-0210  
Fax: 602-242-2513

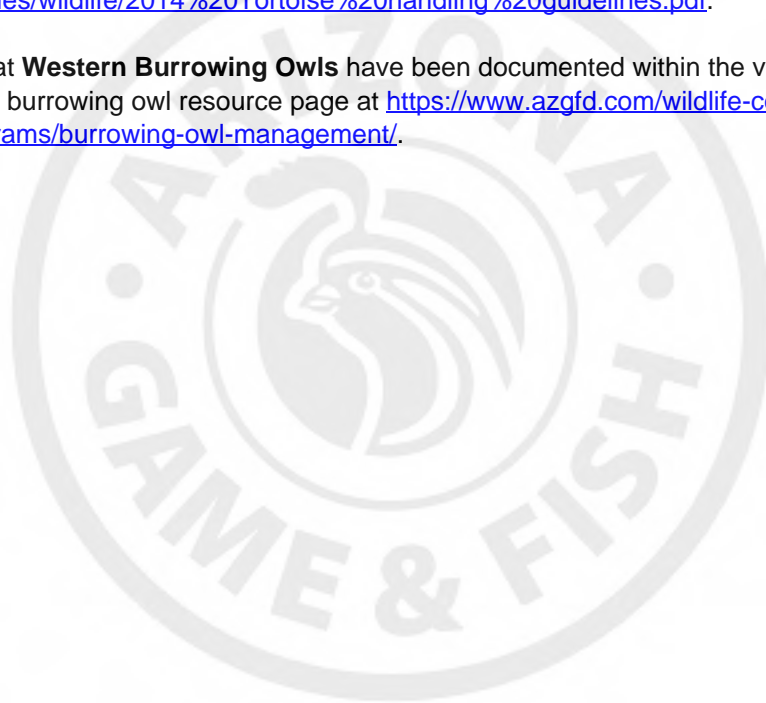
**Tucson Sub-Office**  
201 N. Bonita Suite 141  
Tucson, AZ 85745  
Phone: 520-670-6144  
Fax: 520-670-6155

**Flagstaff Sub-Office**  
SW Forest Science Complex  
2500 S. Pine Knoll Dr.  
Flagstaff, AZ 86001  
Phone: 928-556-2157  
Fax: 928-556-2121

This review has identified **riparian areas** within the vicinity of your project. During the planning stage of your project, avoid, minimize, or mitigate any potential impacts to riparian areas identified in this report. Riparian areas play an important role in maintaining the functional integrity of the landscape, primarily by acting as natural drainages that convey water through an area, thereby reducing flood events. In addition, riparian areas provide important movement corridors and habitat for fish and wildlife. Riparian areas are channels that contain water year-round or at least part of the year. Riparian areas also include those channels which are dry most of the year, but may contain or convey water following rain events. All types of riparian areas offer vital habitats, resources, and movement corridors for wildlife. The Pinal County Comprehensive Plan (i.e. policies 6.1.2.1 and 7.1.2.4), Open Space and Trails Master Plan, Drainage Ordinance, and Drainage Design Manual all identify riparian area considerations, guidance, and policies. Guidelines to avoid, minimize, or mitigate impacts to riparian habitat can be found at <https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/planning-for-wildlife-wildlife-friendly-guidelines/>. Further consultation with the Arizona Game and Fish Department and Pinal County may be warranted.

HDMS records indicate that **Sonoran Desert Tortoise** have been documented within the vicinity of your project area. Please review the Tortoise Handling Guidelines found at <https://s3.amazonaws.com/azgfd-portal-wordpress/Portallimages/files/wildlife/2014%20Tortoise%20handling%20guidelines.pdf>.

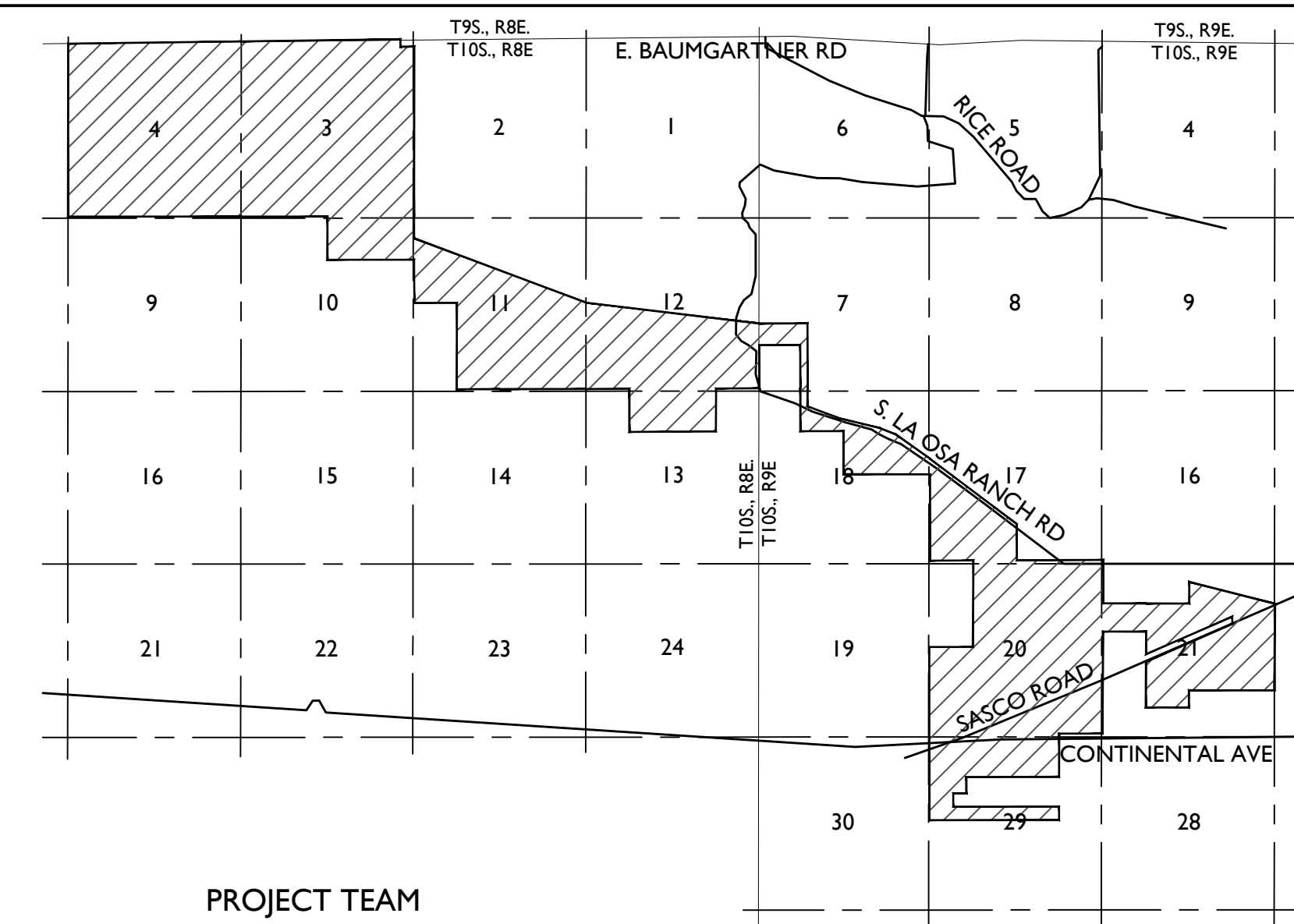
HDMS records indicate that **Western Burrowing Owls** have been documented within the vicinity of your project area. Please review the western burrowing owl resource page at <https://www.azgfd.com/wildlife-conservation/conservation-and-endangered-species-programs/burrowing-owl-management/>.



# EXISTING COMPREHENSIVE MAP FOR LA OSA

A PORTION OF SECTIONS 3, 4, 10, 11, 12 AND 13, TOWNSHIP 10 SOUTH, RANGE 8 EAST AND A PORTION OF SECTIONS 7, 17, 18, 21, AND 29, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

### VICINITY MAP



### PROJECT TEAM

**PROPERTY OWNER:**  
VERMA LA OSA RANCH I-10/SASCO 3700 LLC  
2375 E. CAMELBACK RD, STE 600  
PHOENIX, AZ 85016  
CONTACT: VERMALAND LLC

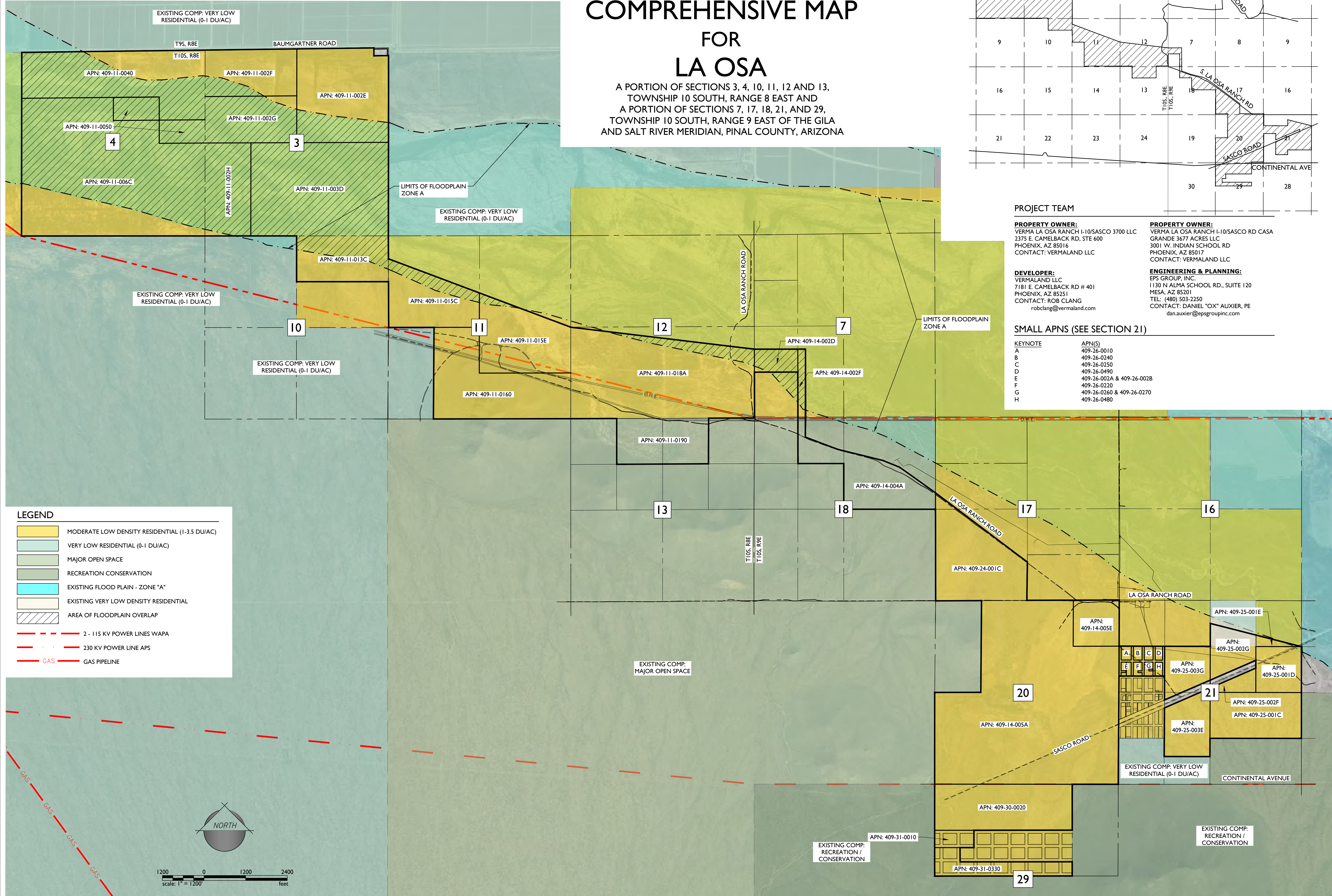
**DEVELOPER:**  
VERMALAND LLC  
7181 E. CAMELBACK RD # 401  
PHOENIX, AZ 85251  
CONTACT: ROB CLANG  
robclang@vermland.com

**PROPERTY OWNER:**  
VERMA LA OSA RANCH I-10/SASCO RD CASH  
GRANDE 3677 ACRES LLC  
3001 W. INDIAN SCHOOL RD  
PHOENIX, AZ 85017  
CONTACT: VERMALAND LLC

**ENGINEERING & PLANNING:**  
EPS GROUP, INC.  
1130 N ALMA SCHOOL RD., SUITE 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: DANIEL "OX" AUXIER, PE  
dan.auxier@epsgruoinc.com

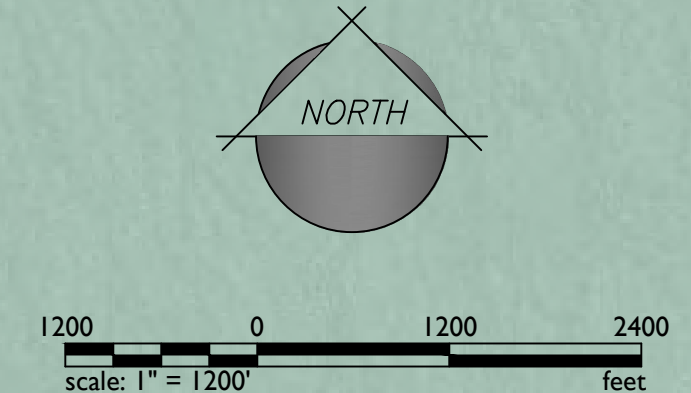
### SMALL APNS (SEE SECTION 21)

KEYNOTE	APN(S)
A	409-26-0010
B	409-26-0240
C	409-26-0250
D	409-26-0490
E	409-26-002A & 409-26-002B
F	409-26-0220
G	409-26-0260 & 409-26-0270
H	409-26-0480



### LEGEND

	MODERATE LOW DENSITY RESIDENTIAL (1-3.5 DU/AC)
	VERY LOW RESIDENTIAL (0-1 DU/AC)
	MAJOR OPEN SPACE
	RECREATION CONSERVATION
	EXISTING FLOOD PLAIN - ZONE "A"
	EXISTING VERY LOW DENSITY RESIDENTIAL
	AREA OF FLOODPLAIN OVERLAP
	2 - 115 KV POWER LINES WAPA
	230 KV POWER LINE APS
	GAS PIPELINE



1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgruoinc.com

**EPS GROUP**

Project: **La Osa**  
Pinal County, Arizona

**Existing Comprehensive Map**

Revisions:

SEPTEMBER 17, 2024 - 1ST SUBMITTAL

Call at least two full working days before your final submittal.

**ARIZONA**  
Professional Engineer  
No. 6111 or 1-800-274-6277 (Toll-Free)  
in Maricopa County, 2002203-1102

Designer: STAFF  
Drawn by: STAFF

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**24-0542**

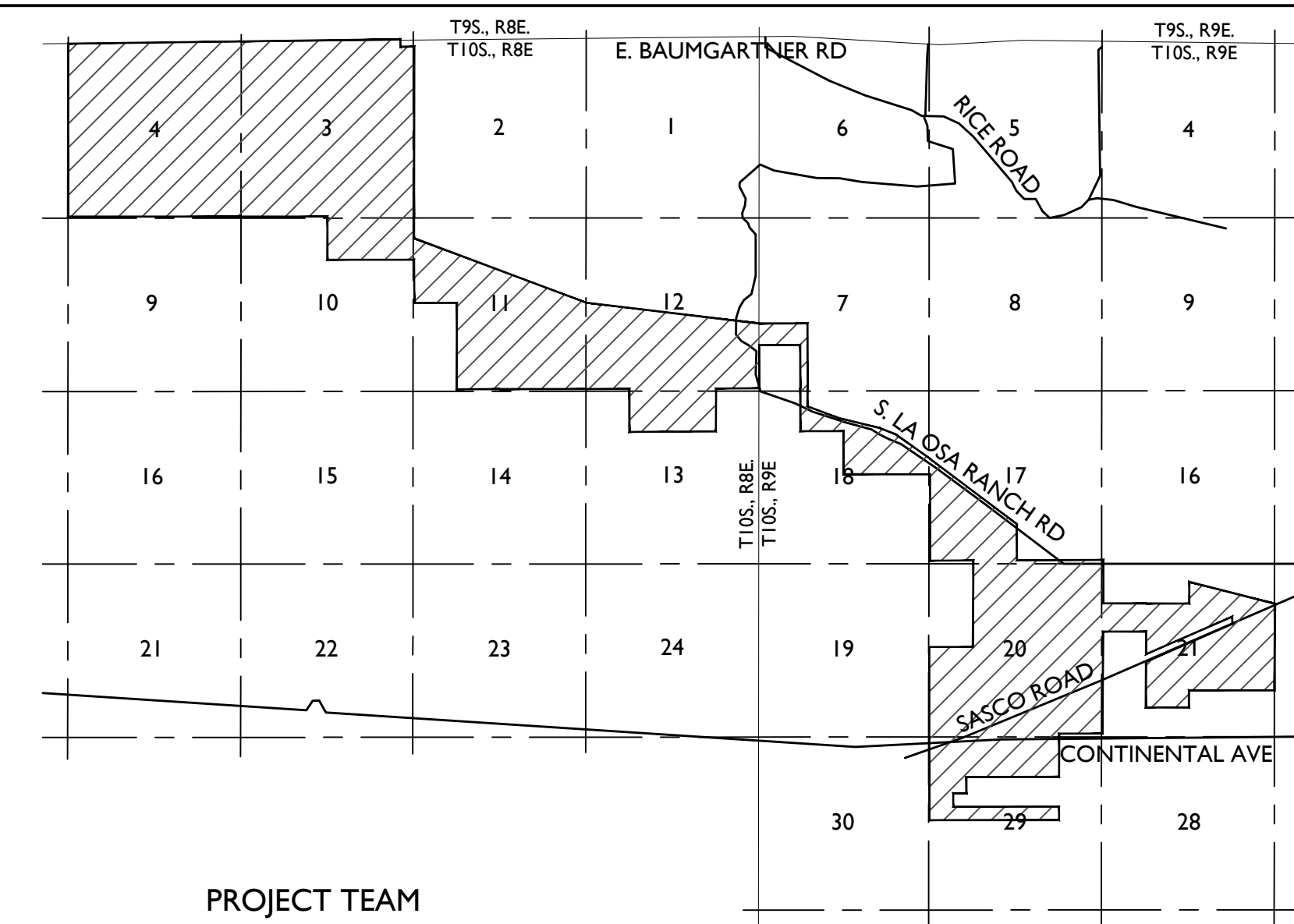
EXCP

Sheet No.  
**1**  
of **1**

# PROPOSED COMPREHENSIVE MAP FOR LA OSA

A PORTION OF SECTIONS 3, 4, 10, 11, 12 AND 13, TOWNSHIP 10 SOUTH, RANGE 8 EAST AND A PORTION OF SECTIONS 7, 17, 18, 21, AND 29, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

### VICINITY MAP



### PROJECT TEAM

**PROPERTY OWNER:**  
VERMA LA OSA RANCH I-10/SASCO 3700 LLC  
2375 E. CAMELBACK RD, STE 600  
PHOENIX, AZ 85016  
CONTACT: VERMALAND LLC

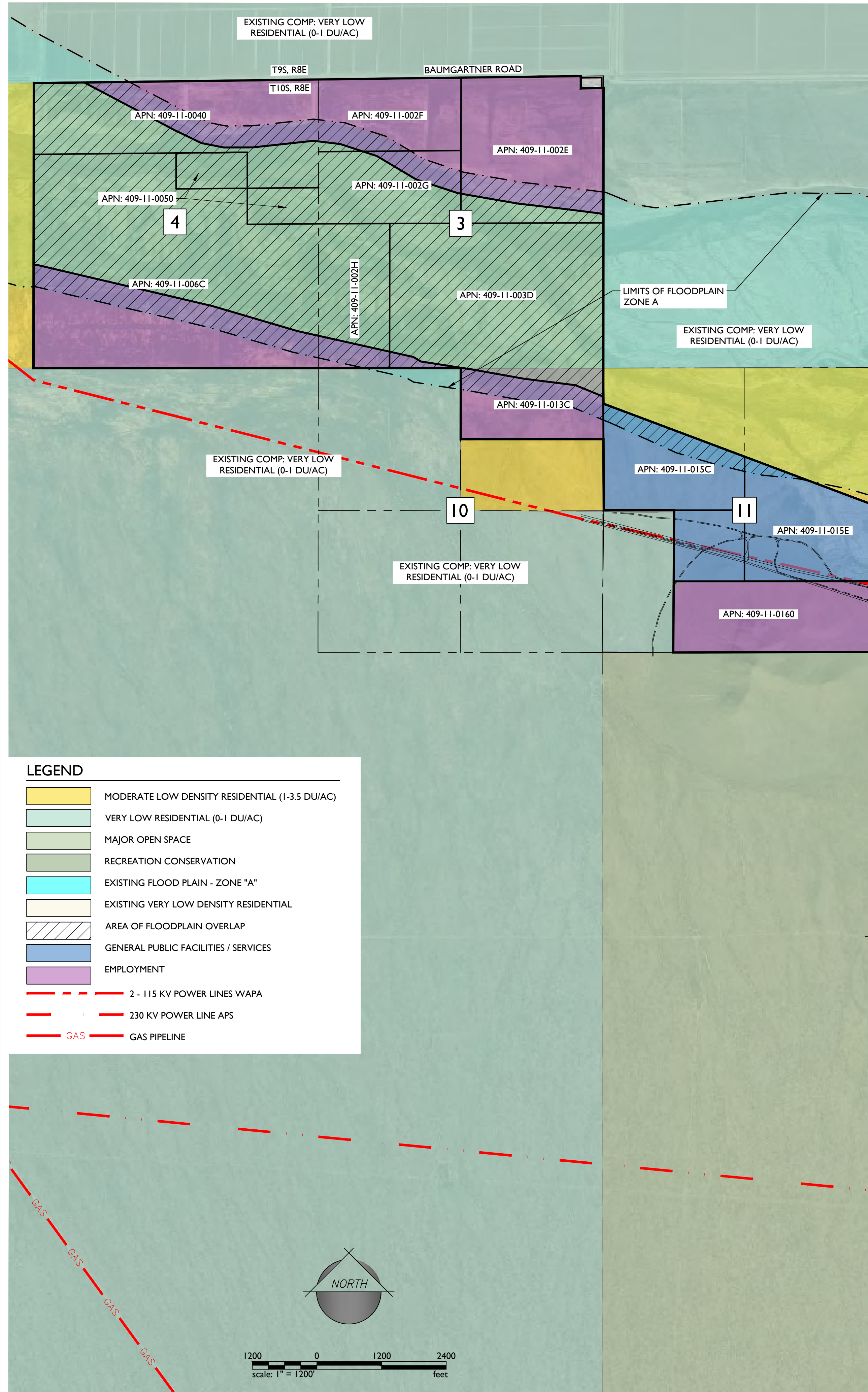
**DEVELOPER:**  
VERMALAND LLC  
7181 E. CAMELBACK RD # 401  
PHOENIX, AZ 85251  
CONTACT: ROB CLANG  
robclang@vermland.com

**PROPERTY OWNER:**  
VERMA LA OSA RANCH I-10/SASCO RD CASH  
GRANDE 3677 ACRES LLC  
3001 W. INDIAN SCHOOL RD  
PHOENIX, AZ 85017  
CONTACT: VERMALAND LLC

**ENGINEERING & PLANNING:**  
EPS GROUP, INC.  
1130 N ALMA SCHOOL RD., SUITE 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: DANIEL "OX" AUXIER, PE  
dan.auxier@epsgruoinc.com

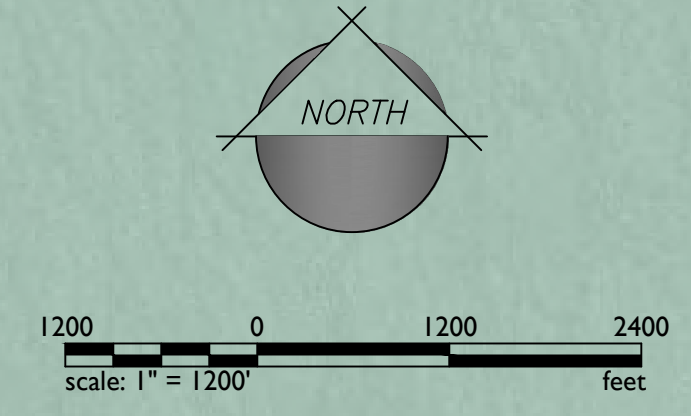
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KEYNOTE	APN(S)
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B	409-26-0240
C	409-26-0250
D	409-26-0490
E	409-26-002A & 409-26-002B
F	409-26-0220
G	409-26-0260 & 409-26-0270
H	409-26-0480



**LEGEND**

- MODERATE LOW DENSITY RESIDENTIAL (1-3.5 DU/AC)
- VERY LOW RESIDENTIAL (0-1 DU/AC)
- MAJOR OPEN SPACE
- RECREATION CONSERVATION
- EXISTING FLOOD PLAIN - ZONE "A"
- EXISTING VERY LOW DENSITY RESIDENTIAL
- AREA OF FLOODPLAIN OVERLAP
- GENERAL PUBLIC FACILITIES / SERVICES
- EMPLOYMENT
- 2 - 115 KV POWER LINES WAPA
- 230 KV POWER LINE APS
- GAS
- GAS PIPELINE



1130 N Alma School Road  
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**EPS GROUP**

Project: **La Osa**  
Pinal County, Arizona

**Proposed Comprehensive Map**

Revisions:

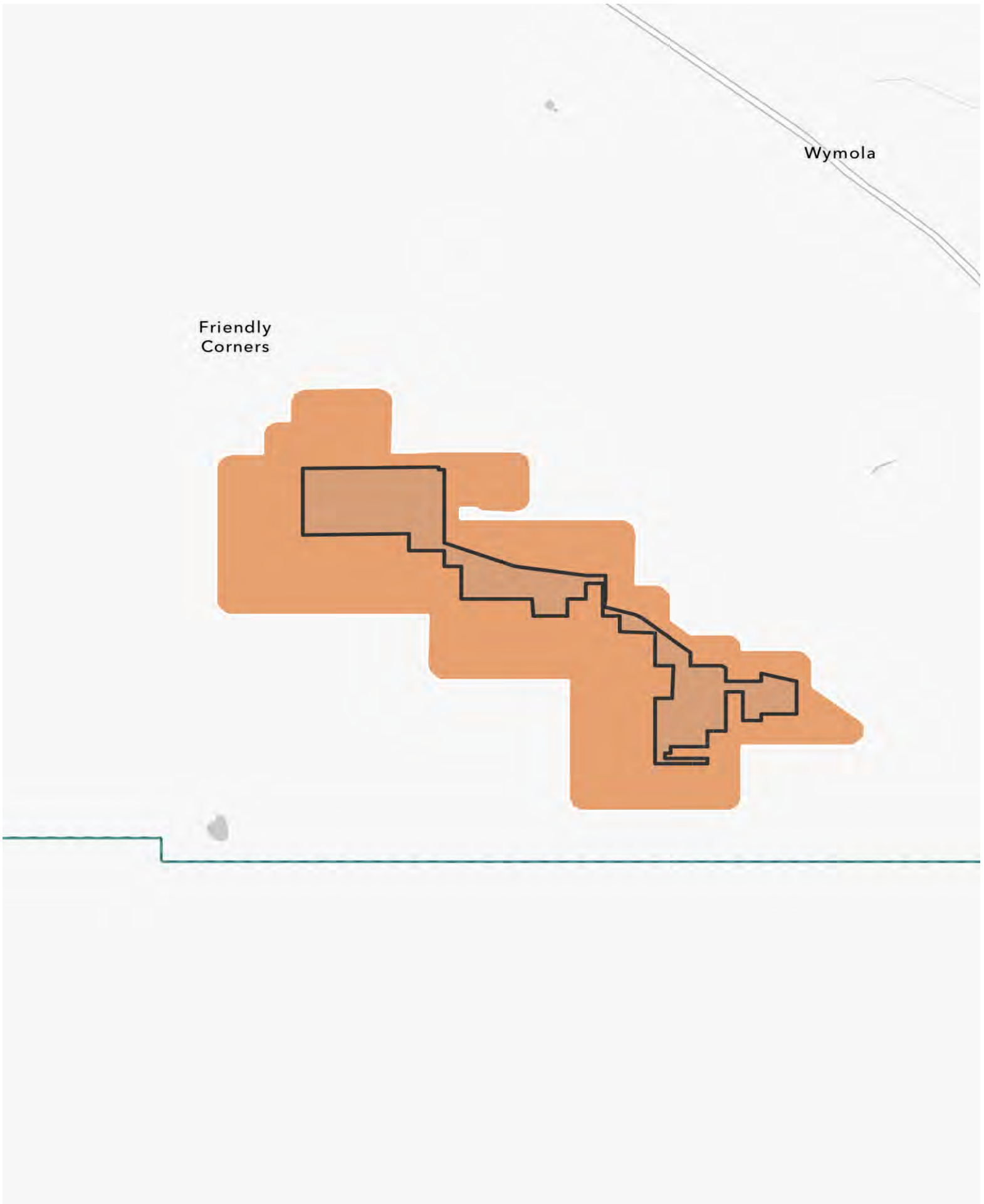
No.	Description

DESIGNER: STAFF  
DRAWN BY: STAFF

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**24-0542**

PROPOSED  
Sheet No.  
**1**  
of **1**



Friendly  
Corners

Wymola

VERMA LA OSA RANCH 1-10/SASCO  
3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX, AZ 85016-6349

CHAVEZ TOMAS  
12849 N OAKHURST LOOP  
ORO VALLEY, AZ 85755-5000

VENNE CHRISTOPHER  
1132 S ALTAMONT BLVD  
SPOKANE, WA 99202-9920

WILT JANELLE C  
3035 S SHIELA AVE  
TUCSON, AZ 85735-8573

MAHLE ERNEST E  
PO BOX 21239  
WICKENBURG, AZ 85358-8535

MAYNEZ M ANTONIO VISENTE  
4209 HAMPSHIRE LN  
EL PASO, TX 79902-2133

HAASCO MEDIA LLC  
8200 CANNON CT  
LAGO VISTA, TX 78645-5481

PIONTKOWSKI KRISTIE C  
2065 E CIRCLE RIDGE DR  
SAINT GEORGE, UT 84790-8479

HAASCO MEDIA LLC  
15715 WHITEWATER LN  
HOUSTON, TX 77079-9254

OLMSTEAD PAUL (EST OF)  
2865 E NANCE ST  
MESA, AZ 85213-3164

BRIGGS JAMES E JR  
5901 E MIRAMAR DR  
TUCSON, AZ 85715-5300

AMARAL JOSEPH & JOAN  
11670 TIMBERLAKE DR  
SAN DIEGO, CA 92131-9213

WADINA GILBERT S & JUDY  
3146 CHARLES MACDONALD DR  
SARASOTA, FL 34240-0871

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PO BOX 1126  
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JAMES LAURENCE P  
917 N COLLEGE AVE  
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STATE OF ARIZONA  
1616 W ADAMS ST  
PHOENIX, AZ 85007-7261

666ISMONEY LC  
PO BOX 666  
TUCSON, AZ 85702-2066

BROWN CAROL  
2114 W GRANT RD 42  
TUCSON, AZ 85745-8574

BROWN HARLEY  
2114 W GRANT RD 42  
TUCSON, AZ 85745-8574

ARIZONA BOARD OF REGENTS  
PO BOX 210186  
TUCSON, AZ 85721-1018

SASCO CEMETERY LLC  
PO BOX 1009  
RED ROCK, AZ 85145-5100

WOEHLECKE KARL A  
PO BOX 1009  
RED ROCK, AZ 85145-5100

WOEHLECKE KARL A & LISA F  
PO BOX 1009  
RED ROCK, AZ 85145-5100

CADMAN TONI  
540 S OTIS ST  
LAKEWOOD, CO 80226-6344

BENEDETTO ANTHONY & ERNESTINE  
FAMILY TR  
PO BOX 1027  
RED ROCK, AZ 85145-5100

BENEDETTO ANTHONY  
PO BOX 1027  
RED ROCK, AZ 85145-5100

D&S LAND & CATTLE LLC  
14901 N AGUIRRE RD  
MARANA, AZ 85653-3910

ABA LLC  
7240 N DREAMY DRAW DR UNIT 110  
PHOENIX, AZ 85020-0526

SKYBRIDGE LENDING LLC  
3412 N 62ND ST  
SCOTTSDALE, AZ 85251-1543

ENGLAND DON A JR  
1789 E HATFIELD RD  
CASA GRANDE, AZ 85193-3961

NAP

, -

409310290  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

409310100  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

409117020

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VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

USA409004

, -

409310260  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

409310160  
VENNE CHRISTOPHER  
1132 S ALTAMONT BLVD  
SPOKANE , WA 99202-9920

409147080

, -

409310230  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

409310200  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

409147070

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CHAVEZ TOMAS  
12849 N OAKHURST LOOP  
ORO VALLEY , AZ 85755-5000

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VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

409310250  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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VARNEY & POTTER  
MAIL RETURN

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2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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PHOENIX , AZ 85016-6349

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2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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PHOENIX , AZ 85016-6349

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VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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VARNEY & POTTER  
MAIL RETURN

, -

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LA OSA LIVESTOCK COMPANY  
MAIL RETURN

, -

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LA OSA LIVESTOCK CO  
MAIL RETURN

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VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

409310150  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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KELLY JAMES P  
MAIL RETURN  
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409310190  
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PHOENIX , AZ 85016-6349

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PHOENIX , AZ 85016-6349

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VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

409307000  
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WILT JANELLE C  
3035 S SHIELA AVE  
TUCSON , AZ 85735-8573

40929018B  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

40929018A  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

40929017B  
MAHLE ERNEST E  
PO BOX 21239  
WICKENBURG , AZ 85358-8535

40929017C  
MAYNEZ M ANTONIO VISENTE  
4209 HAMPSHIRE LN  
EL PASO , TX 79902-2133

40929017A  
HAASCO MEDIA LLC  
8200 CANNON CT  
LAGO VISTA , TX 78645-5481

40929011A  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

40929011B  
SPINDLER REGINALD A  
MAIL RETURN  
, -

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VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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PIONTKOWSKI KRISTIE C  
2065 E CIRCLE RIDGE DR  
SAINT GEORGE , UT 84790-8479

409290150  
HAASCO MEDIA LLC  
15715 WHITEWATER LN  
HOUSTON , TX 77079-9254

409290160  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
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PHOENIX , AZ 85016-6349

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PHOENIX , AZ 85016-6349

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2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

40929001A  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

40929002B  
OLMSTEAD PAUL (EST OF)  
2865 E NANCE ST  
MESA , AZ 85213-3164

40929002A  
BRIGGS JAMES E JR  
5901 E MIRAMAR DR  
TUCSON , AZ 85715-5300

40929001B  
AMARAL JOSEPH & JOAN  
11670 TIMBERLAKE DR  
SAN DIEGO , CA 92131-9213

409290030  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

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PHOENIX , AZ 85016-6349

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VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
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PHOENIX , AZ 85016-6349

409300010  
WADINA GILBERT S & JUDY  
3146 CHARLES MACDONALD DR  
SARASOTA , FL 34240-0871

409140140  
WHITE RONELLA T  
PO BOX 1126  
RED ROCK , AZ 85145-5100

40925003C  
JAMES LAURENCE P  
917 N COLLEGE AVE  
CLAREMONT , CA 91711-1392

409257000  
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409260150  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

40926014B  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

409270040  
WHITE RONELLA T  
MAIL RETURN  
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409260360  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

409260130  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

40926014A  
STATE OF ARIZONA  
1616 W ADAMS ST  
PHOENIX , AZ 85007-7261

409260160  
KETOLA MARGARET H TR  
MAIL RETURN  
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409260170  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

409260350  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

409260370  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

409260120  
LA OSA LIVESTOCK CO  
MAIL RETURN  
, -

409260190  
HAASCO MEDIA LLC  
8200 CANNON CT  
LAGO VISTA , TX 78645-5481

409267020  
, -

409260340  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

409260110  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN  
, -

409260380  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

40926018B  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN  
, -

409260090  
LA OSA LIVESTOCK CO  
MAIL RETURN  
, -

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VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN  
, -

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LA OSA LIVESTOCK CO  
MAIL RETURN  
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40926018A  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN  
, -

409260300  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

40926006C  
COUNTRY STORE GALLERY INC  
MAIL RETURN

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VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

409260310  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

40926006B  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

40926004C  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

409260320  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

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VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

40925003E  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

409260330  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

409260290  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

40926004B  
666ISMONEY LC  
PO BOX 666  
TUCSON , AZ 85702-2066

409267010

409260390  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

40926004F  
BROWN CAROL  
2114 W GRANT RD 42  
TUCSON , AZ 85745-8574

409260400  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

409260430  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

409260050  
LA OSA LIVESTOCK CO  
MAIL RETURN

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VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

40925001C  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

40926004E  
BROWN HARLEY  
2114 W GRANT RD 42  
TUCSON , AZ 85745-8574

40926006A  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

409260460  
LA OSA LIVESTOCK CO  
MAIL RETURN

40927003B  
WHITE RONELLA T  
MAIL RETURN

409260070  
LA OSA LIVESTOCK CO  
MAIL RETURN

409260470  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

40926004D  
ARIZONA BOARD OF REGENTS  
PO BOX 210186  
TUCSON , AZ 85721-1018

409260420  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

409267000

40926004G  
HARRIS MURREL (EST OF)  
MAIL RETURN

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VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

409260220  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

40914005A  
VERMA LA OSA RANCH 1-10/SASCO 3700 LLC  
2375 E CAMELBACK RD STE 600  
PHOENIX , AZ 85016-6349

40926021A  
HAASCO MEDIA LLC  
15715 WHITEWATER LN  
HOUSTON , TX 77079-9254

409260260  
VERMA LA OSA RANCH 1-10/SASCO RD CASA GRANDE 3677 ACRES LLC  
MAIL RETURN

409250040  
WOEHLECKE KARL A  
PO BOX 1009  
RED ROCK , AZ 85145-5100

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RED ROCK , AZ 85145-8514

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101 RAINBOW DR # 4548  
LIVINGSTON , TX 77399-9930

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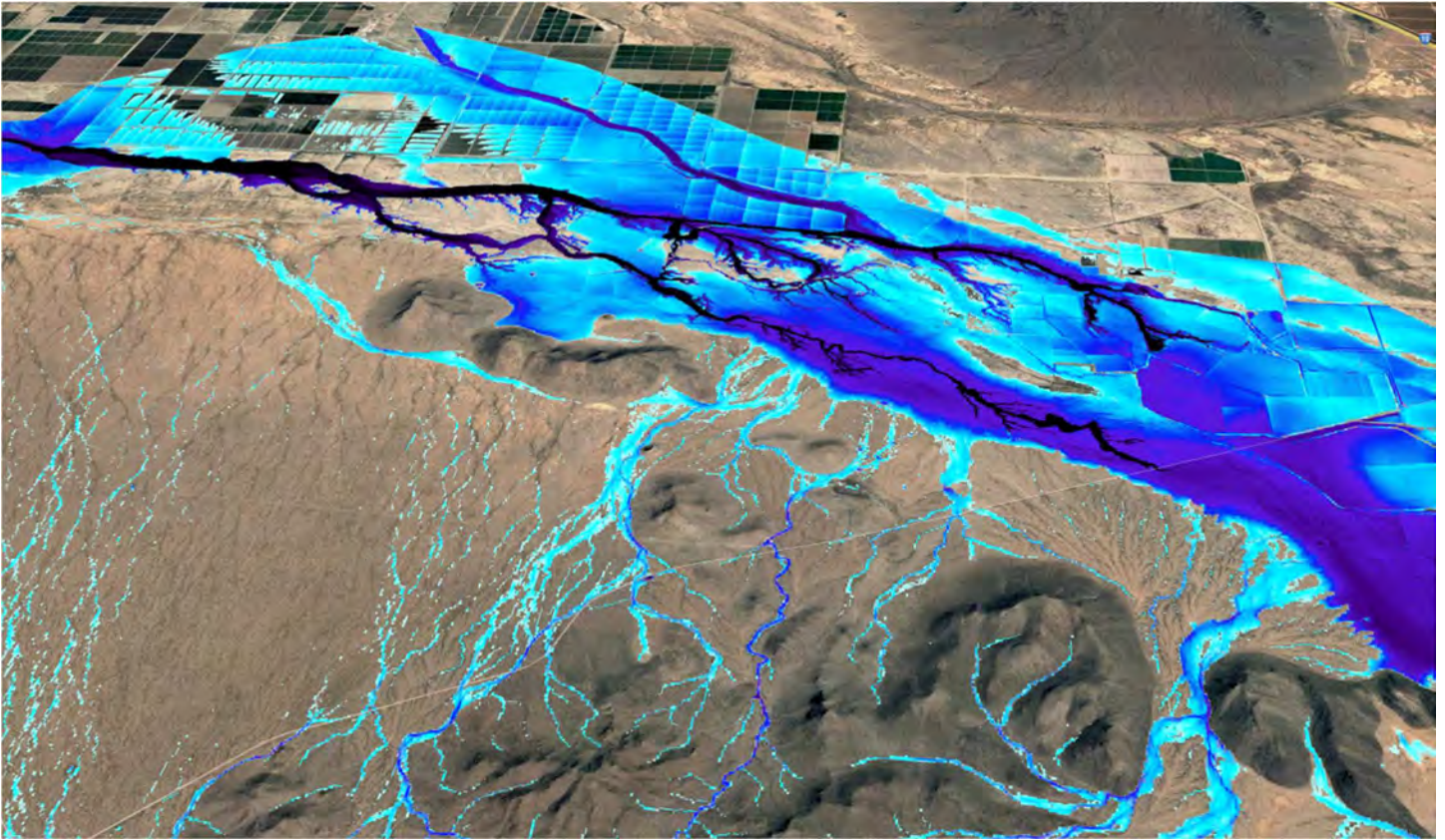
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PRELIMINARY HYDROLOGY STUDY

# Pinal Solar Project

Pinal County, Arizona

JULY 11, 2023

PREPARED FOR:



PREPARED BY:

**Westwood**

**Westwood**

# Preliminary Hydrology Study

**Pinal Solar Project**

Pinal County, Arizona

**Prepared For:**

Stellar Renewable Power

**Prepared By:**

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Project Number: R0044731.00

Date: July 11, 2023

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## Exhibits

- Exhibit 1: Location Map
- Exhibit 2: Base Hydrologic Map
- Exhibit 3: Soils Map
- Exhibit 4: Landcover Map
- Exhibit 5: Curve Number and Topographic Source Map
- Exhibit 6: 100-Year Max Flood Depth Map
- Exhibit 6A: 100-Year Max Flood Depth Project Area Map
- Exhibit 7: 100-Year Peak Velocity Map
- Exhibit 7A: 100-Year Peak Velocity Project Area Map
- Exhibit 8: 100-Year Scour Map

## Appendices

- Appendix A: NOAA Atlas 14 Precipitation Data
- Appendix B: Curve Number Table
- Appendix C: FEMA Flood Insurance Rate Map (FIRM)
- Appendix D: Pima County FEMA Flood Insurance Study
- Appendix E: Northern Watershed StreamStats Report
- Appendix F: Santa Cruz River StreamStats Report

## Executive Summary

The purpose of this study is to analyze and review the existing hydrology of the Pinal Solar Project (Project or Site) and any impacts that the hydrology may play in the design of the proposed solar array. This report was prepared to be used by the Project Team in the design and layout of the Project and not intended for submittal to reviewing agencies for stormwater permitting.

The Project Site is proposed on approximately 3,100 acres and is located within Pinal County, Arizona, approximately 10 miles west of Red Rock, Arizona. The majority of the Site is located on land that generally slopes to the northwest. However, the center and southeast portions of the Site are located on hillsides with steep slopes that generally slope north and northeast. The modeled watershed area encompasses approximately 155 square miles and generally drains towards the northwest.

The analysis shows varying water depths and velocities across the majority of the Site (Exhibits 6 through 7A). Higher flood depths exist within the Greene Canal and its surrounding areas located in the northern portion of the Site. Higher flood depths are also found along the Los Robles Wash which flows adjacent to the Site, and through portions of the east side of the Site. High velocities and scour are found in the northern and central portions of the Site, and along the eastern portion of the Site within the Greene Canal, Los Robles Wash, and their adjoining tributaries.

Based on experience with similar projects, portions of the Site are suitable for the planned development by avoiding or designing to areas of high flood depths.

## 1.0 Data Sources

Table 1 – Data Sources

Task	Format	Source	Use
<b>Elevation</b>	1-meter Tiff	The National Map	FLO-2D Model Elevations
	1-meter Lidar	The National Map	
<b>Crop Data</b>	Shapefile	USDA 2021 Cropland Data Layer	Landcover
<b>Soils</b>	Shapefile	USGS SSURGO Dataset	Curve Numbers
<b>Precipitation</b>	PDF File	NOAA Atlas 14	Design Storms
<b>HUC-12 Drainage Boundary</b>	Shapefile	USGS	Define Model Extents
<b>Site Boundary</b>	Layout AZ Pinal County 221.25 MWp0.34_GCR.kml	Stellar Renewable Power	Define Model Extents
<b>2014 Aerial Photography</b>	ArcGIS Map Service	USDA FSA	Reference
<b>FEMA Flood Zones</b>	PDF; Shapefile	FEMA	Reference

## 2.0 Coordinate System

Table 2 – Coordinate System Used

<b>Projection</b>	State Plane Coordinate System
<b>Zone</b>	Arizona Central (FIPS 202)
<b>Datum</b>	NAD83
<b>Planar Units</b>	Feet (International)

## 3.0 Existing Conditions

### 3.1 Project Location

The Project Site covers approximately 3,100 acres and is located within Pinal County, Arizona (Exhibit 1). The Project Site is located approximately 35 miles northwest of Tucson, Arizona, and is located near Red Rock, Arizona. Red Rock is located 10 miles east of the Project Area (Exhibit 1).

### 3.2 Watershed Hydrology

The modeled watershed area encompasses approximately 155 square miles that generally drains to the northwest. However, in the southwest section of the modeled watershed, an alluvial fan causes water to drain to the north and northeast. In the southeast section of the modeled watershed, the Santa Cruz River flows northwest. North of the project boundary, the Santa Cruz River branches off to form the Greene Canal, which flows through the northern portion of the Site and exits the modeled watershed in the northwest. Also in the southeast section of the watershed, Blanco Wash flows to the north and connects to the Los Robles Wash which then flows northwest into the eastern portion of the Site. In the northern section of the Site, the Los Robles Wash and Greene Canal combine and flow northwest to exit the modeled watershed.

### 3.3 Onsite Conditions

The majority of the Project is located on the Greene Canal HUC-12 Boundary, with the exception of the northeastern most section of the Site, which is located on the Silver Bell Wash HUC-12 Boundary. The Site generally drains to the north and northwest toward the Greene Canal, with the exception of the central portion of the Site which is located on a steep hill and drains north and northeast. In general, the Site has slopes of less than 3%, although the southernmost portion of the Site can reach slopes greater than 10%, and on the hilltop in the central portion of the Site, slopes can exceed 30%.

US Fish and Wildlife Service National Wetlands Inventory (NWI Wetlands) provides information on the distribution of US wetlands and are shown in Exhibit 2. The NWI Wetlands dataset is not all-inclusive and other wetlands not shown may exist. The landcover on the Project area is primarily shrubland (Exhibit 4) and has soils that are primarily belonging to Hydrologic Soil Group (HSG) C (Exhibit 3). Typically, C soils are Clay Loams. Soils belonging to Hydrologic Soil Group C exhibit low infiltration rates; therefore, standing water will be slow to infiltrate during and after storm events when compared to soils belonging to Hydrologic Soil Groups A or B.

The main potential hydrologic issues on Site are flooding and erosive velocities.

### 3.4 FEMA Flood Zones

FEMA has completed a study to determine flood hazards for the selected location; the project area is covered by FIRM panels 04021C2375E and 04021C2350E (Appendix C). The Project contains areas of FEMA Zone A flood hazards (Exhibits 2 and 6). The FEMA Zone A covers the majority of the northern portion of the Site and cuts through the entirety of the northeast side of the Site. A FEMA Zone A flood hazard is a 100-year flood hazard with no defined base flood elevation. No preliminary or pending FEMA changes are proposed within the project area.

## 4.0 Proposed Conditions

### 4.1 Proposed Conditions

The majority of the proposed solar facility will consist of above ground mounted solar modules. A small amount of impervious surface will be added from the gravel access roads and electrical equipment pads. The Project should be designed to minimize grading and maintain existing drainage patterns. A flood analysis of pre-development and post development depths may need to be completed once civil design is finalized for permitting purposes.

### 4.2 Post-Construction Stormwater Management

A desktop review of Pinal County Stormwater Management and Drainage Requirements did not reveal any solar-specific regional or county requirements. The Project therefore should comply with all state stormwater management requirements, as applicable. As the Project design progresses, local stormwater management requirements should be reviewed to confirm that all applicable requirements have been identified and met.

## 5.0 FLO-2D Modeling

### 5.1 FLO-2D Modeling Overview

FLO-2D is a physical process model that routes rainfall runoff and flood hydrographs over flow surfaces or in channels using the dynamic wave approximation to the momentum equation. FLO-2D offers advantages over 1-D models and unit hydrograph methods by allowing for breakout flows and visualization of flows across a potential site. The primary inputs are a DTM (elevation data), curve numbers, and precipitation.

A FLO-2D model with 50-foot grid cells was utilized to model the watershed within and directly impacting the Project Site.

## 5.2 Elevation Data

The elevation data input into the FLO-2D model was a blend of 1m Tiff data from The National Map and 1m Lidar data from The National Map (Exhibit 5). The 1m Tiff data was used for topographic coverage of the 50,000 acres, and the 1m Lidar data was used for topographic coverage of the 49,000 acres (Exhibit 5). This data was exported as a single digital terrain model (DTM), which is read directly into FLO-2D.

## 5.3 Watershed Soils and Land Cover

USDA-NRCS SSURGO soil data provides soil types within the Project boundary and full coverage of the contributing watershed. Soils are primarily classified as Hydrologic Soil Group (HSG) C within the Project boundary (Exhibit 3). Land cover was obtained from the USDA 2021 Cropland Data Layer. Exhibit 4 displays the land cover classes for the entire watershed. Curve numbers were applied to each grid cell in the FLO-2D model based on intersecting the grid with the curve numbers (Exhibit 5).

## 5.4 Precipitation

Precipitation data was downloaded from NOAA Atlas 14 (Appendix A) and used for the FLO-2D analysis for the 100-year, 24-hour storm event. Using the 100-year rainfall depth of 3.84 inches for this location allows for the best initial analysis in order to determine the worst areas of flooding and erosion during the storm event. Rainfall inputs were distributed based on a site-specific nested Atlas 14 distribution pattern.

## 5.5 Inflows

Inflow 1 represents Blanco Wash which enters the modeled watershed from the southeast and flows approximately 2 miles north before joining the Los Robles Wash, which continues to the east of the Project area. Inflow 2 represents Los Robles wash which also enters the modeled watershed from the southeast. The Pima County FEMA Flood Insurance Study reports a 100-year peak flood of 35,000 cfs for the Los Robles Wash and 17,000 cfs for Blanco Wash (Appendix D). Also in the southeast of the modeled watershed, Inflow 3 represents the Santa Cruz River which flows northwest to the east of the Project area. StreamStats data reports a 100-year peak flood of 29,600 cfs for the Santa Cruz River (Appendix F). Inflow 4 was added to the southeast side of the modeled watershed, north of the Santa Cruz inflow, to model the potential effects of an alluvial fan approximately 3 miles away from the modeled watershed boundary. This additional inflow has a 100-year peak flood of 10,900 cfs according to StreamStats data (Appendix E). Inflow hydrographs were created using this data and added to the model (Exhibit 6).

## 6.0 Flood Analysis Results

### 6.1 Existing Conditions Flood Analysis

The analysis shows varying water depths and velocities across the majority of the Site (Exhibits 6 through 7A). During a 100-year storm, the flood depths across the majority of the Site are less than 0.5 feet with velocities less than 1 foot/second. However, widespread flooding occurs in the central portion of the Site where an unnamed creek flows. In this area, flood depths can exceed 4 feet and velocities can exceed 1.5 feet/second. Additionally, within and adjacent to the Greene Canal and Los Robles Wash, flood depths and velocities can exceed 10 feet and 8 feet/second, respectively. See Table 3 below for a breakdown of flood depths within the Project Site.

Table 3 – Flood Depths Onsite

Peak Flow Depth (ft)	Percentage of Project Area Covered by Peak Flow Depths
0.00 - 0.49	56.3%
0.50 - 1.00	5.1%
1.01 - 1.50	2.9%
1.51 - 2.00	3.4%
2.01 - 2.50	6.8%
2.51 - 3.00	3.7%
3.01 - 4.00	2.8%
4.01 - 6.00	3.1%
6.01+	15.9%

See Exhibits 6 through 7A for areas within the Project with higher flood depths and velocities.

### 6.2 Scour

Minimal scour is expected onsite, except for the northern portion and east side of the Site where scour can exceed 2 feet along the Green Canal and Los Robles Wash (Exhibit 8). Scour will also exceed 2 feet in the center portion of the Site where an unnamed tributary flows northwest into the Los Robles Wash. The scour depths calculated for this Project are based on HEC-18 Pier Scour Equations of a 6-inch-wide pile perpendicular to flow. Scour calculations consist of local scour only with unarmored soils and pile bases to provide the conservative local scour results. These scour results do not account for general, rill, or gully scour.

## 7.0 Recommendations

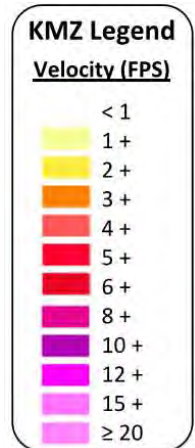
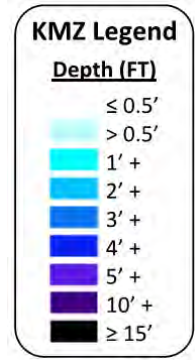
Based on experience on similar projects, portions of the Site are suitable for the planned development and hydrologic concerns can be addressed by either avoiding areas of high flood depths or through detailed engineering design.

## 8.0 Next Steps

1. Final engineering design should account for the flood depths and velocities presented in Exhibits 6-7A.
2. Facilities to be elevated 1' above the 100-year, 24-hour peak flood elevations.
3. Proposed facilities should avoid FEMA Flood Zones located onsite.
4. Stormwater management should be revisited to ensure the final design meets the local and state requirements.

## 9.0 Included Output Files

1. Shapefile of 100-Year Rain Event Flow Depth  
*2023-07-11\_Pinal\_PrelimFlowDepthatCell.shp*  
 Attribute "ID" = Grid Cell Number  
 Attribute "VAR" = Max Flow Depth (Feet)
  
2. Shapefile of 100-Year Rain Event Velocity  
*2023-07-11\_Pinal\_PrelimVelocityatCell.shp*  
 Attribute "ID" = Grid Cell Number  
 Attribute "VAR" = Max Velocity (Feet)
  
3. KMZ of FLO-2D Results  
*2023-07-11\_Pinal\_PrelimFLO-2D.kmz*  
 Overlay in Google Earth for graphical representation.



## 10.0 References Cited

National Engineering Handbook, Part 630 Hydrology. Chapter 9 Hydrologic Soil-Cover Complexes. USDA. NRCS. 210-VI-NEH, July 2004

The National Map, 1-meter Tiff, 1-meter Lidar, Elevation data, Accessed July 2023, from <https://viewer.nationalmap.gov/basic/>

Web soil survey. Retrieved July 2023, from <https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>

NOAA Atlas 14 Point Precipitation Frequency Estimates. Retrieved July 2023 from <https://hdsc.nws.noaa.gov/hdsc/pfds/>

USGS. USGS water resources: About USGS water resources. Retrieved July 2023, from <https://water.usgs.gov/GIS/huc.html>

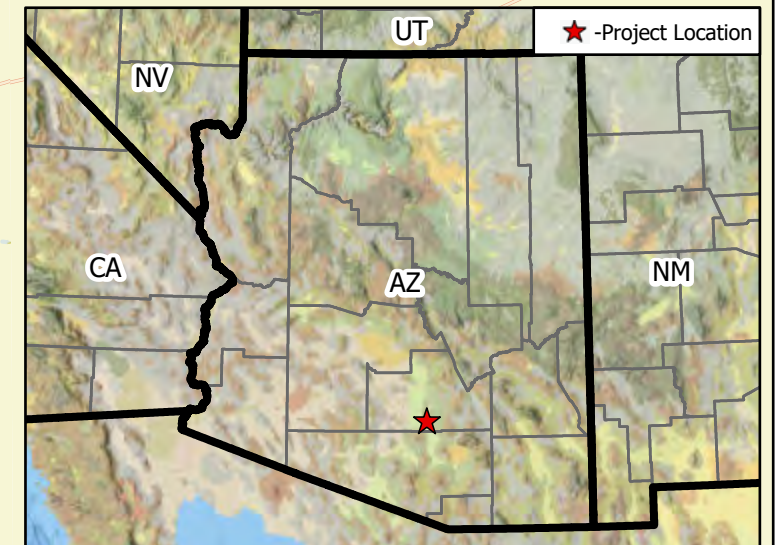
USDA 2021 Cropland Data Layer, Landcover data, retrieved July 2023, from [https://www.nass.usda.gov/Research\\_and\\_Science/Cropland/Release/](https://www.nass.usda.gov/Research_and_Science/Cropland/Release/)

FEMA Flood Insurance Rate Maps, retrieved July 2023, from <https://msc.fema.gov/portal/advanceSearch#searchresultsanchor>

USGS Streamstats Flow Rates, retrieved July 2023, from [https://www.usgs.gov/mission-areas/water-resources/science/streamstats-streamflow-statistics-and-spatial-analysis-tools?qt-science\\_center\\_objects=0#qt-science\\_center\\_objects](https://www.usgs.gov/mission-areas/water-resources/science/streamstats-streamflow-statistics-and-spatial-analysis-tools?qt-science_center_objects=0#qt-science_center_objects)

The background of the page is a dark red topographic map with intricate contour lines. A dashed red line runs vertically through the center, starting from a solid red dot at the bottom and ending with an 'X' mark near the top. The word "Exhibits" is printed in white serif font in the upper left quadrant.

# Exhibits



Data Source(s): Westwood (2023); Esri WMS Basemap Imagery (Accessed 2023); USGS (2023); FEMA (2023); USDA (2023)

**Westwood**  
Toll Free (888) 937-5150 [westwoodps.com](http://westwoodps.com)

**Legend**

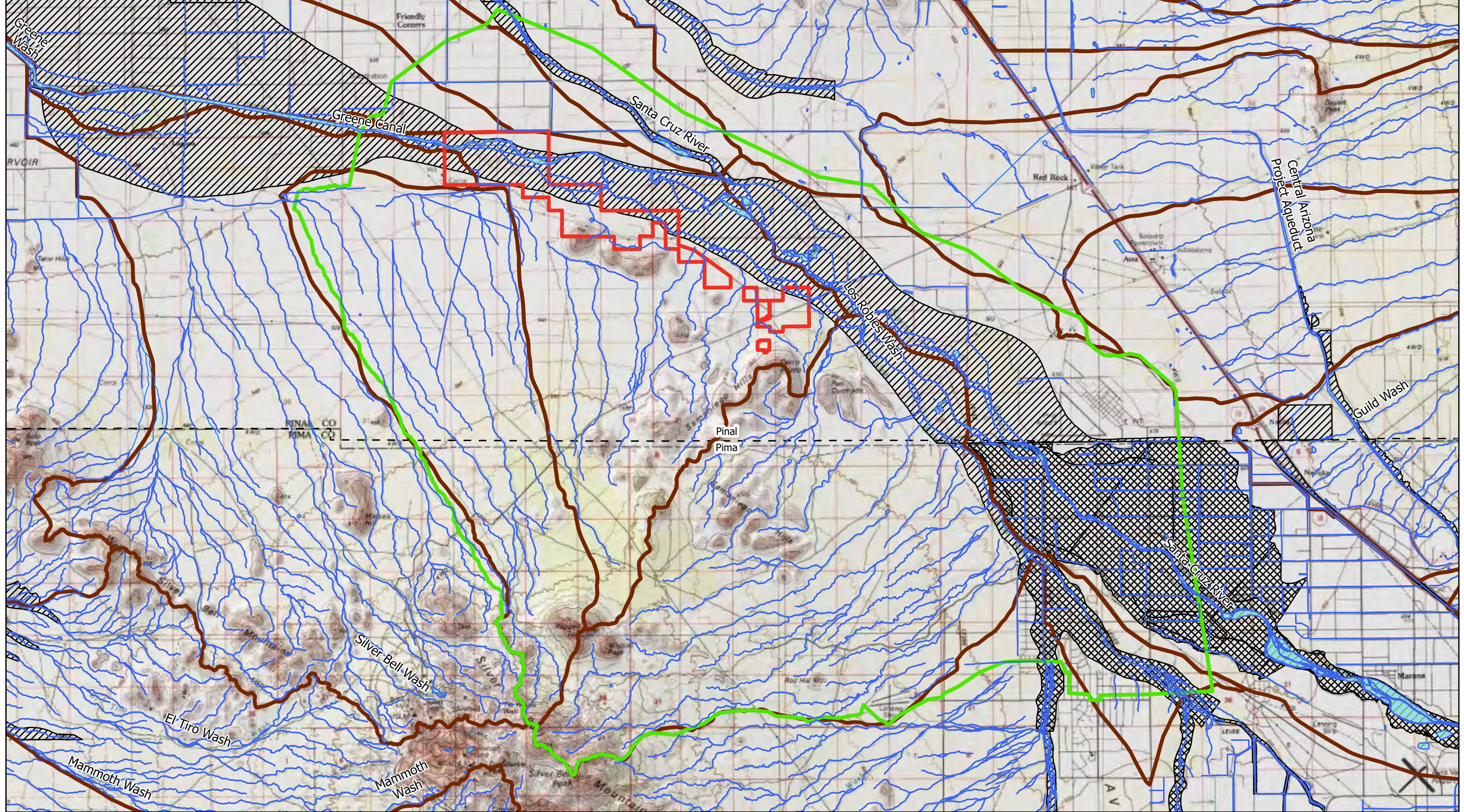
- Project Area
- County Boundary
- FLO-2D Model Boundary



**Pinal County Solar Project**  
Pinal County, Arizona

Exhibit 1: Location Map  
July 7, 2023

N:\004731.00\_GIS\00\_004731\_00\_070\_Hydro\Exhibits\Pinal County Solar Project\Pinal County Solar Project.aprx 01-Location Map - Location Map 1/7/2023 2:23 PM [mjenings]



Data Source(s): Westwood (2023); Esri WMS Basemap Imagery (Accessed 2023); USGS (2023); FEMA (2023); USDA (2023)

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**Legend**

- Project Area
- FLO-2D Model Boundary
- HUC-12 Boundary
- County Boundary
- FEMA Zone A
- FEMA Zone AE
- NWI Wetlands
- NHD Flowlines

# Pinal County Solar Project

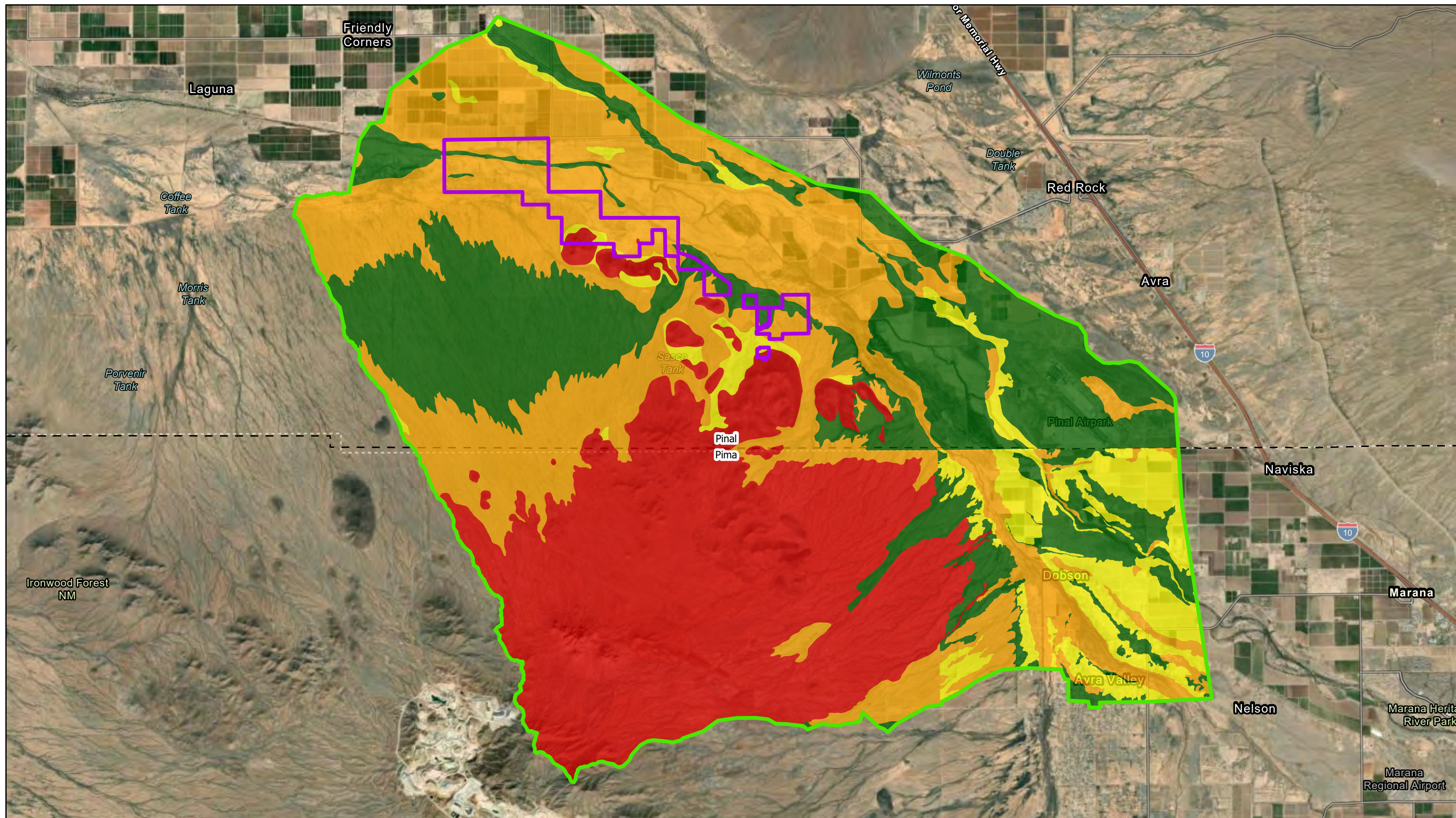
Pinal County, Arizona



Exhibit 2: Base Hydrologic Map

July 7, 2023

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02-Base Hydrologic Map - USGS, FEMA, and NWI Wetlands Map [7/10/2023 2:23 PM] [mornings]



Data Source(s): Westwood (2023); Esri WMS Basemap Imagery (Accessed 2023); USGS (2023); FEMA (2023); USDA (2023)

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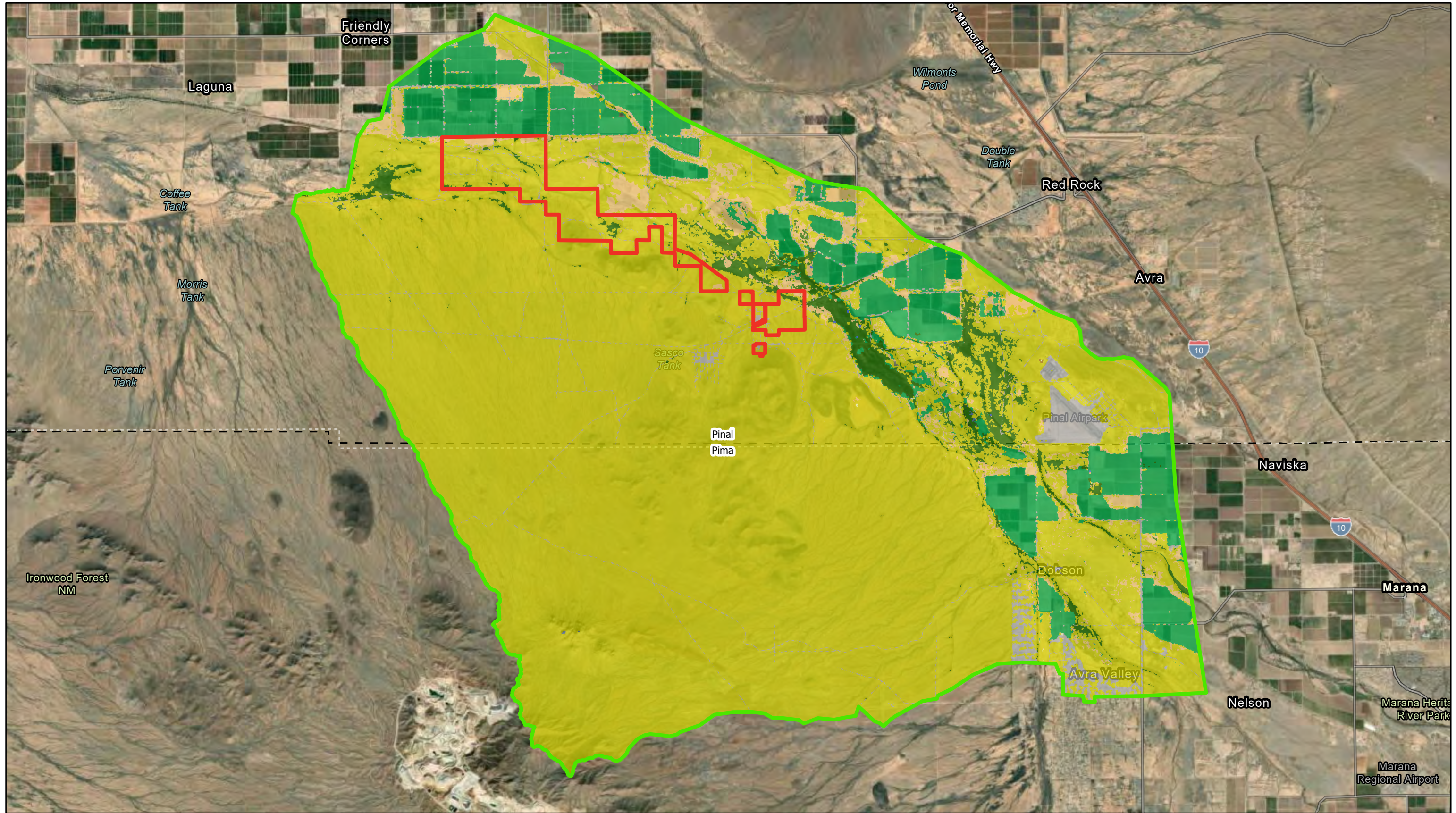
**Legend**

- Project Area
  - FLO-2D Model Boundary
  - County Boundary
- |  |  |
|--|--|
| <p><b>Hydrologic Soil Group</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #388e3c; margin-right: 5px;"></span> A</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f1c40f; margin-right: 5px;"></span> B</li> </ul> | <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #f39c12; margin-right: 5px;"></span> C</li> <li><span style="display: inline-block; width: 15px; height: 15px; background-color: #e74c3c; margin-right: 5px;"></span> D</li> </ul> |
|--|--|



**Pinal County Solar Project**  
Pinal County, Arizona

Exhibit 3: Soils Map  
July 7, 2023



Data Source(s): Westwood (2023); Esri WMS Basemap Imagery (Accessed 2023); USGS (2023); FEMA (2023); USDA (2023)

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**Legend**

- |                       |            |             |           |
|-----------------------|------------|-------------|-----------|
| Project Area          | Barren     | Fallow      | Shrubland |
| FLO-2D Model Boundary | Cultivated | Pastureland | Water     |
| County Boundary       | Developed  | Wetland     |           |

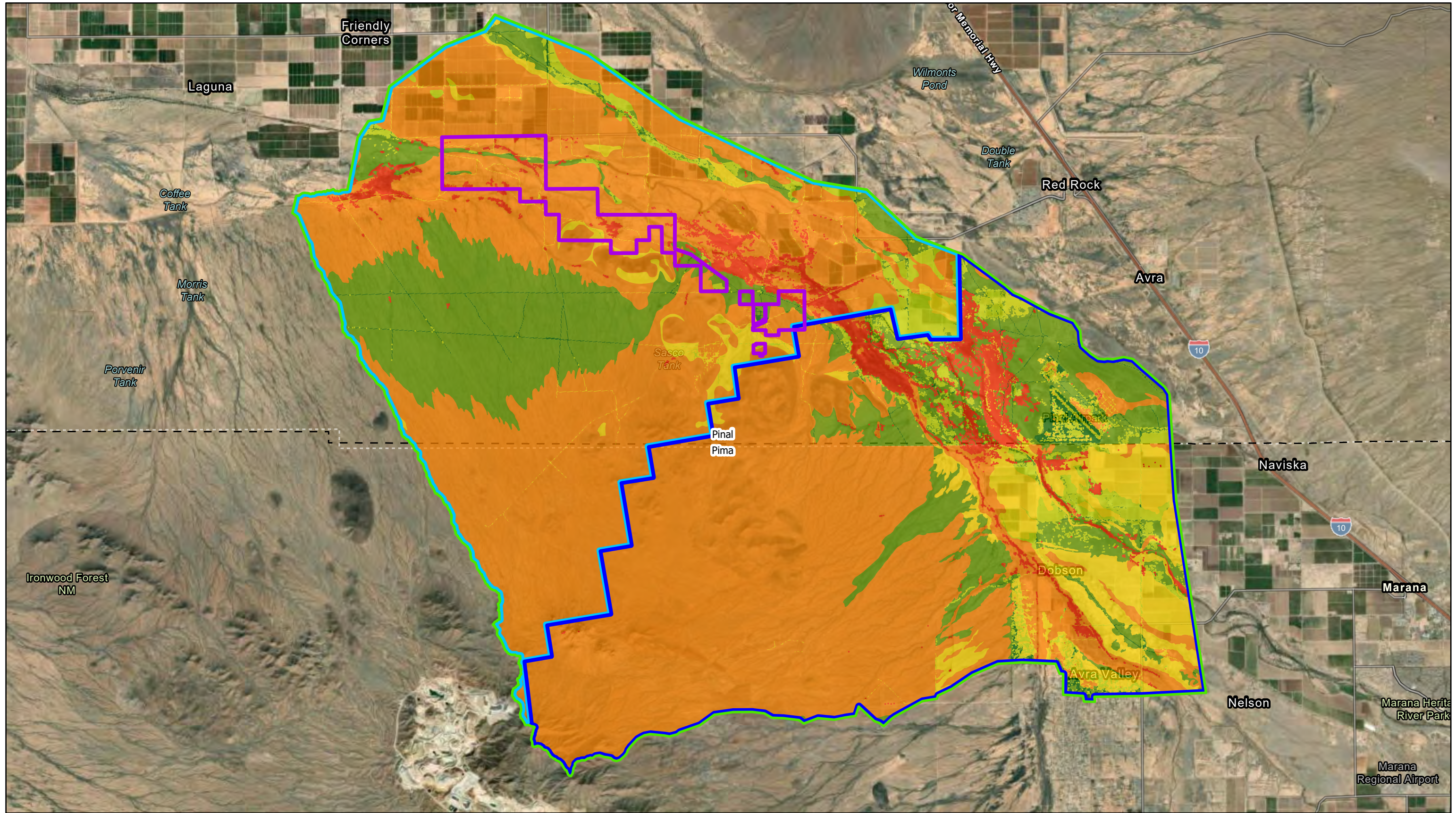
**Pinal County Solar Project**  
Pinal County, Arizona



**Exhibit 4: Landcover Map**

July 7, 2023

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04-Landcover Map - Landcover [7/10/2023 2:23 PM] | mlinings



Data Source(s): Westwood (2023); Esri WMS Basemap Imagery (Accessed 2023); USGS (2023); FEMA (2023); USDA (2023)

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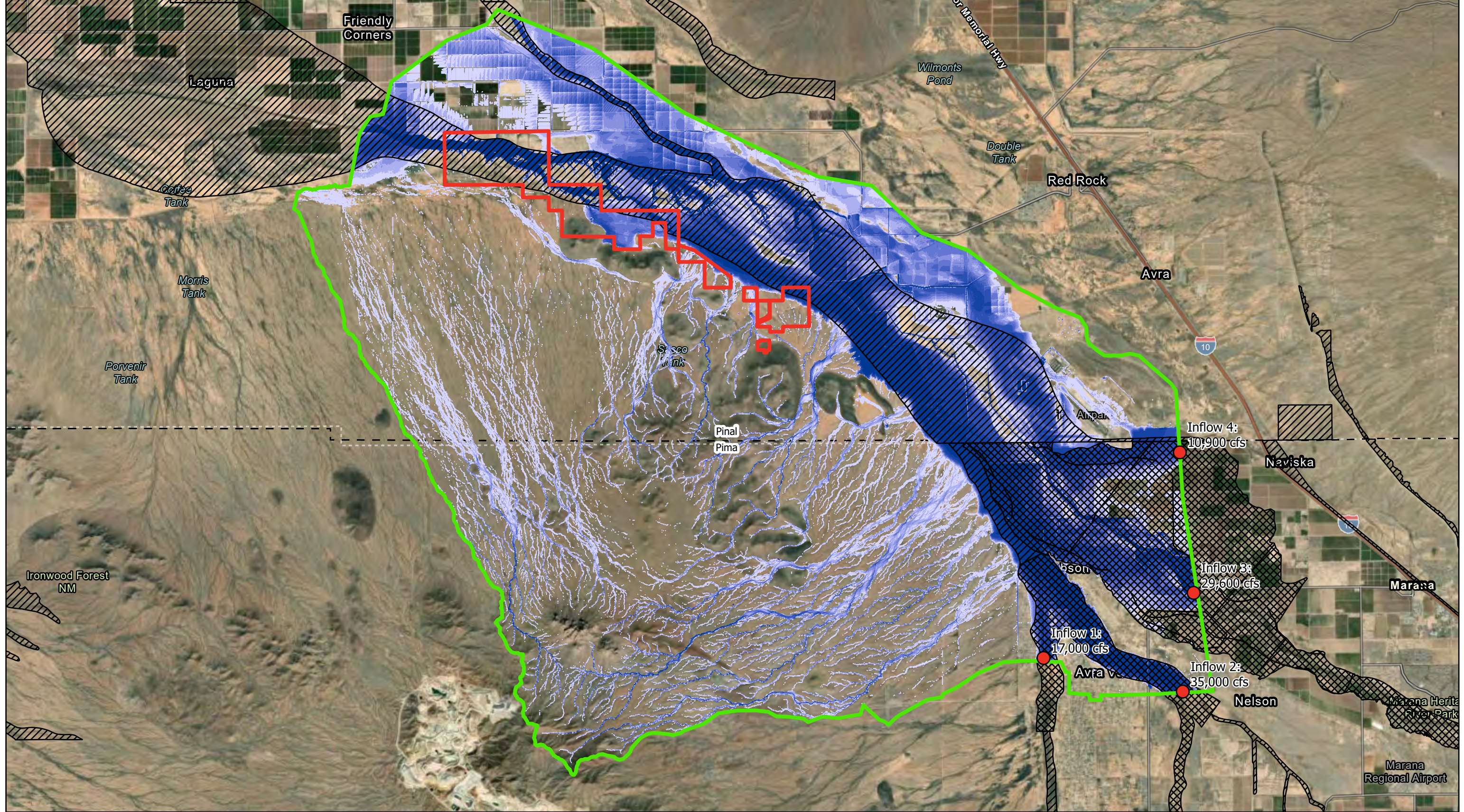
**Legend**

- |                            |                                  |         |
|----------------------------|----------------------------------|---------|
| Project Area               | 1m Lidar TNM Topography Coverage | 60 - 69 |
| FLO-2D Model Boundary      | <b>Curve Number</b>              | 70 - 79 |
| County Boundary            | 40 - 49                          | 80 - 89 |
| 1m TNM Topography Coverage | 50 - 59                          | 90 - 99 |



**Pinal County Solar Project**  
Pinal County, Arizona  
Exhibit 5: Curve Number and Topographic Source Map  
July 7, 2023

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05-CN-NA and Top Sources - CN and Top Sources - 7/10/2023 2:23 PM | mlemings



Data Source(s): Westwood (2023); Esri WMS Basemap Imagery (Accessed 2023); USGS (2023); FEMA (2023); USDA (2023)

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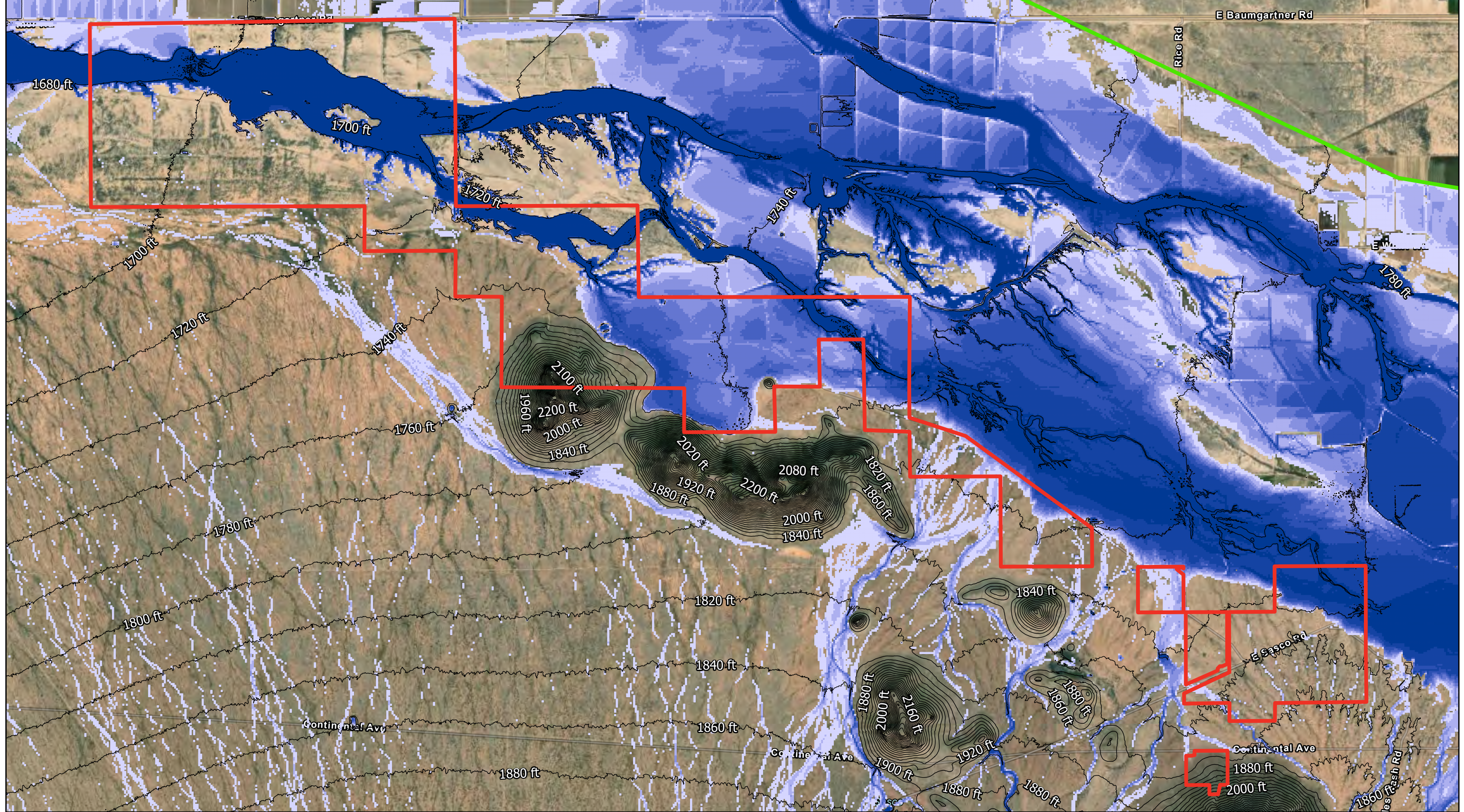
**Legend**

- Project Area
- FLO-2D Model Boundary
- County Boundary
- Modeled Inflows
- FEMA Zone A
- FEMA Zone AE
- Max Water Depth (ft)**
- 0.50 - 1.00
- 1.01 - 1.50
- 1.51 - 2.00
- 2.01 - 2.50
- 2.51 - 3.00
- 3.01 - 4.00
- 4.01 - 6.00
- 6.01 +



**Pinal County Solar Project**  
Pinal County, Arizona  
**Exhibit 6: 100-Year Max Water Depth Map**  
July 7, 2023

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06-100 Yr Max Water Depth Map - 100 Yr Max Water Depth | 7/10/2023 2:23 PM | Imp1mms



Data Source(s): Westwood (2023); Esri WMS Basemap Imagery (Accessed 2023); USGS (2023); FEMA (2023); USDA (2023)

**Legend**

- |                       |                             |             |             |
|-----------------------|-----------------------------|-------------|-------------|
| Project Area          | 20' Contours                | 1.51 - 2.00 | 3.01 - 4.00 |
| FLO-2D Model Boundary | <b>Max Water Depth (ft)</b> | 2.01 - 2.50 | 4.01 - 6.00 |
| County Boundary       | 0.50 - 1.00                 | 2.51 - 3.00 | 6.01 +      |
|                       | 1.01 - 1.50                 |             |             |

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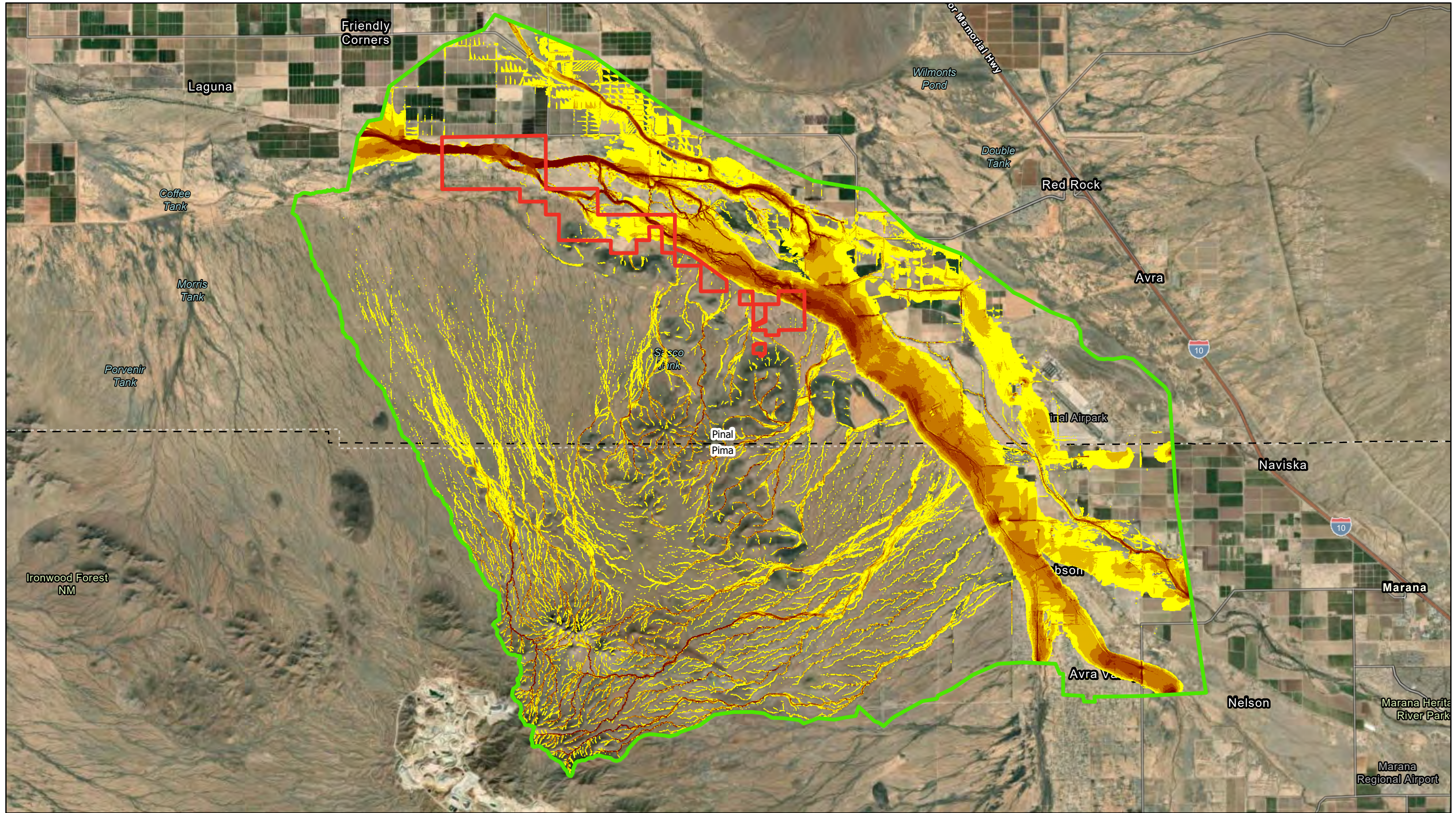
**Pinal County Solar Project**  
Pinal County, Arizona



Exhibit 6A: 100-Year Max Water Depth Project Area Map

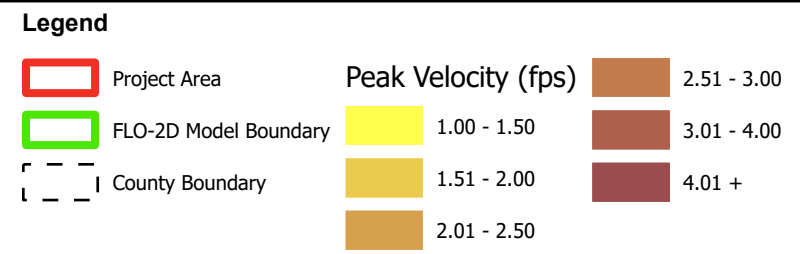
July 7, 2023

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06A-100 Yr Max Water Depth Project Area Map - 100 Yr Max Water Depth Project Area 7/10/2023 2:20 PM | printings



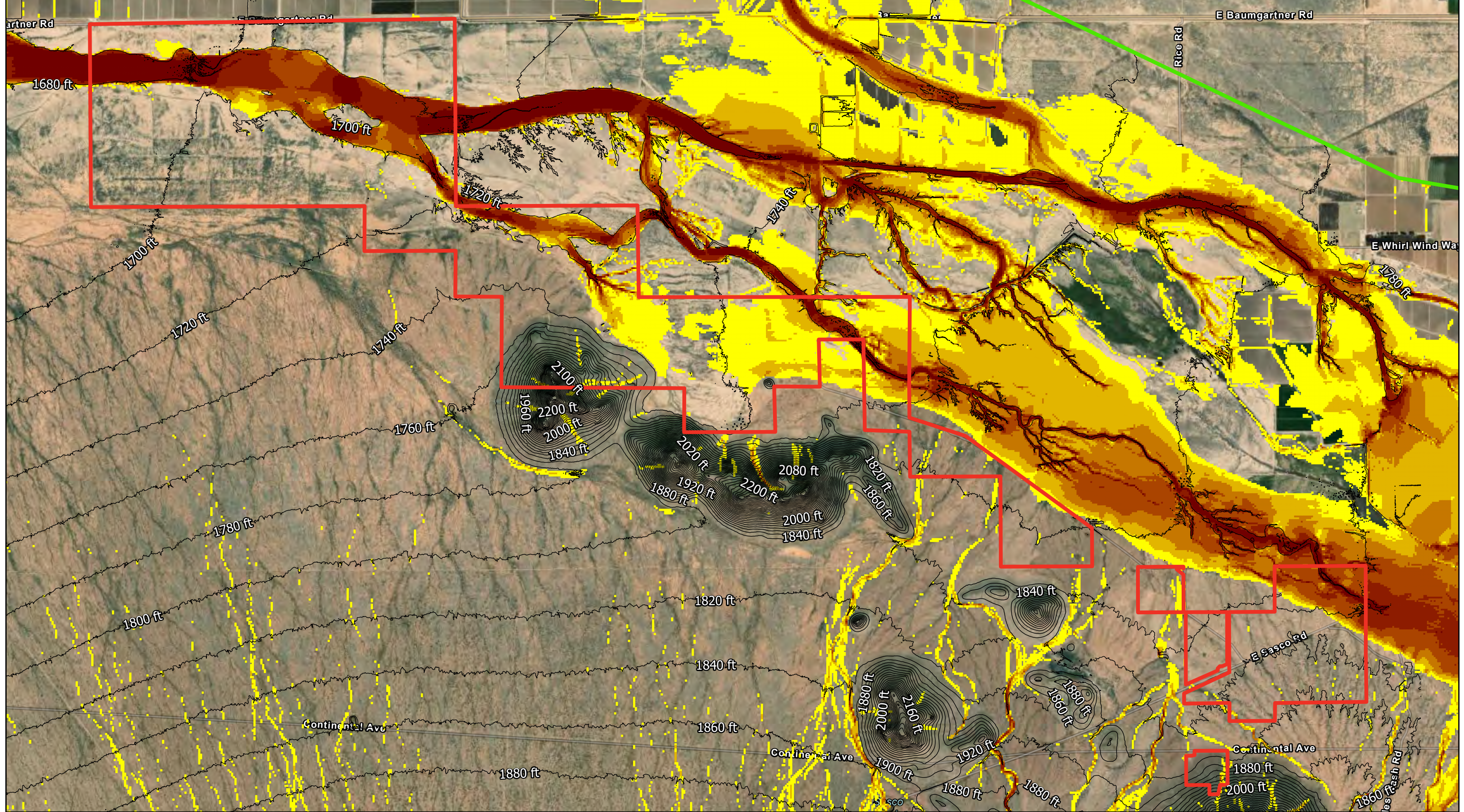
Data Source(s): Westwood (2023); Esri WMS Basemap Imagery (Accessed 2023); USGS (2023); FEMA (2023); USDA (2023)

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**Pinal County Solar Project**  
Pinal County, Arizona  
**Exhibit 7: 100-Year Peak Velocity Map**  
July 7, 2023

N:\0044731\_00\_GIS\F00\_0044731\_00\_070\_Hydro Exhibits\Pinal County Solar Project\Pinal County Solar Project.aprx 07-100 Yr Peak Velocity Map - 100 Yr Peak Velocity | 7/10/2023 2:22 PM | mriemings



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07A-100-Yr Peak Velocity Project Area Map - 100-Yr Peak Velocity Project Area Map - 17/10/2023 2:23 PM | Impinings

Data Source(s): Westwood (2023); Esri WMS Basemap Imagery (Accessed 2023); USGS (2023); FEMA (2023); USDA (2023)

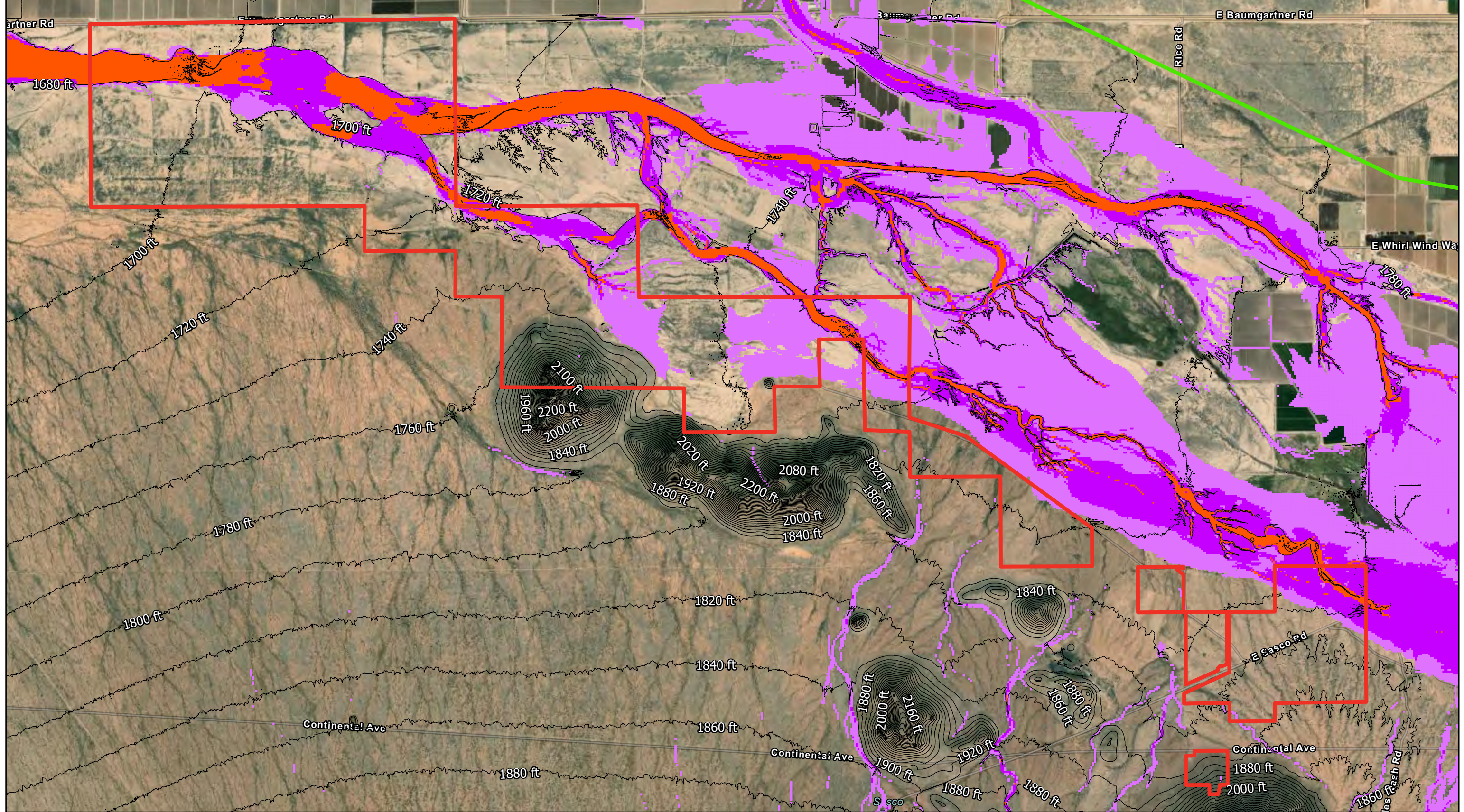
**Westwood**  
Toll Free (888) 937-5150 [westwoodps.com](http://westwoodps.com)

**Legend**

- Project Area
- FLO-2D Model Boundary
- County Boundary
- 20' Contours
- 1.00 - 1.50
- 1.51 - 2.00
- 2.01 - 2.50
- 2.51 - 3.00
- 3.01 - 4.00
- 4.01 +










**Pinal County Solar Project**  
Pinal County, Arizona  
**Exhibit 7A: 100-Year Peak Velocity Project Area Map**  
July 7, 2023



Data Source(s): Westwood (2023); Esri WMS Basemap Imagery (Accessed 2023); USGS (2023); FEMA (2023); USDA (2023)

**Westwood**  
Toll Free (888) 937-5150 westwoodps.com

**Legend**

	Project Area		20' Contours		1.51 - 2.00
	FLO-2D Model Boundary		Scour (ft)		2.01 +
	County Boundary				
					1.00 - 1.50

# Pinal County Solar Project

Pinal County, Arizona



Exhibit 8: 100-Year Scour Map  
July 7, 2023

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08-100 Yr Scour Map - 100 Yr Scour [7/10/2023 2:21 PM] InProgress

The background of the page is a topographic map with brown contour lines. A dashed brown line runs vertically through the center, with a solid red dot at the bottom and a red 'x' mark further up.

# Appendix A

NOAA Atlas 14 Precipitation Data



**NOAA Atlas 14, Volume 1, Version 5**  
**Location name: Red Rock, Arizona, USA\***  
**Latitude: 32.5657°, Longitude: -111.4847°**  
**Elevation: 1732 ft\*\***  
 \* source: ESRI Maps  
 \*\* source: USGS



**POINT PRECIPITATION FREQUENCY ESTIMATES**

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Tryppaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF\\_tabular](#) | [PF\\_graphical](#) | [Maps\\_&\\_aerials](#)

**PF tabular**

<b>PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)<sup>1</sup></b>										
<b>Duration</b>	<b>Average recurrence interval (years)</b>									
	<b>1</b>	<b>2</b>	<b>5</b>	<b>10</b>	<b>25</b>	<b>50</b>	<b>100</b>	<b>200</b>	<b>500</b>	<b>1000</b>
<b>5-min</b>	<b>0.206</b> (0.177-0.246)	<b>0.268</b> (0.231-0.321)	<b>0.362</b> (0.309-0.431)	<b>0.433</b> (0.367-0.512)	<b>0.529</b> (0.443-0.623)	<b>0.604</b> (0.498-0.709)	<b>0.679</b> (0.551-0.798)	<b>0.756</b> (0.603-0.889)	<b>0.857</b> (0.667-1.01)	<b>0.935</b> (0.712-1.11)
<b>10-min</b>	<b>0.314</b> (0.270-0.374)	<b>0.408</b> (0.352-0.488)	<b>0.552</b> (0.470-0.655)	<b>0.659</b> (0.559-0.779)	<b>0.806</b> (0.675-0.949)	<b>0.919</b> (0.759-1.08)	<b>1.03</b> (0.839-1.22)	<b>1.15</b> (0.918-1.35)	<b>1.30</b> (1.02-1.54)	<b>1.42</b> (1.08-1.69)
<b>15-min</b>	<b>0.389</b> (0.335-0.464)	<b>0.507</b> (0.436-0.605)	<b>0.684</b> (0.583-0.812)	<b>0.817</b> (0.693-0.966)	<b>0.999</b> (0.836-1.18)	<b>1.14</b> (0.941-1.34)	<b>1.28</b> (1.04-1.51)	<b>1.43</b> (1.14-1.68)	<b>1.62</b> (1.26-1.91)	<b>1.76</b> (1.34-2.10)
<b>30-min</b>	<b>0.524</b> (0.451-0.625)	<b>0.682</b> (0.587-0.815)	<b>0.921</b> (0.786-1.09)	<b>1.10</b> (0.933-1.30)	<b>1.35</b> (1.13-1.58)	<b>1.53</b> (1.27-1.80)	<b>1.73</b> (1.40-2.03)	<b>1.92</b> (1.53-2.26)	<b>2.18</b> (1.70-2.58)	<b>2.38</b> (1.81-2.82)
<b>60-min</b>	<b>0.649</b> (0.558-0.773)	<b>0.844</b> (0.727-1.01)	<b>1.14</b> (0.973-1.35)	<b>1.36</b> (1.16-1.61)	<b>1.66</b> (1.39-1.96)	<b>1.90</b> (1.57-2.23)	<b>2.14</b> (1.73-2.51)	<b>2.38</b> (1.90-2.80)	<b>2.70</b> (2.10-3.19)	<b>2.94</b> (2.24-3.49)
<b>2-hr</b>	<b>0.744</b> (0.645-0.872)	<b>0.963</b> (0.832-1.13)	<b>1.28</b> (1.10-1.50)	<b>1.52</b> (1.29-1.78)	<b>1.85</b> (1.56-2.15)	<b>2.11</b> (1.75-2.45)	<b>2.37</b> (1.94-2.76)	<b>2.64</b> (2.12-3.08)	<b>3.01</b> (2.35-3.53)	<b>3.30</b> (2.51-3.89)
<b>3-hr</b>	<b>0.802</b> (0.697-0.942)	<b>1.02</b> (0.891-1.21)	<b>1.34</b> (1.16-1.58)	<b>1.59</b> (1.36-1.86)	<b>1.95</b> (1.64-2.27)	<b>2.22</b> (1.85-2.59)	<b>2.52</b> (2.06-2.94)	<b>2.83</b> (2.26-3.30)	<b>3.26</b> (2.53-3.83)	<b>3.61</b> (2.73-4.26)
<b>6-hr</b>	<b>0.960</b> (0.847-1.10)	<b>1.21</b> (1.07-1.39)	<b>1.55</b> (1.36-1.78)	<b>1.82</b> (1.59-2.08)	<b>2.19</b> (1.89-2.49)	<b>2.49</b> (2.11-2.83)	<b>2.80</b> (2.33-3.18)	<b>3.12</b> (2.55-3.56)	<b>3.57</b> (2.83-4.08)	<b>3.92</b> (3.04-4.51)
<b>12-hr</b>	<b>1.09</b> (0.974-1.23)	<b>1.37</b> (1.23-1.55)	<b>1.74</b> (1.54-1.95)	<b>2.02</b> (1.79-2.27)	<b>2.42</b> (2.12-2.70)	<b>2.72</b> (2.36-3.04)	<b>3.04</b> (2.59-3.41)	<b>3.36</b> (2.82-3.78)	<b>3.81</b> (3.11-4.32)	<b>4.15</b> (3.32-4.75)
<b>24-hr</b>	<b>1.29</b> (1.17-1.43)	<b>1.64</b> (1.49-1.81)	<b>2.11</b> (1.91-2.32)	<b>2.48</b> (2.24-2.73)	<b>3.00</b> (2.70-3.30)	<b>3.41</b> (3.05-3.75)	<b>3.84</b> (3.41-4.22)	<b>4.28</b> (3.77-4.72)	<b>4.89</b> (4.26-5.40)	<b>5.38</b> (4.63-5.94)
<b>2-day</b>	<b>1.39</b> (1.26-1.54)	<b>1.77</b> (1.61-1.96)	<b>2.31</b> (2.08-2.54)	<b>2.73</b> (2.46-3.01)	<b>3.33</b> (2.98-3.66)	<b>3.80</b> (3.38-4.18)	<b>4.30</b> (3.80-4.73)	<b>4.82</b> (4.23-5.33)	<b>5.54</b> (4.81-6.14)	<b>6.12</b> (5.25-6.82)
<b>3-day</b>	<b>1.48</b> (1.34-1.64)	<b>1.88</b> (1.71-2.08)	<b>2.46</b> (2.22-2.71)	<b>2.92</b> (2.63-3.22)	<b>3.57</b> (3.19-3.93)	<b>4.09</b> (3.64-4.50)	<b>4.65</b> (4.10-5.12)	<b>5.23</b> (4.58-5.78)	<b>6.05</b> (5.23-6.72)	<b>6.71</b> (5.74-7.49)
<b>4-day</b>	<b>1.57</b> (1.42-1.74)	<b>1.99</b> (1.81-2.21)	<b>2.61</b> (2.36-2.89)	<b>3.10</b> (2.80-3.43)	<b>3.81</b> (3.41-4.20)	<b>4.38</b> (3.90-4.83)	<b>4.99</b> (4.40-5.51)	<b>5.64</b> (4.93-6.24)	<b>6.56</b> (5.65-7.28)	<b>7.30</b> (6.22-8.15)
<b>7-day</b>	<b>1.76</b> (1.58-1.96)	<b>2.23</b> (2.02-2.49)	<b>2.92</b> (2.63-3.25)	<b>3.48</b> (3.13-3.87)	<b>4.28</b> (3.82-4.74)	<b>4.92</b> (4.36-5.46)	<b>5.61</b> (4.93-6.23)	<b>6.34</b> (5.53-7.05)	<b>7.38</b> (6.34-8.24)	<b>8.22</b> (6.98-9.23)
<b>10-day</b>	<b>1.94</b> (1.75-2.16)	<b>2.47</b> (2.22-2.75)	<b>3.22</b> (2.90-3.58)	<b>3.83</b> (3.44-4.26)	<b>4.69</b> (4.19-5.21)	<b>5.39</b> (4.78-5.98)	<b>6.13</b> (5.40-6.81)	<b>6.90</b> (6.03-7.69)	<b>8.00</b> (6.89-8.94)	<b>8.89</b> (7.57-9.98)
<b>20-day</b>	<b>2.38</b> (2.14-2.64)	<b>3.04</b> (2.74-3.37)	<b>3.98</b> (3.58-4.40)	<b>4.69</b> (4.21-5.19)	<b>5.66</b> (5.06-6.26)	<b>6.41</b> (5.70-7.09)	<b>7.18</b> (6.36-7.96)	<b>7.97</b> (7.01-8.83)	<b>9.03</b> (7.86-10.1)	<b>9.85</b> (8.50-11.0)
<b>30-day</b>	<b>2.84</b> (2.58-3.12)	<b>3.63</b> (3.30-4.00)	<b>4.73</b> (4.29-5.19)	<b>5.56</b> (5.04-6.10)	<b>6.69</b> (6.03-7.34)	<b>7.56</b> (6.78-8.28)	<b>8.45</b> (7.53-9.26)	<b>9.35</b> (8.29-10.3)	<b>10.6</b> (9.27-11.7)	<b>11.5</b> (10.0-12.8)
<b>45-day</b>	<b>3.36</b> (3.05-3.68)	<b>4.30</b> (3.91-4.71)	<b>5.58</b> (5.07-6.11)	<b>6.53</b> (5.92-7.15)	<b>7.77</b> (7.02-8.49)	<b>8.70</b> (7.83-9.51)	<b>9.64</b> (8.64-10.5)	<b>10.6</b> (9.42-11.6)	<b>11.8</b> (10.4-13.0)	<b>12.7</b> (11.2-14.0)
<b>60-day</b>	<b>3.73</b> (3.40-4.09)	<b>4.78</b> (4.35-5.24)	<b>6.19</b> (5.64-6.78)	<b>7.23</b> (6.58-7.91)	<b>8.58</b> (7.77-9.38)	<b>9.58</b> (8.64-10.5)	<b>10.6</b> (9.50-11.6)	<b>11.5</b> (10.3-12.7)	<b>12.8</b> (11.4-14.1)	<b>13.7</b> (12.1-15.2)

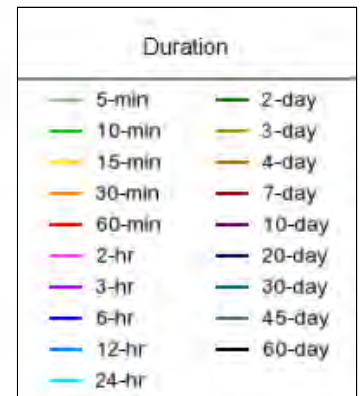
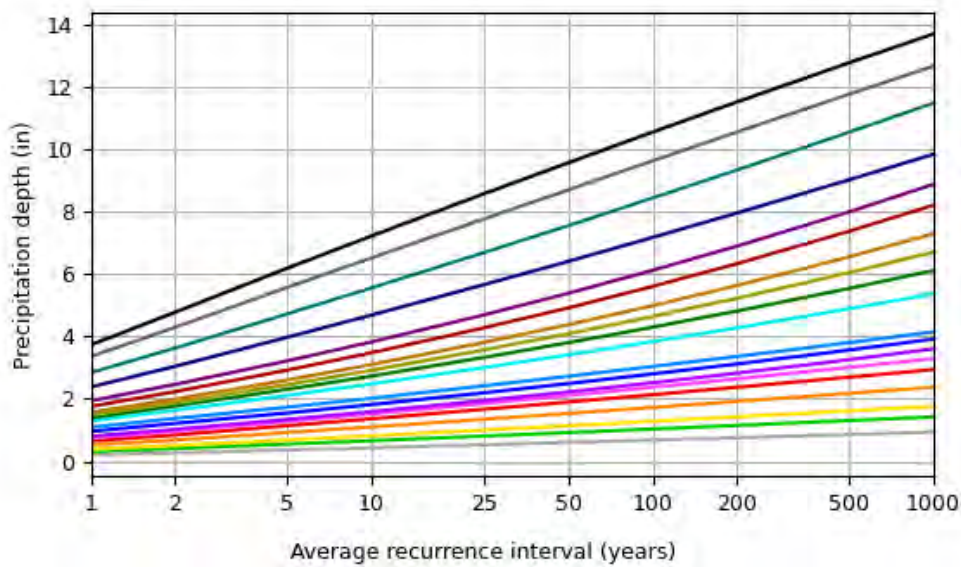
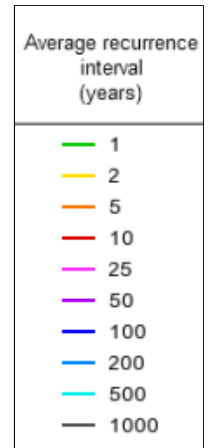
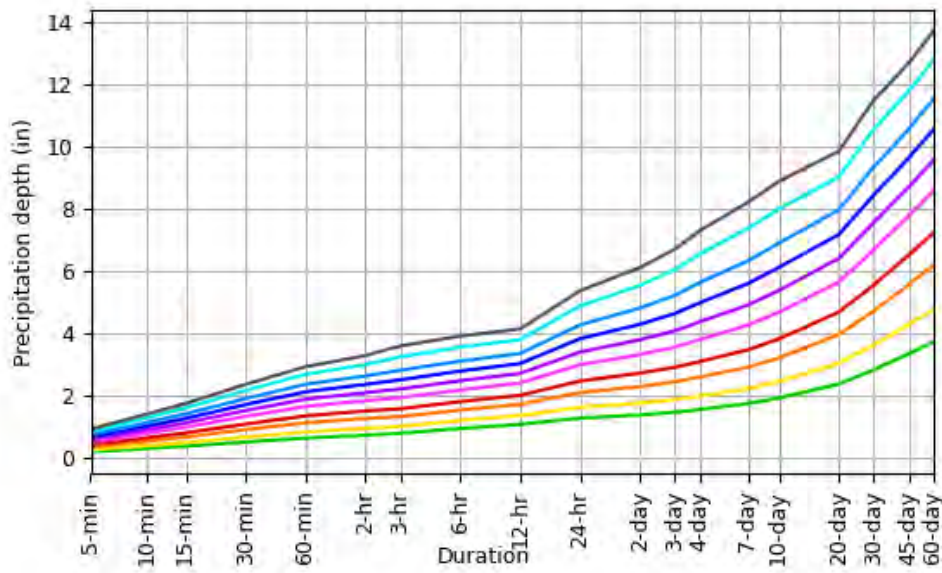
<sup>1</sup> Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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**PF graphical**

### PDS-based depth-duration-frequency (DDF) curves

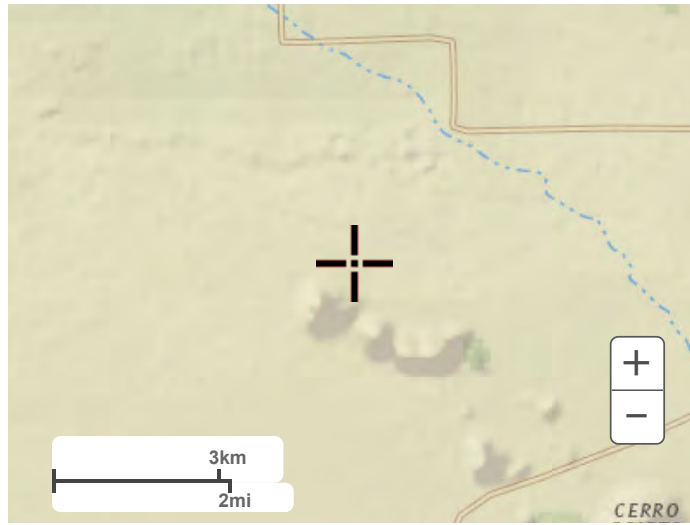
Latitude: 32.5657°, Longitude: -111.4847°



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## Maps & aeriels

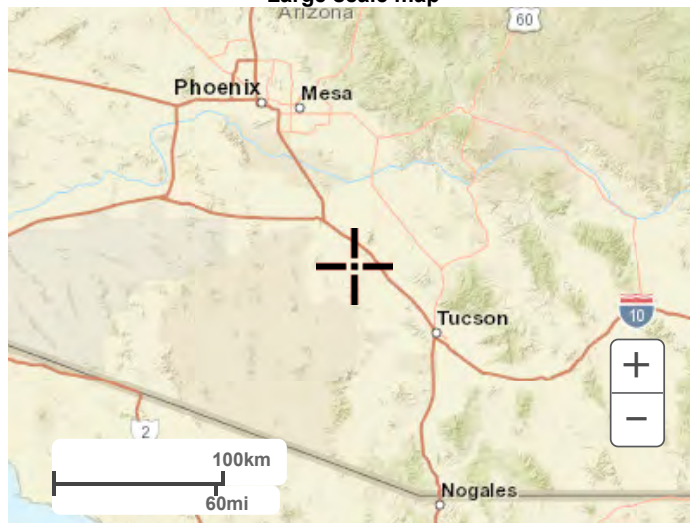
Small scale terrain



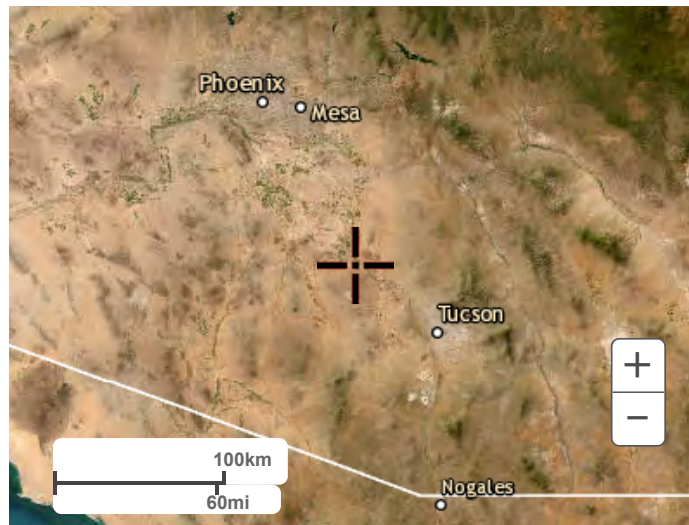
Large scale terrain



Large scale map



Large scale aerial



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[US Department of Commerce](#)  
[National Oceanic and Atmospheric Administration](#)  
[National Weather Service](#)  
[National Water Center](#)  
1325 East West Highway  
Silver Spring, MD 20910  
Questions?: [HDSC.Questions@noaa.gov](mailto:HDSC.Questions@noaa.gov)

[Disclaimer](#)

The background of the page is a topographic map with red contour lines on a dark red background. A dashed red line runs vertically through the center-left of the page. A solid red dot is located on this dashed line in the lower third of the page. An 'x' mark is located on the dashed line in the upper middle section of the page.

# Appendix B

## Curve Number Table

Table 2. Semi-Arid Curve Numbers (adapted from NEH 630)

Class	Value	Classification Description	Curve Number				
			Soil Type*				
			A	B	C	D	W
Water	11	<b>Open Water</b> - areas of open water, generally with less than 25% cover of vegetation or soil.	98	98	98	98	100
	12	<b>Perennial Ice/Snow</b> - areas characterized by a perennial cover of ice and/or snow, generally greater than 25% of total cover.	98	98	98	98	100
Developed	21	<b>Developed, Open Space</b> - areas with a mixture of some constructed materials, but mostly vegetation in the form of lawn grasses. Impervious surfaces account for less than 20% of total cover. These areas most commonly include large-lot single-family housing units, parks, golf courses, and vegetation planted in developed settings for recreation, erosion control, or aesthetic purposes.	46	65	77	82	100
	22	<b>Developed, Low Intensity</b> - areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 20% to 49% percent of total cover. These areas most commonly include single-family housing units.	61	75	83	87	100
	23	<b>Developed, Medium Intensity</b> - areas with a mixture of constructed materials and vegetation. Impervious surfaces account for 50% to 79% of the total cover. These areas most commonly include single-family housing units.	77	85	90	95	100
	24	<b>Developed High Intensity</b> -highly developed areas where people reside or work in high numbers. Examples include apartment complexes, row houses and commercial/industrial. Impervious surfaces account for 80% to 100% of the total cover.	89	92	94	95	100
Barren	31	<b>Barren Land (Rock/Sand/Clay)</b> - areas of bedrock, desert pavement, scarps, talus, slides, volcanic material, glacial debris, sand dunes, strip mines, gravel pits and other accumulations of earthen material. Generally, vegetation accounts for less than 15% of total cover.	77	86	91	94	100
Forest	41	<b>Deciduous Forest</b> - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species shed foliage simultaneously in response to seasonal change.	43	55	70	77	100
	42	<b>Evergreen Forest</b> - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. More than 75% of the tree species maintain their leaves all year. Canopy is never without green foliage.	43	55	70	77	100
	43	<b>Mixed Forest</b> - areas dominated by trees generally greater than 5 meters tall, and greater than 20% of total vegetation cover. Neither deciduous nor evergreen species are greater than 75% of total tree cover.	43	55	70	77	100
Shrubland	51	<b>Dwarf Scrub</b> - Alaska only areas dominated by shrubs less than 20 centimeters tall with shrub canopy typically greater than 20% of total vegetation. This type is often co-associated with grasses, sedges, herbs, and non-vascular vegetation.	55	71	81	89	100
	52	<b>Shrub/Scrub</b> - areas dominated by shrubs; less than 5 meters tall with shrub canopy typically greater than 20% of total vegetation. This class includes true shrubs, young trees in an early successional stage or trees stunted from environmental conditions.	55	71	81	89	100
Herbaceous	71	<b>Grassland/Herbaceous</b> - areas dominated by graminoid or herbaceous vegetation, generally greater than 80% of total vegetation. These areas are not subject to intensive management such as tilling, but can be utilized for grazing.	55	71	81	89	100
	72	<b>Sedge/Herbaceous</b> - Alaska only areas dominated by sedges and forbs, generally greater than 80% of total vegetation. This type can occur with significant other grasses or other grass like plants, and includes sedge tundra, and sedge tussock tundra.	55	71	81	89	100
	73	<b>Lichens</b> - Alaska only areas dominated by fruticose or foliose lichens generally greater than 80% of total vegetation.	55	71	81	89	100
	74	<b>Moss</b> - Alaska only areas dominated by mosses, generally greater than 80% of total vegetation.	55	71	81	89	100
Planted/Cultivated	81	<b>Pasture/Hay</b> - areas of grasses, legumes, or grass-legume mixtures planted for livestock grazing or the production of seed or hay crops, typically on a perennial cycle. Pasture/hay vegetation accounts for greater than 20% of total vegetation.	55	71	81	89	100
	82	<b>Cultivated Crops</b> - areas used for the production of annual crops, such as corn, soybeans, vegetables, tobacco, and cotton, and also perennial woody crops such as orchards and vineyards. Crop vegetation accounts for greater than 20% of total vegetation. This class also includes all land being actively tilled.	67	78	85	89	100
	83	<b>Small Grains</b>	63	75	83	87	100
Wetlands	91	<b>Woody Wetlands</b> - areas where forest or shrubland vegetation accounts for greater than 20% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.	45	66	77	83	100
	92	<b>Emergent Herbaceous Wetlands</b> - Areas where perennial herbaceous vegetation accounts for greater than 80% of vegetative cover and the soil or substrate is periodically saturated with or covered with water.	45	66	77	83	100

\*A/D, B/D and C/D soils lumped as D soils, W denotes water

\*\*Curve Numbers for NLCD Codes 41-43 have been increased from 30 to 43 as many of these areas are partially grazed Woods-grass combination.

The background of the page is a topographic map with red contour lines on a dark red background. A dashed red line runs vertically through the center, with a solid red dot at the bottom and a red 'X' mark further up.

# Appendix C

FEMA Flood Insurance Rate Map (FIRM)

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' NAVD 88. Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations shown in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations tables should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 12. The **horizontal datum** was NAD 83, GRS1980 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same **vertical datum**. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

Spatial Reference System Division  
National Geodetic Survey, NOAA  
Silver Spring Metro Center  
1315 East-West Highway  
Silver Spring, Maryland 20910  
(301) 713-3191

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

**Base map** information shown on this FIRM was derived from U.S. Geological Survey Digital Orthophoto Quadrangles produced at a scale of 1:12,000 from photography dated 1992 or later.

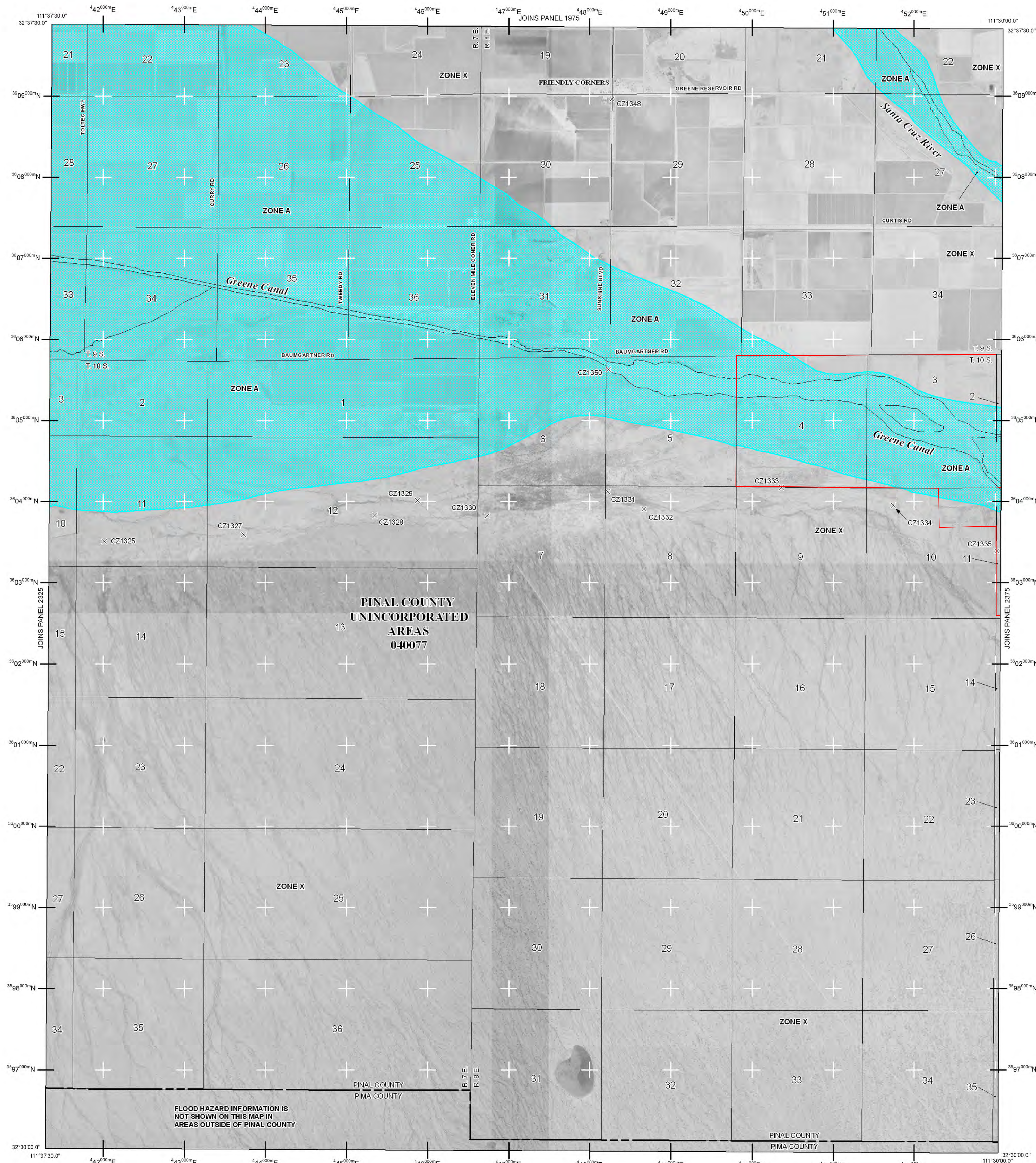
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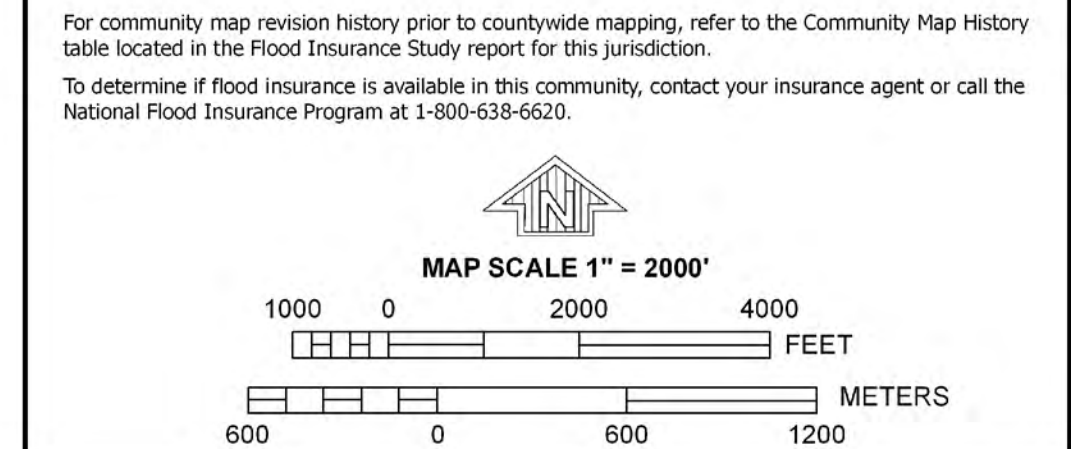
Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, an accompanying Flood Insurance Study Report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.



**LEGEND**

- SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD
- ZONE A** No base flood elevations determined.
- ZONE AE** Base flood elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); base flood elevations determined.
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- ZONE AR** Area of Special Flood Hazard formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no base flood elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no base flood elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); base flood elevations determined.
- FLOODWAY AREAS IN ZONE AE
- The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.
- OTHER FLOOD AREAS
- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.
- OTHER AREAS
- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.
- COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
- OTHERWISE PROTECTED AREAS (OPAs)
- CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.
- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet\*
- Base Flood Elevation value where uniform within zone; elevation in feet\*
- (EL 987)
- \*Referenced to the North American Vertical Datum of 1988
- Cross section line
- Transsect line
- 97° 07' 30", 32° 22' 30"
- 4276<sup>0000</sup>
- 600000 FT
- DX5510 x
- M1.5
- River Mile
- MAP REPOSITORY
- Refer to listing of Map Repositories on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP
- December 4, 2007
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL



**NFIP** PANEL 2350E

**FIRM**  
FLOOD INSURANCE RATE MAP  
PINAL COUNTY,  
ARIZONA  
AND INCORPORATED AREAS

PANEL 2350 OF 2575  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
PINAL COUNTY UNINCORPORATED AREAS	040077	2350	E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
04021C2350E

**EFFECTIVE DATE**  
DECEMBER 4, 2007

Federal Emergency Management Agency

FLOOD HAZARD INFORMATION IS NOT SHOWN ON THIS MAP IN AREAS OUTSIDE OF PINAL COUNTY

**NOTES TO USERS**

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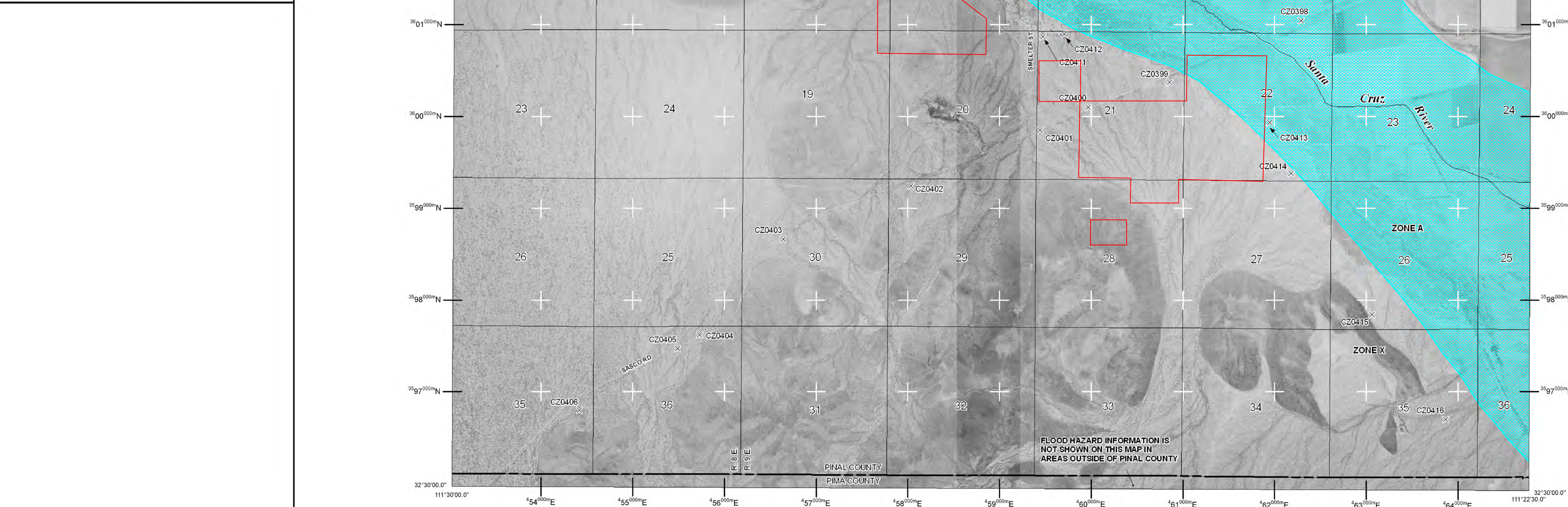
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FLOOD HAZARD INFORMATION IS NOT SHOWN ON THIS MAP IN AREAS OUTSIDE OF PINAL COUNTY



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

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- ZONE AE** Base flood elevations determined.
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**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

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**OTHER AREAS**

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

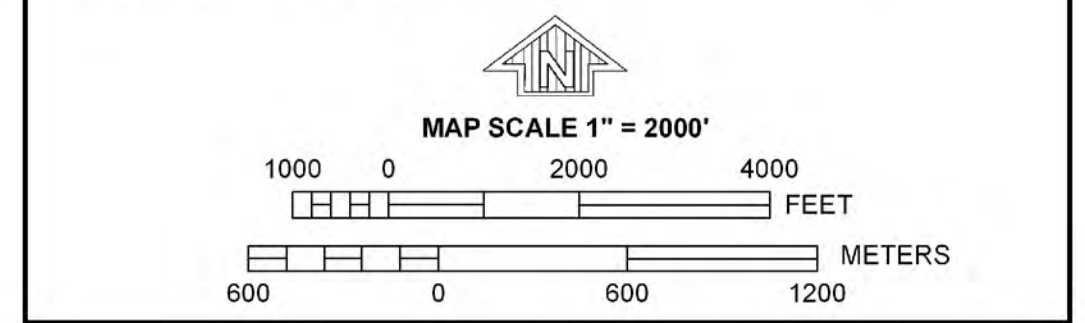
**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet\*
- Base Flood Elevation value where uniform within zone; elevation in feet\*

- \*Referenced to the North American Vertical Datum of 1988
- (A) --- (A) Cross section line
- (B) --- (B) Transsect line
- 97° 07' 30", 32° 22' 30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83)
- 476000M 1000-meter Universal Transverse Mercator grid values, zone 12
- 600000 X 5000-foot grid ticks: Arizona State Plane coordinate system, central zone (FIPSZONE 0202), Transverse Mercator
- DX5510 x Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M1.5 River Mile
- MAP REPOSITORIES Refer to listing of Map Repositories on Map Index
- EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP December 4, 2007
- EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.  
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 2375E**

**FIRM FLOOD INSURANCE RATE MAP PINAL COUNTY, ARIZONA AND INCORPORATED AREAS**

**PANEL 2375 OF 2575**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL SUFFIX
PINAL COUNTY UNINCORPORATED AREAS	040077	2375 E

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER 04021C2375E**

**EFFECTIVE DATE DECEMBER 4, 2007**

Federal Emergency Management Agency



# Appendix D

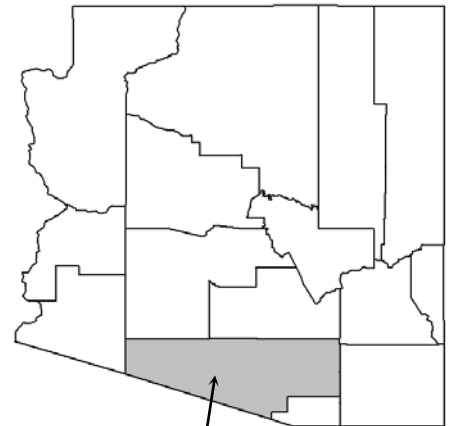
Pima County FEMA Flood Insurance Study

# FLOOD INSURANCE STUDY

VOLUME 1 OF 5



## PIMA COUNTY, ARIZONA AND INCORPORATED AREAS



Pima County

### COMMUNITY NAME

MARANA, TOWN OF  
ORO VALLEY, TOWN OF  
PIMA COUNTY  
(UNINCORPORATED AREAS)  
SAHUARITA, TOWN OF  
SOUTH TUCSON, CITY OF  
TUCSON, CITY OF

### COMMUNITY NUMBER

040118  
040109  
040073  
040137  
040075  
040076

REVISED:

September 28, 2012



Federal Emergency Management Agency

FLOOD INSURANCE STUDY NUMBER  
04019CV001B

## NOTICE TO FLOOD INSURANCE STUDY USERS

Communities participating in the National Flood Insurance Program have established repositories of flood hazard data for floodplain management and flood insurance purposes. This Flood Insurance Study (FIS) may not contain all data available within the repository. It is advisable to contact the community repository for any additional data.

Part or all of this FIS may be revised and republished at any time. In addition, part of this FIS may be revised by the Letter of Map Revision process, which does not involve republication or redistribution of the FIS. It is, therefore, the responsibility of the user to consult with community officials and to check the community repository to obtain the most current FIS components.

This Preliminary revised Flood Insurance Study contains only profiles and floodway data tables added or revised as part of the restudy. These profiles are presented in a reduced scale to minimize reproduction costs. All profiles will be included and printed at full scale in the final published report.

Initial Countywide FIS Effective Date: February 8, 1999

Revised Countywide FIS Date: June 16, 2011 – to update corporate limits, to change Base Flood Elevations and Special Flood Hazard Areas, to update map format, to add roads and road names, and to incorporate previously issued Letters of Map Revision.

September 28, 2012 – to incorporate the Agua Caliente Wash Physical Map Revision case number 09-09-2642P and to revise the Summary of Discharges table for the Ventana Canyon Wash and Esperero Wash Letter of Map Revision case number 09-09-2406P, which was inadvertently omitted from the FIS report printed on June 16, 2011.

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs)			
		10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
<b>BLACK WASH (continued)</b>					
North of Drexel Road extended, west of Camino Verde Road	2.7	*	*	1,157	*
At intersection of Sunset Boulevard and Irvington Road	2.4	*	*	1,708	*
<b>BLANCO WASH</b>					
Upstream of confluence with Los Robles Wash	165.0	6,800	13,500	17,000	34,000
<b>BRAWLEY WASH</b>					
Upstream of confluence with Los Robles Wash	1,165.0	14,000	28,000	35,000	70,000
<b>BRONX WASH</b>					
At Santa Cruz River	1.2	*	*	2,548	*
At the Union Pacific Railroad	0.7	*	*	1,573	*
<b>CANADA AGUA CANYON</b>					
At East Apex	3.88	*	*	1,599	*
At West Apex	1.44	*	*	788	*
<b>CANADA DEL ORO WASH</b>					
Upstream of confluence with Santa Cruz River	256.0	8,300	17,300	22,400	37,200
Upstream of confluence with Big Wash	115.0	5,600	11,600	15,000	25,000
Upstream of confluence with Sutherland Wash	72.9	4,400	9,200	11,900	19,900
<b>CEMETERY WASH</b>					
At Fairview Avenue	1.7	*	*	2,700	*
At Oracle Road	1.1	*	*	1,983	*
<b>CHOLLA WASH</b>					
At confluence with West Branch Santa Cruz River	1.2	*	*	2,535	*
At Camino Santiago	0.6	*	*	1,380	*
<b>CHRISTMAS WASH</b>					
At Roger Road	3.1	*	*	2,334	*
At Fort Lowell Road	2.6	*	*	2,258	*
<b>CITATION WASH</b>					
At confluence with Arroyo Chico	0.9	*	*	1,611	*
At Country Club Road	0.8	*	*	1,154	*

\*Data not available

TABLE 6- SUMMARY OF DISCHARGES - continued

FLOODING SOURCE AND LOCATION	DRAINAGE AREA (sq. miles)	PEAK DISCHARGES (cfs)			
		10-PERCENT	2-PERCENT	1-PERCENT	0.2-PERCENT
<b>JULIAN WASH</b>					
Approximately 950 feet upstream of Campbell Avenue	24.9	*	*	3,360	*
Just downstream of Wilmot Road	16.5	*	*	2,270	*
<b>KENNISON WASH</b>					
At Escalante Road	4.43	*	*	2,720	*
At Irvington Road	2.29	*	*	1,575	*
<b>LOS ROBLES WASH</b>					
Downstream of confluence with Blanco Wash	1,340.0	14,500	30,000	37,000	74,000
At Trico Road	1,175.0	14,000	28,000	35,000	70,000
<b>MASSINGALE WASH</b>					
At Massingale Road and Union Pacific Railroad	2.51	*	*	1,178	*
<b>MIDWAY WASH</b>					
At Speedway Boulevard	0.9	*	*	1,769	*
<b>NAVAJO WASH</b>					
At Oracle Road	3.4	*	*	2,104 <sup>1</sup>	*
At Mountain Avenue	3.0	*	*	3,081	*
<b>NAYLOR WASH</b>					
At Reid Park	1.4	*	*	1,806	*
At Belvedere Avenue	0.8	*	*	1,150	*
<b>OLD WEST BRANCH SANTA CRUZ RIVER</b>					
At confluence with Ajo Wash	35.5	*	*	1,657	*
At confluence with Enchanted Hills Wash	35.5	*	*	3,614	*
At confluence with San Juan Wash	35.5	*	*	5,722	*
<b>OLD WEST BRANCH SANTA CRUZ RIVER – continued</b>					
At confluence with Cholla Wash	35.5	*	*	6,220	*
At confluence with Santa Cruz River	23.6	*	*	6,621	*

<sup>1</sup>Flow reduced due to the existence of storm sewers that intercept a portion of the runoff

\*Data not available



# Appendix E

Northern Watershed StreamStats Report

# Northern Watershed StreamStats Report

**Region ID:** AZ  
**Workspace ID:** AZ20230623155539608000  
**Clicked Point (Latitude, Longitude):** 32.49697, -111.31494  
**Time:** 2023-06-23 10:56:04 -0500



Collapse All

## Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
CONTKA	Area that contributes flow to a point on a stream	59.1	square miles
ELEV	Mean Basin Elevation	2696.358	feet

## Peak-Flow Statistics

Peak-Flow Statistics Parameters [Peak Region 5 SE Basin Range 2014 5211]

Parameter Code	Parameter Name	Value	Units	Min Limit	Max Limit
CONTKA	Contributing Drainage Area	59.1	square miles	0.155	2925
ELEV	Mean Basin Elevation	2696.358	feet		

Peak-Flow Statistics Flow Report [Peak Region 5 SE Basin Range 2014 5211]

PII: Prediction Interval-Lower, PIu: Prediction Interval-Upper, ASEp: Average Standard Error of Prediction, SE: Standard Error (other -- see report)

Statistic	Value	Unit	PII	PIu	ASEp
50-percent AEP flood	850	ft <sup>3</sup> /s	155	4650	86.6

Statistic	Value	Unit	PII	Plu	ASEp
20-percent AEP flood	2180	ft <sup>3</sup> /s	643	7390	61.5
10-percent AEP flood	3540	ft <sup>3</sup> /s	1220	10200	52.4
4-percent AEP flood	5870	ft <sup>3</sup> /s	2260	15200	45.8
2-percent AEP flood	8160	ft <sup>3</sup> /s	3270	20400	43.5
1-percent AEP flood	10900	ft <sup>3</sup> /s	4440	26800	42.6
0.5-percent AEP flood	13900	ft <sup>3</sup> /s	5590	34500	42.4
0.2-percent AEP flood	19000	ft <sup>3</sup> /s	7610	47500	43.2

*Peak-Flow Statistics Citations*

**Paretti, N.V., Kennedy, J.R., Turney, L.A., and Veilleux, A.G., 2014, Methods for estimating magnitude and frequency of floods in Arizona, developed with unregulated and rural peak-flow data through water year 2010: U.S. Geological Survey Scientific Investigations Report 2014-5211, 61 p., <http://dx.doi.org/10.3133/sir20145211>. (<http://pubs.usgs.gov/sir/2014/5211/>)**

USGS Data Disclaimer: Unless otherwise stated, all data, metadata and related materials are considered to satisfy the quality standards relative to the purpose for which the data were collected. Although these data and associated metadata have been reviewed for accuracy and completeness and approved for release by the U.S. Geological Survey (USGS), no warranty expressed or implied is made regarding the display or utility of the data for other purposes, nor on all computer systems, nor shall the act of distribution constitute any such warranty.

USGS Software Disclaimer: This software has been approved for release by the U.S. Geological Survey (USGS). Although the software has been subjected to rigorous review, the USGS reserves the right to update the software as needed pursuant to further analysis and review. No warranty, expressed or implied, is made by the USGS or the U.S. Government as to the functionality of the software and related material nor shall the fact of release constitute any such warranty. Furthermore, the software is released on condition that neither the USGS nor the U.S. Government shall be held liable for any damages resulting from its authorized or unauthorized use.

USGS Product Names Disclaimer: Any use of trade, firm, or product names is for descriptive purposes only and does not imply endorsement by the U.S. Government.

Application Version: 4.15.0

StreamStats Services Version: 1.2.22

NSS Services Version: 2.2.1

The background of the page is a topographic map with contour lines in a reddish-brown color. A dashed red line runs vertically through the center of the map, starting from the top and ending near the bottom. There are also some small red 'x' marks and a solid red dot on the map.

# Appendix F

Santa Cruz River StreamStats Report

**StreamStats Data-Collection Station Report**

## Gage Information

Name	Value
<b>USGS Station Number</b>	<b>09486520</b> ( <a href="https://waterdata.usgs.gov/monitoring-location/09486520">https://waterdata.usgs.gov/monitoring-location/09486520</a> )
<b>Station Name</b>	SANTA CRUZ RIVER AT TRICO ROAD, NR MARANA, AZ.
<b>Station Type</b>	Gaging Station, continuous record
<b>Latitude</b>	32.47145874
<b>Longitude</b>	-111.30760736
<b>NWIS Latitude</b>	32.47145874
<b>NWIS Longitude</b>	-111.3076074
<b>Is regulated?</b>	false
<b>Agency</b>	United States Geological Survey
<b>NWIS Discharge Period of Record</b>	03/31/1989 - 06/13/2023

## Physical Characteristics

Filter By Statistic Group:  Filter By Citation: 

## Basin Dimensional Characteristics

Characteristic Name	Value	Units	Citation
Drainage Area	3641	square miles	<b>193</b>

## Streamflow Statistics

Filter By Statistic Group:  Filter By Citation:  Show Only Preferred 

## Peak-Flow Statistics

Statistic Name	Value	Units	Preferred?	Years of Record	Standard Error, percent	Variance	Lower 90% Prediction Interval	Upper 90% Prediction Interval	Citation	Comments
50-percent AEP flood	5110	cubic feet per second	✓	21	17.98	0.006			121	Statistic Date Range 10/1/1988 - 9/30/2010
20-percent AEP flood	9860	cubic feet per second	✓	21	16.39	0.005			121	Statistic Date Range 10/1/1988 - 9/30/2010
10-percent AEP flood	13800	cubic feet per second	✓	21	17.98	0.006			121	Statistic Date Range 10/1/1988 - 9/30/2010
4-percent AEP flood	19500	cubic feet per second	✓	21	20.82	0.008			121	Statistic Date Range 10/1/1988 - 9/30/2010
2-percent AEP flood	24300	cubic feet per second	✓	21	23.33	0.01			121	Statistic Date Range 10/1/1988 - 9/30/2010
1-percent AEP flood	29600	cubic feet per second	✓	21	25.63	0.012			121	Statistic Date Range 10/1/1988 - 9/30/2010
0.5-percent AEP flood	35300	cubic feet per second	✓	21	27.76	0.014			121	Statistic Date Range 10/1/1988 - 9/30/2010
0.2-percent AEP flood	43600	cubic feet per second	✓	21	30.71	0.017			121	Statistic Date Range 10/1/1988 - 9/30/2010

## Probability Statistics

Statistic Name	Value	Units	Preferred?	Years of Record	Standard Error, percent	Citation	Comments
Probability zero flow durations	0.168913	dimensionless	✓	26		52	Statistic Date Range 10/1/1989 - 9/30/2015

## Citations

ID	Citation
193	Imported from NWIS file ( <a href="http://waterdata.usgs.gov/nwis/si">http://waterdata.usgs.gov/nwis/si</a> )
121	Paretti, N.V., Kennedy, J.R., Turney, L.A., and Veilleux, A.G., 2014, Methods for estimating magnitude and frequency of floods in Arizona, developed with unregulated and rural peak-flow data through water year 2010: U.S. Geological Survey Scientific Investigations Report 2014-5211, 61 p., <a href="http://dx.doi.org/10.3133/sir20145211">http://dx.doi.org/10.3133/sir20145211</a> . ( <a href="http://pubs.usgs.gov/sir/2014/5211/">http://pubs.usgs.gov/sir/2014/5211/</a> )
52	Granato G.E., Ries, K.G., III, and Steeves, P.A., 2017, Compilation of streamflow statistics calculated from daily mean streamflow data collected during water years 1901–2015 for selected U.S. Geological Survey streamgages: U.S. Geological Survey Open-File Report 2017-1108, 17 p. ( <a href="https://pubs.er.usgs.gov/publication/ofr20171108">https://pubs.er.usgs.gov/publication/ofr20171108</a> )
86	Wolock, D.M., 2003, Flow characteristics at U.S. Geological Survey streamgages in the conterminous United States: U.S. Geological Survey Open-File Report 03-146, digital data set ( <a href="http://water.usgs.gov/GIS/metadata/usgswrd/XML/qsitesdd.xml">http://water.usgs.gov/GIS/metadata/usgswrd/XML/qsitesdd.xml</a> )
87	Wolock, D.M., 2003, Base-flow index grid for the conterminous United States: U.S. Geological Survey Open-File Report 03-263, digital data set ( <a href="https://water.usgs.gov/GIS/metadata/usgswrd/XML/bfi48grd.xml">https://water.usgs.gov/GIS/metadata/usgswrd/XML/bfi48grd.xml</a> )



# La Osa Employment Center Traffic Statement

DATE: 5/29/2025

TO: Pinal County

FROM: Kelly Fletcher, P.E., PTOE

E-mail: [Kelly.Fletcher@epsgruopinc.com](mailto:Kelly.Fletcher@epsgruopinc.com)

Office: 480.503.2250



## INTRODUCTION

EPS Group has been retained to prepare a traffic statement for the proposed La Osa Employment Center. A major comprehensive plan amendment for approximately 3,374 acres is being requested. The site is located roughly along La Osa Ranch Road between the Baumgartner Road and Continental Avenue road alignments in Pinal County, Arizona.

## EXISTING CONDITIONS

### Existing Land Use and Zoning

The project site is currently undeveloped land. The existing zoning is Moderate Low Density Residential. In Pinal County, Moderate Low Density Residential zoning typically allows for a range of housing types, including single-family homes and attached homes, while also accommodating limited civic uses and urban services. This zoning is intended to create a smooth transition between lower and higher intensity residential development, catering to various income levels and lifestyles. The density in this zone is generally between 1 and 3.5 dwelling units per acre (du/ac).

### Existing Transportation System

The proposed development consists of sections of E. Baumgartner Road. It is identified as a Regionally Significant Route (Principal Arterial) per the "Regionally Significant Routes for Safety and Mobility, Final Report". All half-street right-of-way (ROW) will be a minimum of 75 feet. Additionally, the 75-foot right-of-way and any right-of-way outlined by Engineering dedication will be free and unencumbered through the Warranty Deed.

Sasco Road is identified as a Minor Arterial per the Red Rock Small Area Transportation Study thus an important roadway connection for future developments. Sasco Road will have a 55-foot right-of-way along the development's frontage and a 110-foot right-of-way where the road passes through the property.

The site area is located within the Arizona Department of Transportation (ADOT) and Pinal County preferred alignments for the future Interstate-11 Freeway. Therefore, it will have a full street right-of-way width of 400 feet. Additional right-of-way dedication will be provided for this location per ADOT guidelines.

## DESCRIPTION OF DEVELOPMENT

The property is located entirely within unincorporated Pinal County and along Greene Canal – Santa Cruz Wash. The parcels are also within the Extended Planning Boundary for the City of Eloy. The Property is approximately 3,374 acres and is currently undeveloped. In addition, a notable portion of the property is within a major Zone A floodplain area, also known as Greene Wash watershed. The proposed development will consist of data centers, battery storage facilities, and gas energy generation facilities. A total of 500 employees are estimated. The proposed development will occupy approximately 2,720 acres for the employment facilities, 480 acres for the public/gas generation facilities, and 175 acres of open space. A comprehensive map for La Osa is included in **Attachment A**.

## TRIP GENERATION

The trip generation for project was estimated utilizing the Institute of Transportation Engineers’ (ITE) *Trip Generation Manual, 11<sup>th</sup> Edition*. The manual contains data collected by various transportation professionals for a wide range of different land uses. The data summarized in the manual include average rates and equations that have been established correlating the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The manual provides information for daily and peak hour trips. For purposes of this analysis, approximately 400 employees were assumed for the employment/data centers and approximately 100 employees were assumed for the utility land use. The ‘Warehousing’ (ITE LUC 150) land use was utilized for the employment/data center and the ‘Utility’ (ITE LUC 170) land use was utilized for the gas generation facilities. The ‘Warehousing’ and ‘Utility’ land uses generate more trips than the ‘General Light Industrial’ (ITE LUC 110) and ‘Manufacturing’ (LUC 140) land uses, and are therefore more conservative assumptions. The trip generation is summarized in **Table 1** and included in **Attachment B**.

**Table 1: Trip Generation – La Osa Employment Center**

DESCRIPTION OF LAND USE				WEEKDAY GENERATED TRIPS						
				DAILY	AM PEAK HOUR			PM PEAK HOUR		
LAND USE	ITE LUC	SIZE	TOTAL	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL	
Warehousing	150	400 employees	2,020	176	68	244	95	169	264	
Utility	170	100 employees	385	62	9	71	11	64	75	
<b>TOTAL</b>	<b>500</b>	<b>employees</b>	<b>2,405</b>	<b>238</b>	<b>77</b>	<b>315</b>	<b>106</b>	<b>233</b>	<b>339</b>	

Based on 500 total employees, the proposed La Osa project is anticipated to generate 2,405 weekday daily trips (entering/exiting) with 315 trips (entering/exiting) during the AM peak hour and 339 trips (entering/exiting) during the PM peak hour.

## TRIP GENERATION COMPARISON

The existing zoning is Moderate Low Density Residential, which typically provides between 1 and 3.5 dwelling units per acre (du/ac). For this analysis, it was assumed that the project boundaries would result in 2,000 acres of viable residential land use. Assuming 2.0 dwelling units per acre, approximately 4,000 single family residential dwelling units could be constructed with the existing zoning.

**Table 2** summarizes the trip generation comparison. When compared to the residential land use allowed under existing zoning, the proposed La Osa Employee Center is estimated to generate 27,642 fewer daily trips, 1,823 fewer AM peak hour trips, and 2,847 fewer PM peak hour trips.

**Table 2: Trip Generation Comparison**

DESCRIPTION OF LAND USE			WEEKDAY GENERATED TRIPS						
			Daily	AM Peak Hour			PM Peak Hour		
Land Use	SIZE		Total	Enter	Exit	Total	Enter	Exit	Total
Proposed La Osa Employee Center	500	employees	2,405	238	77	315	106	233	339
Single-family Detached Housing (~2,000 acres, 2.0 DU/acre)	4,000	DU	30,047	535	1,603	2,138	2,007	1,179	3,186
<i>Difference</i>			<b>-27,642</b>	<b>-297</b>	<b>-1,526</b>	<b>-1,823</b>	<b>-1,901</b>	<b>-946</b>	<b>-2,847</b>

## PROPOSED ROADWAY IMPROVEMENTS

A full Traffic Impact Analysis (TIA) will be completed once detailed site planning is performed.

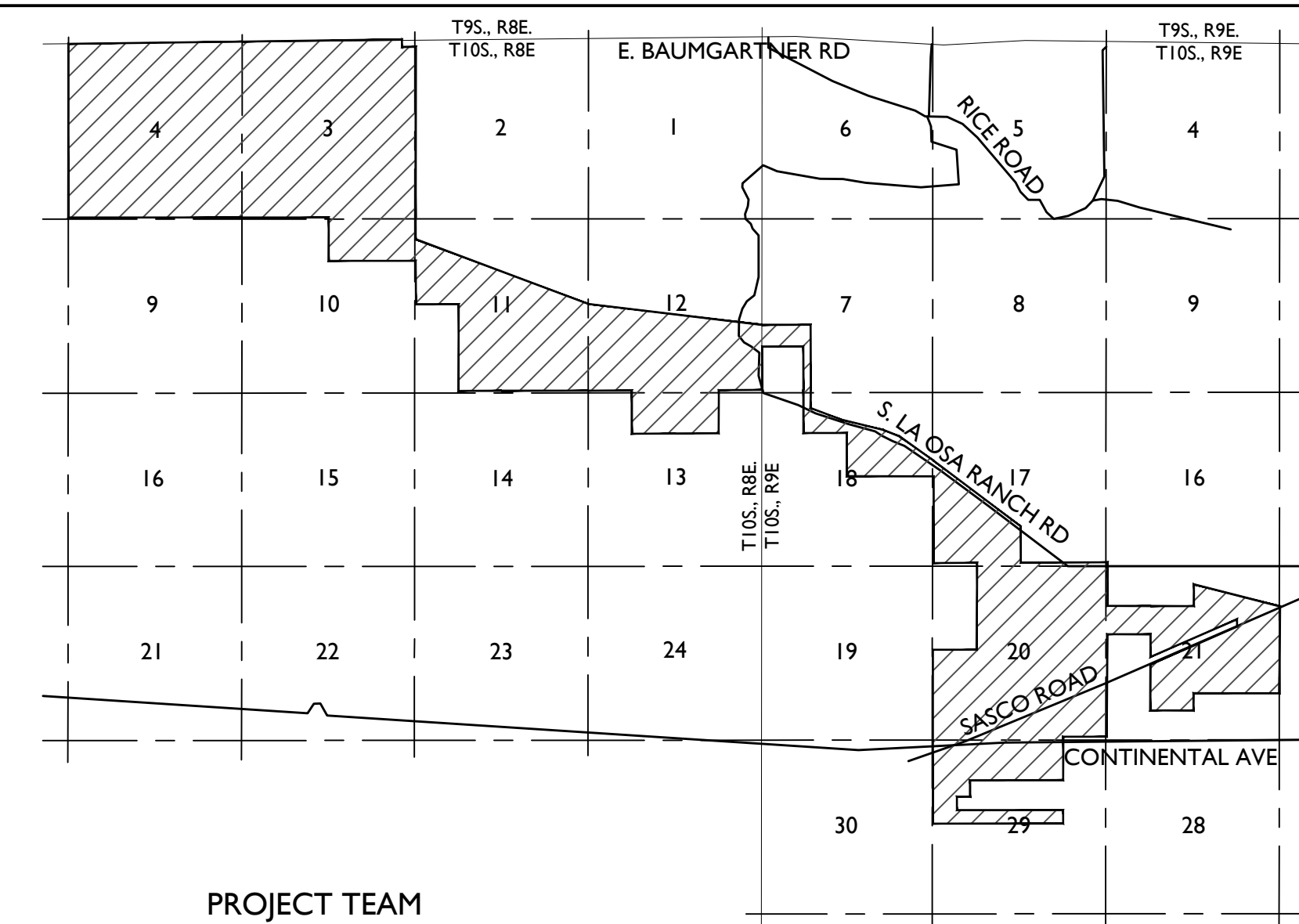
Road improvements for the proposed development will include paved, all-weather, 28-foot wide public access to and from the development. A minimum of two permanent access points will be provided for the ingress and egress from the development to existing public roads. All access improvements approval by the County Engineer will be a condition of approval of the plat by the board. Any potential offsite improvements required to be completed by the project will follow a future Traffic Impact Analysis (TIA) and be accompanied by an offsite improvement plan for submittal.

## **ATTACHMENT A: Comprehensive Map for La Osa**

# EXISTING COMPREHENSIVE MAP FOR LA OSA

A PORTION OF SECTIONS 3, 4, 10, 11, 12 AND 13, TOWNSHIP 10 SOUTH, RANGE 8 EAST AND A PORTION OF SECTIONS 7, 17, 18, 21, AND 29, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

### VICINITY MAP



### PROJECT TEAM

**PROPERTY OWNER:**  
VERMA LA OSA RANCH I-10/SASCO 3700 LLC  
2375 E. CAMELBACK RD, STE 600  
PHOENIX, AZ 85016  
CONTACT: VERMALAND LLC

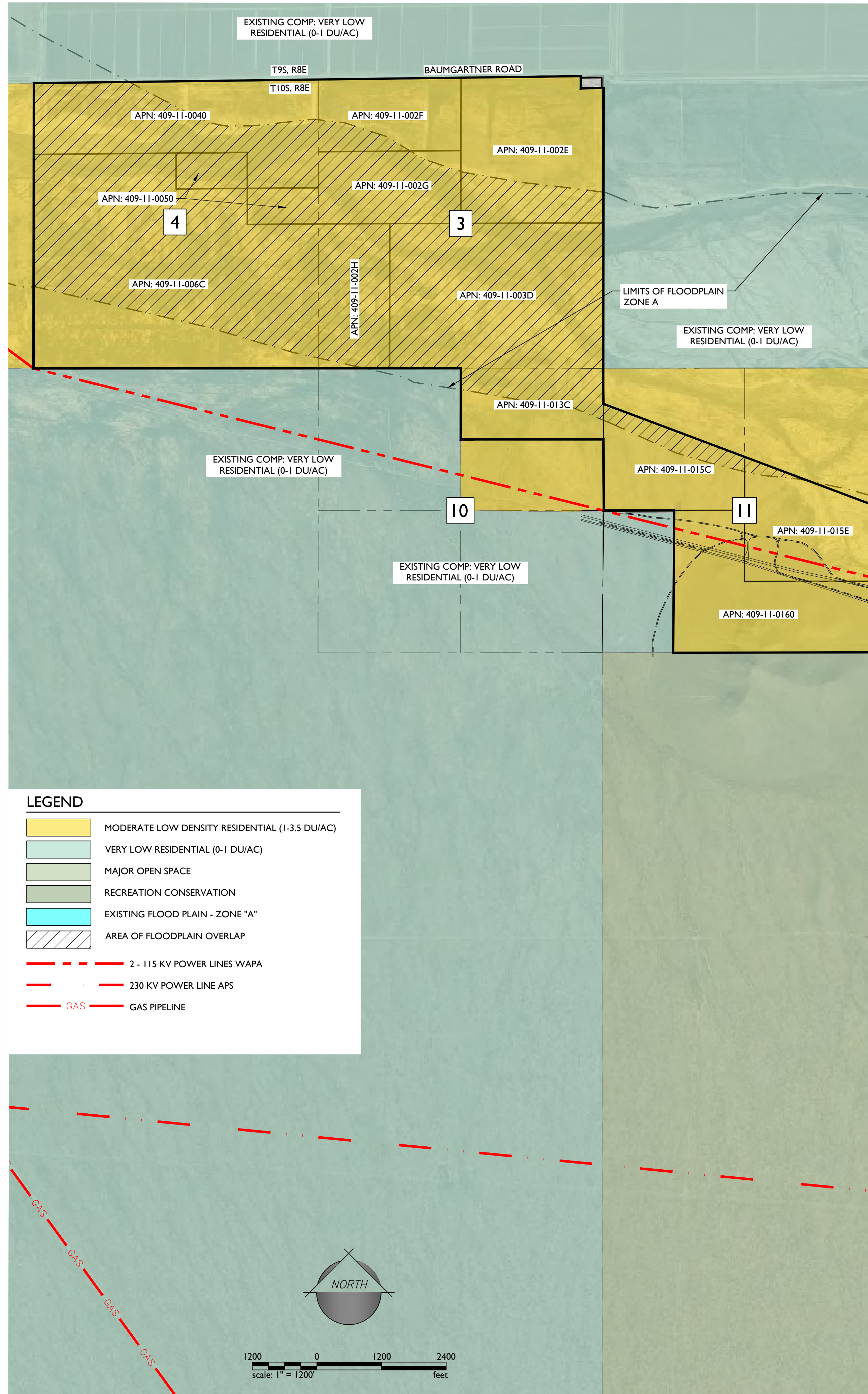
**DEVELOPER:**  
VERMALAND LLC  
7181 E. CAMELBACK RD # 401  
PHOENIX, AZ 85251  
CONTACT: ROB CLANG  
robclang@vermaland.com

**PROPERTY OWNER:**  
VERMA LA OSA RANCH I-10/SASCO RD CASH  
GRANDE 3677 ACRES LLC  
3001 W. INDIAN SCHOOL RD  
PHOENIX, AZ 85017  
CONTACT: VERMALAND LLC

**ENGINEERING & PLANNING:**  
EPS GROUP, INC.  
1130 N ALMA SCHOOL RD., SUITE 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: DANIEL "OX" AUXIER, PE  
dan.auxier@epsgruoinc.com

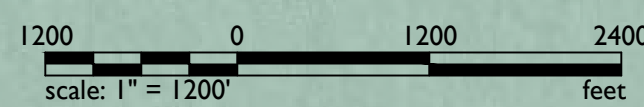
### SMALL APNS (SEE SECTION 21)

KEYNOTE	APN(S)
A	409-26-0010
B	409-26-0240
C	409-26-0250
D	409-26-0490
E	409-26-002A & 409-26-002B
F	409-26-0220
G	409-26-0260 & 409-26-0270
H	409-26-0480



### LEGEND

- MODERATE LOW DENSITY RESIDENTIAL (1-3.5 DU/AC)
- VERY LOW RESIDENTIAL (0-1 DU/AC)
- MAJOR OPEN SPACE
- RECREATION CONSERVATION
- EXISTING FLOOD PLAIN - ZONE "A"
- AREA OF FLOODPLAIN OVERLAP
- 2 - 115 KV POWER LINES WAPA
- 230 KV POWER LINE APS
- GAS PIPELINE



1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgruoinc.com

**EPS GROUP**

Project: La Osa  
Pinal County, Arizona

**Existing Comprehensive Map**

SEPTEMBER 17, 2024 - 1ST SUBMITTAL

Revisions:

Call or text at least two full working days before your final submittal.

**ARIZONA**  
Professional Engineer  
No. 811 or 8 000 214427 (710-0498)  
in Maricopa County, 2002203-1102

Designer: STAFF  
Drawn by: STAFF

Preliminary  
Not For  
Construction  
Or  
Recording

Job No.  
**24-0542**

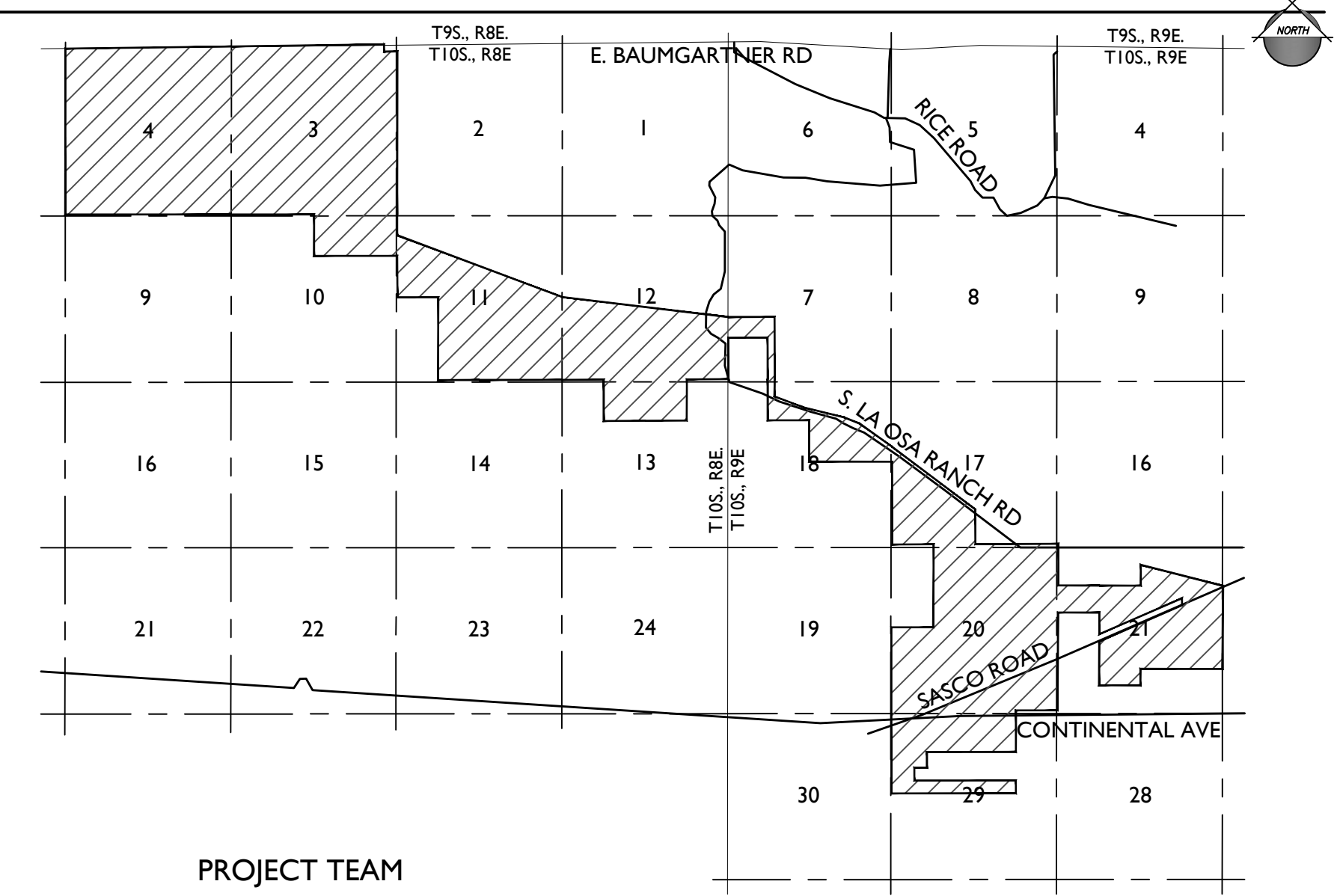
EXCP

Sheet No.  
1  
of 1

# PROPOSED COMPREHENSIVE MAP FOR LA OSA

A PORTION OF SECTIONS 3, 4, 10, 11, 12 AND 13, TOWNSHIP 10 SOUTH, RANGE 8 EAST AND A PORTION OF SECTIONS 7, 17, 18, 21, AND 29, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

### VICINITY MAP



### PROJECT TEAM

**PROPERTY OWNER:**  
VERMA LA OSA RANCH I-10/SASCO 3700 LLC  
2375 E. CAMELBACK RD, STE 600  
PHOENIX, AZ 85016  
CONTACT: VERMALAND LLC

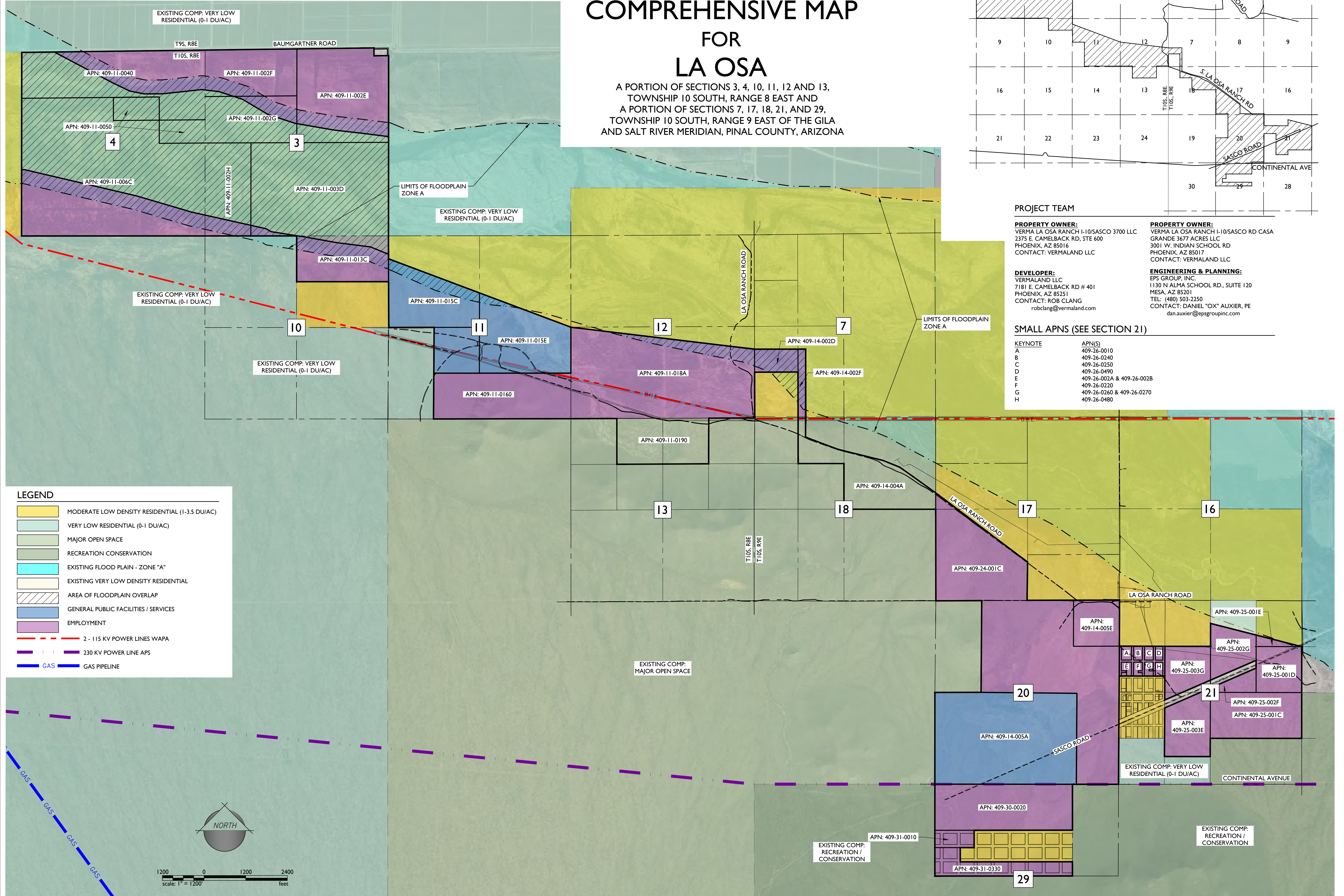
**PROPERTY OWNER:**  
VERMA LA OSA RANCH I-10/SASCO RD CASH  
GRANDE 3677 ACRES LLC  
3001 W. INDIAN SCHOOL RD  
PHOENIX, AZ 85017  
CONTACT: VERMALAND LLC

**DEVELOPER:**  
VERMALAND LLC  
7181 E. CAMELBACK RD # 401  
PHOENIX, AZ 85251  
CONTACT: ROB CLANG  
robclang@vermland.com

**ENGINEERING & PLANNING:**  
EPS GROUP, INC.  
1130 N ALMA SCHOOL RD., SUITE 120  
MESA, AZ 85201  
TEL: (480) 503-2250  
CONTACT: DANIEL "OX" AUXIER, PE  
dan.auxier@epsgruoinc.com

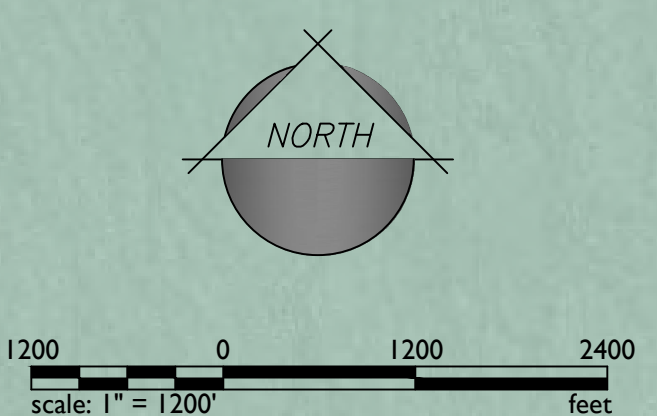
### SMALL APNS (SEE SECTION 21)

KEYNOTE	APN(S)
A	409-26-0010
B	409-26-0240
C	409-26-0250
D	409-26-0490
E	409-26-002A & 409-26-002B
F	409-26-0220
G	409-26-0260 & 409-26-0270
H	409-26-0480



**LEGEND**

- MODERATE LOW DENSITY RESIDENTIAL (1-3.5 DU/AC)
- VERY LOW RESIDENTIAL (0-1 DU/AC)
- MAJOR OPEN SPACE
- RECREATION CONSERVATION
- EXISTING FLOOD PLAIN - ZONE "A"
- EXISTING VERY LOW DENSITY RESIDENTIAL
- AREA OF FLOODPLAIN OVERLAP
- GENERAL PUBLIC FACILITIES / SERVICES
- EMPLOYMENT
- 2 - 115 KV POWER LINES WAPA
- 230 KV POWER LINE APS
- GAS GAS PIPELINE



1130 N Alma School Road  
Suite 120  
Mesa, AZ 85201  
T: 480.503.2250 | F: 480.503.2258  
www.epsgruoinc.com

**EPS GROUP**

Project: La Osa Pinal County, Arizona

**Proposed Comprehensive Map**

Project: MAY 29, 2025 - 1ST SUBMITTAL

Revisions:

Call at least two full working days before your final submittal.

**ARIZONA**  
Professional Engineer  
No. 00111 or 1-800-274-6277 (Toll-Free)  
in Maricopa County, 200203-1100

Designer: STAFF  
Drawn by: STAFF

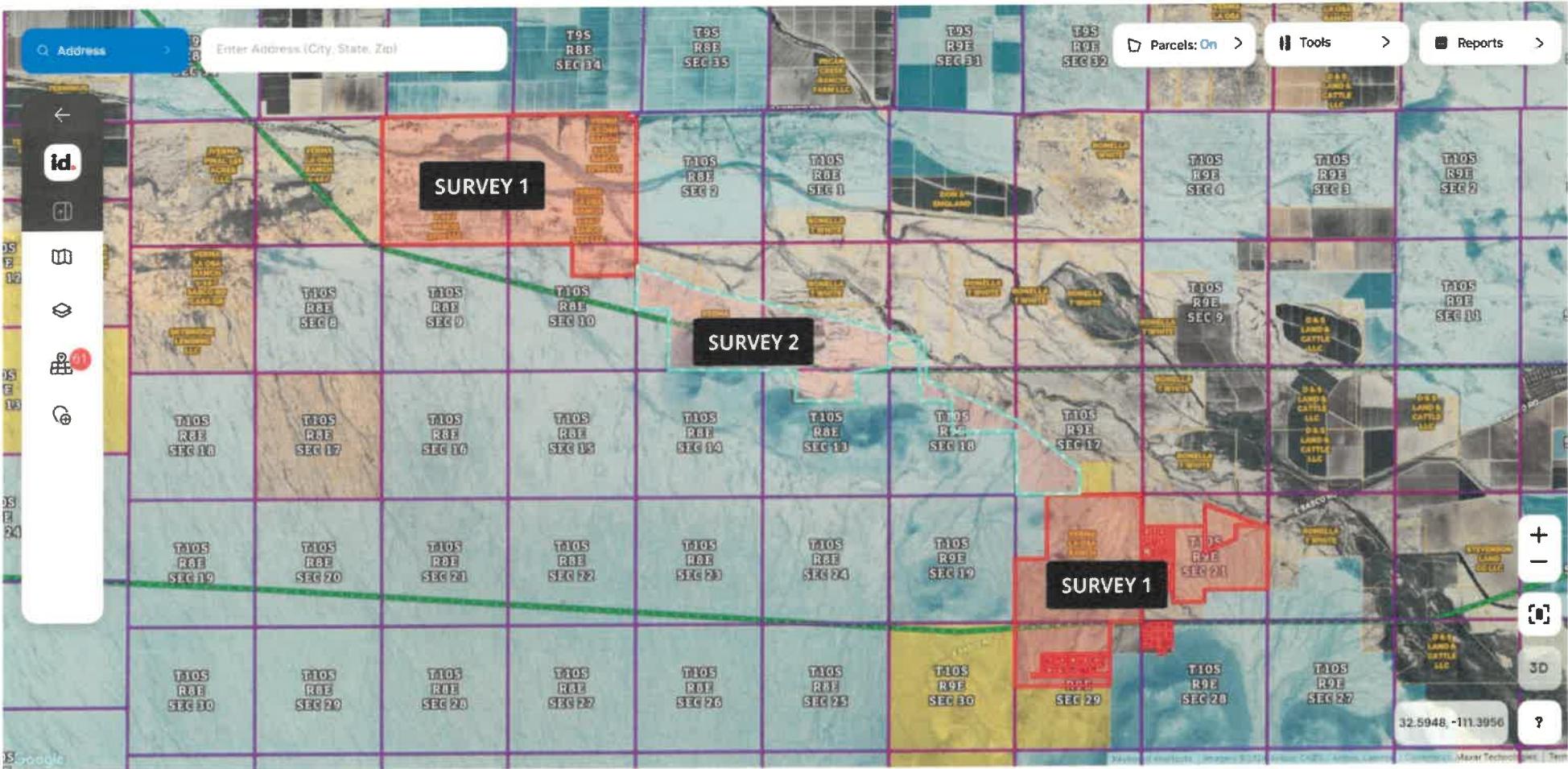
Preliminary  
Not For  
Construction  
Or  
Recording

Job No. 24-0542  
**PROPOSED**  
Sheet No. 1 of 1

## **ATTACHMENT B: Trip Generation**

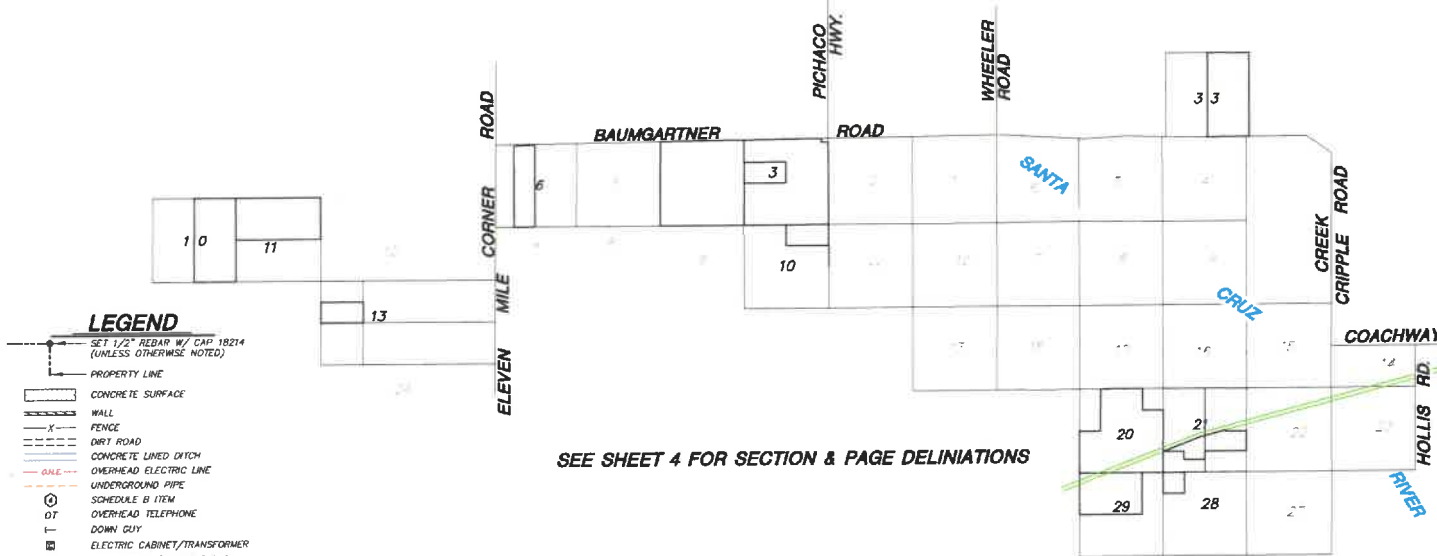
DESCRIPTION OF LAND USE				VEHICLE GENERATED TRIPS									Data Points	AVERAGE RATE or EQUATION			DIRECTIONAL DISTRIBUTION							
				Daily			AM Peak Hour			PM Peak Hour				Daily	AM Peak Hour	PM Peak Hour	Daily		AM Peak Hour		PM Peak Hour			
Phase/Parcel	Land Use	ITE Land Use Code (LUC)	SIZE	Enter	Exit	Total	Enter	Exit	Total	Enter	Exit	Total	Ln(T)=0.92 Ln(X) + 2.68	95%	Ln(T)=0.91 Ln(X) + 0.12	90%	Ln(T)=0.94 Ln(X) + 0.27	92%	Enter	Exit	Enter	Exit	Enter	Exit
	Single Family	210 Single-family Detached Housing (~2,000 acres, 2.0 DU/acre)	4,000 DU	15,024	15,023	30,047	535	1,603	2,138	2,007	1,179	3,186							50%	50%	25%	75%	63%	37%
		140 Manufacturing	500 emp	628	627	1,255	117	43	160	57	98	155	2.51		0.32				50%	50%	73%	27%	37%	63%
		110 General Light Industrial	500 emp	775	775	1,550	220	45	265	54	191	245	3.1		0.53				50%	50%	83%	17%	22%	78%
		150 Warehousing	500 emp	1,263	1,262	2,525	220	85	305	119	211	330	5.05		0.61				50%	50%	72%	28%	36%	64%
		150 Warehousing	400 emp	1,010	1,010	2,020	176	68	244	95	169	264	5.05		0.61				50%	50%	72%	28%	36%	64%
		170 Utility	100 emp	193	192	385	62	9	71	11	64	75	3.85		0.71				50%	50%	87%	13%	14%	86%

Source: ITE Trip Generation Manual 11th Edition



# ALTA / A.C.S.M. LAND TITLE SURVEY

OF  
SECTION 33, TOWNSHIP 9 SOUTH, RANGE 9 EAST; SECTIONS 10, 11 AND 13 IN  
TOWNSHIP 10 SOUTH, RANGE 7 EAST; SECTIONS 3, 4, 6, 10, IN TOWNSHIP 10  
SOUTH, RANGE 8 EAST AND SECTIONS 20, 21, 28 AND 29 IN TOWNSHIP 10  
SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
PINAL COUNTY, ARIZONA.



- LEGEND**
- SET 1/2" REBAR W/ CAP 18214 (UNLESS OTHERWISE NOTED)
  - PROPERTY LINE
  - CONCRETE SURFACE
  - WALL
  - X- FENCE
  - DIRT ROAD
  - CONCRETE LINED DITCH
  - OVERHEAD ELECTRIC LINE
  - GALE UNDERGROUND PIPE
  - SCHEDULE B ITEM
  - DT OVERHEAD TELEPHONE
  - ┆ DOWN GUY
  - ELECTRIC CABINET/TRANSFORMER
  - GAS MARKER (POSSIBLE GAS LINES BY AREA)
  - GUARD POST / GATE POST
  - IRRIGATION STANDPIPE
  - X LIGHT POLE
  - MANHOLE
  - MONITORING WELL
  - POWER POLE
  - POWER POLE W/ DROP ELECTRIC
  - ▲ TELEPHONE RISER
  - ELECTRIC METER/PEDASTAL
  - I.S. IRRIGATION STRUCTURE
  - WELL LOCATION
  - CEM. CEMETARY
  - R RECORD PER ....
  - D RECORD PER DESCRIPTION
  - A.C. ALUMINUM CAP
  - A.D.D.T. ARIZONA DEPARTMENT OF TRANSPORTATION
  - B.C.F.L. BRASS CAP FLUSH
  - B.C.H.M. BRASS CAP IN HANDHOLE
  - R.M. REFERENCE MARK (A.C.)
  - CALC. CALCULATED
  - CPD. CAPPED
  - COR. CORNER
  - FD. FOUND
  - G.L.O. GOVERNMENT LAND OFFICE
  - P.C. PINAL COUNTY
  - P.C.R. PINAL COUNTY RECORDER
  - SEC. SECTION
  - TSD. TAGGED
  - 11 SECTION NUMBER

SEE SHEET 4 FOR SECTION & PAGE DELINIATIONS

**REFERENCE DOCUMENTS**

- 1) Record of Survey recorded in Book 2, page 203 P.C.R.
- 2) ALTA/ACSM LAND TITLE SURVEY recorded in Book 11, page 100 P.C.R.
- 3) Unrecorded Survey by RST Land Surveying, Job No. 06-0061, 8-26-08
- 4) Greiner Engineering Plot recorded in Book 2, page 75, P.C.R.
- 5) G.L.O. Plots and Noted filed for each section in each Township & Range

**AREA = 3,382.733 ACRES**

**NOTES**

- 1) The basis of bearing is the North line of the Northeast quarter of Section 10, Township 10 South, Range 7 East, using a bearing of North degrees 89 degrees 59 minutes 13 seconds West.
- 2) All title information and the description shown is based on a Commitment for Title Insurance issued by Thomas Title & Escrow as Issuing Agent for First American Title Insurance Company (THIRD AMENDMENT) File Number 152157-53, dated April 10, 2013.
- 3) There are no street parking spaces on the subject property.
- 4) The building lines shown depict the building footprint at ground level. This information is intended to depict the general configuration of the building at ground level and may or may not depict the exact building foundation. The building offset distances shown are to actual building corners.
- 5) This survey shows visible evidence of underground utilities or facilities on the subject property. Many times in rural settings road graders, heavy equipment, vibration or time will expose visible signs of these facilities. The fact that the survey may not show these signs is not an indication that facilities do not exist. No guarantee can be made as to the extent of the utilities available, whether in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "DIAL BEFORE YOU DIG" at 252-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- 6) The Surveyor has made no attempt and has not obtained any information relating to, and has no knowledge of any proposed right of ways, easements, or dedications that any municipality, individual or governmental agency may have made or may require.
- 7) Use of the information contained in this ALTA/A.C.S.M. Land Title Survey for other than the specific purpose for which it was intended ("Title insurance matters") is forbidden unless expressly permitted in writing in advance by Southwestern States Surveying, Inc. Southwestern States Surveying, Inc. shall have no liability for any such unauthorized use of this information without their written consent.
- 8) All bearings and distances shown are field measured unless noted otherwise.
- 9) At all "calculated positions" there was nothing found or set.
- 10) The measurement purpose of this survey was to establish the "exterior" sections corners for the entire parcel. Being range cattle land the interior corners were of no substance.

**CERTIFICATION**

I, **Randy S. Dubois**, of the State of Arizona, do hereby certify that this map or plat and the survey on which it is based were made in accordance with the Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, as promulgated and adopted by ALTA and NSPS in 2000, and adopted by the State of Arizona, and that I am a duly Licensed Professional Land Surveyor in the State of Arizona, License No. 152157-53, and I am duly registered in the State of Arizona, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

August 26, 2013  
Randy S. Dubois  
R.L.S. 18214



EXPIRES 8/30/2014

**Southwestern States Surveying, Inc.**  
Professional Land Surveying

31415 North 25th Avenue Phoenix, Arizona 85028  
Phone: (602) 968-0333 Fax: (602) 968-0333

**ALTA/ACSM LAND TITLE SURVEY**  
LA OSA RANCH

REVISIONS	DATE	DESCRIPTION	BY	DATE	SHEET 1 OF 16

**DESCRIPTIONS**

**PARCEL NO. 1:** (409-06-0070 and 409-06-0090)  
The East half of Section 10, and the North half of Section 11, all in Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPTING AND RESERVING unto the United States of America, pursuant to the provisions of the Act of December 29, 1916 (39 Stat. 882) all the coal and other minerals as set forth in the Patent to said land.

**PARCEL NO. 2:** (409-25-0020 portion)  
The West half of the Northwest quarter of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

**PARCEL NO. 3:** (409-11-0050)  
The North half of the Southwest quarter of the Northeast quarter, and the South half of the Southeast quarter of the Northeast quarter, all in Section 4, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

**PARCEL NO. 4:** (410-01-0020 portion)  
The West half of the East half of Section 33, Township 9 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

**PARCEL NO. 5:** (409-11-0130 and 409-11-0030)  
The Southeast quarter and the East half of the Southwest quarter of Section 3, and the North half of the Northeast quarter of Section 10, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

**PARCEL NO. 6:** (Part of 409-11-0020 portion)  
The South half of the West half of the Southwest quarter of Section 3, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

**PARCEL NO. 7:** (Part of 409-11-0060)  
The South half of the Southwest quarter of Section 4, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

**PARCEL NO. 8:** (Part of 409-11-0020 portion)  
Lots 3 and 4 of Section 3, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPTING therefrom all uranium, thorium or any other material which is or may be determined to be peculiarly essential to the production of fissionable materials as reserved in the Patent recorded in Docket 75, page 455.

**PARCEL NO. 9:** (Part of 409-11-0020 portion)  
The North half of the West half of the Southwest quarter of Section 3, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

**PARCEL NO. 10:** (Part of 409-11-0060)  
The South half, and the South half of the Northwest quarter, and the South half of the Southwest quarter of the Northeast quarter of Section 4, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT the South half of the Southeast quarter of said Section 4; and EXCEPTING all coal, oil, gas and other mineral deposits as reserved unto the United States of America in the Patent to said land.

**PARCEL NO. 11:** (409-25-0030 portion)  
All that certain real property situate in the County of Pinal, State of Arizona, being a part of the East half of the West half of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, more particularly described as follows:

**BEGINNING** at a 3/4" inch diameter open pipe with an aluminum capped rebar inside, stamped RLS 7599 (accepted), marking the South quarter corner of said Section 21; Thence from said Point of Beginning, Northerly along the East line of the Southwest quarter of said Section 21,

North 00 degrees 11 minutes 00 seconds East, 798.32 feet (calculated) to the TRUE POINT OF BEGINNING of Parcel 12 herein described, marked by a No. 4 rebar with registration tag RLS 26932 (see this survey);

Thence from said TRUE POINT OF BEGINNING, Westerly, North 89 degrees 55 minutes 04 seconds West 1372.84 feet (measured) to a point on the East line of the Southwest quarter of the Southwest quarter of said Section 21, being the Southwest corner of said Parcel 12, marked by an aluminum capped rebar stamped RLS 7599 (accepted);

Thence Northerly along said East line, North 00 degrees 13 minutes 46 seconds East, 526.62 feet (measured) to the Northeast corner of the Southwest quarter of the Southwest quarter of said Section 21, marked by an aluminum capped rebar stamped RLS 7599 (accepted);

Thence leaving said Northeast corner, Northerly along the West line of the Northeast quarter of the Southwest quarter of said Section 21, North 00 degrees 18 minutes 21 seconds East, 1326.85 feet (measured) to the Northwest corner thereof, marked by an aluminum capped rebar stamped RLS 7599 (accepted);

Thence leaving said Northwest corner, Northerly along the East line of the Southeast quarter of the Northwest quarter of said Section 21, North 00 degrees 12 minutes 56 seconds East, 1326.54 feet (measured) to the Northwest corner thereof, marked by an aluminum capped rebar stamped RLS 7599 (accepted);

Thence leaving said Northwest corner, South 89 degrees 48 minutes 11 seconds East 1313.25 feet (measured) to the Northeast corner of the Southwest quarter of the Northwest quarter of said Section 21, marked by an aluminum capped rebar stamped RLS 7599 (accepted);

Thence Southerly along the East line of the West half of said Section 21, South 00 degrees 11 minutes 08 seconds West 3177.15 feet (calculated) to the TRUE POINT OF BEGINNING.

**PARCEL NO. 12:** (409-41-0030; 409-41-0040; 409-41-0050 and 409-41-0080)  
The East half of the West half of Section 6, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT the North 50 feet thereof.

**PARCEL NO. 13:** (409-06-0130)  
The South half of the Northwest quarter of Section 13, Township 10 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona; EXCEPTING therefrom all coal, oil, gas and other mineral deposits as reserved in the Patent recorded in Book 38 of Deeds, page 572.

**PARCEL NO. 14:** (409-11-0040 portion)  
Lots 1, 2, 3 and 4 and the North half of the Southeast quarter of the Northeast quarter of Section 4, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all coal and other minerals as reserved in Patent from United States of America.

**PARCEL NO. 15:**  
The East half, the Southwest quarter, and the East half of the Northwest quarter of Section 20, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

**PARCEL NO. 16:** (409-25-001A portion)  
The North half of the Southwest quarter of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

**PARCEL NO. 17:** (409-30-0020)  
The Northwest quarter of the Northeast quarter; and the North half of the Northwest quarter of Section 29, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

**PARCEL NO. 18:** (409-31-0010; 409-31-0020; 409-31-0040; 409-31-0050; 409-31-0060; 409-31-0070; 409-31-0080; 409-31-0090; 409-31-0100; 409-31-0110; 409-31-0120; 409-31-0130; 409-31-0140; 409-31-0150; 409-31-0170; 0180; 0200; 0210; 0230; 0250; 0260; 0270; 0280; 0300; 0310; 0320 and 409-31-0330)

All of Blocks 1, 2, 3, 8, 9, 10, 11, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26 and 27; Lots 1, 2, 3, 5 through 16 inclusive of Block 4;

Lots 1 through 13 inclusive, and Lot 16 of Block 5; Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of Block 7;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of Block 12; Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of Block 15;

Lots 1, 2, 3, 4, 5, 7, 8, 9, 10, 11, 12, 13, 14, 15 and 16 of Block 16; All in SASC0 TOWNSHIP, according to the plot of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 3 of Maps, page 17.

**PARCEL NO. 19:**  
(409-26-0150; 409-26-0140; 409-26-0150; 409-26-170; 409-26-0340; 409-26-0350; 409-26-0360; 409-26-0370; 409-26-0380;

Lots 1 through 8 inclusive, Block 6; All of Block 7; Lots 7 through 15 inclusive, Block 17; and all of Blocks 18, 19 and 20; SMELTER ADDITION TO SASC0, ARIZONA in the Southwest quarter of the Northwest quarter and the Northwest quarter of the Southwest quarter of Section 21, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, according to the plot in the office of the County Recorder of Pinal County, Arizona, according to Book 3 of Maps, pages 18 and 19.

**PARCEL NO. 20:** (409-29-001A; 409-29-0030 through 409-29-0100 inclusive; 409-29-011A; 409-29-0120; 409-29-0130; 409-29-0180; 409-29-018A and 409-29-018B)

Lots 6, 10, 11, 12; Block 1; Lots 1 through 12 inclusive, Block 2; Lots 1 through 12 inclusive, Block 3; Lots 1 through 16 inclusive, Block 4; Lots 1 through 16, Block 5; Lots 1 through 12 inclusive, Block 6; Lots 1 through 12 inclusive, Block 7; Lots 1 through 12 inclusive, Block 8; Lots 1 through 3 inclusive and Lots 7 through 12 inclusive, Block 9; Lots 1 through 12 inclusive, Block 10; Lots 1, 2, 11 and 12; Block 11; Lots 1 through 16 inclusive, Block 12; Lots 1 through 12 inclusive, Block 14 of DAILY ADDITION TO SASC0, ARIZONA, in the Northwest quarter of the Northwest quarter of Section 28, Township 10 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, recorded in Book 2 of Maps, page 6.

**PARCEL NO. 21:** (410-01-0020 and 410-01-002B)  
The East half of the East half of Section 33, Township 9 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

**PARCEL NO. 22:** (409-11-002E)  
GLD Lots 1 and 2, and the East half of the South half of the North half of Section 3, Township 10 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT the North 227.00 feet of the East 423.00 feet of GLD Lot 1; and EXCEPT all uranium, thorium or other materials which are or may be essential to the production of fissionable materials as reserved in Patent recorded in Docket 75, page 455



**Southwestern States Surveying, Inc.**  
Professional Land Surveying  
2415 North 31st Avenue, Phoenix, Arizona 85018  
LA OSA RANCHO  
**ALTA/ACSM LAND TITLE SURVEY**  
LA OSA RANCHO  
LA OSA RANCHO

DATE	DESCRIPTION	DATE	DESCRIPTION	DATE	DESCRIPTION

DATE: 8-26-13  
DRAWN BY: BOBBI D

**SCHEDULE "B" ITEMS**

- 7) An easement for electric transmission lines and incidental purposes recorded as Docket 114, page 187, of Official Records.
- 8) An easement for line of poles or steel towers, wires, cables, appurtenances, fixtures and incidental purposes recorded as Docket 537, page 268, of Official Records. (affects Lot 6, Block 1; Lots 1 to 6, Block 2; Lots 1 to 6, Block 3 and Lots 1 to 6, Block 4 of Dolly Addition to Sawco)  
(Affects Subject Property – Undefined Location – Unable to Plot)
- 9) An easement for lines of poles, steel towers, appurtenance, fixtures and incidental purposes recorded as Docket 547, page 357, of Official Records. (affects Parcel 17)
- 10) All matters as set forth in Notice of Exercise of Reserved Right of Way by the United States over certain Land Owned by the State of Arizona, recorded as Docket 1529, page 343, of Official Records. (affects Parcel 1)
- 12) All matters as set forth in Notice of Exercise of Reserved Right of Way by the United States recorded as Docket 1529, page 343, of Official Records. (affects Parcel 4)
- 15) The terms, conditions and provisions contained in the document entitled Agreement Relating to Exercise of Reserved Right of Way recorded as Docket 1627, page 569, of Official Records. (affects Parcels 4 and 21)
- 16) The terms, conditions and provisions contained in the document entitled Agreement Relating to Exercise of Reserved Right of Way recorded as Docket 1634, page 574, of Official Records. (affects Parcels 4 and 21)
- 17) The terms, conditions and provisions contained in the document entitled Resolution and Order of the Board of Directors of Central Arizona Irrigation and Drainage District Granting Petitions for Exclusion and Inclusion of Lands in said District recorded as Docket 1731, page 540, of Official Records and rerecorded in Docket 1734, page 512, of Official Records. (affects Parcel 3)  
(Affects Subject Property – Nothing to Plot)
- 19) The terms, conditions and provisions contained in the document entitled Agreement to provide Electrical Service recorded February 25, 2005 as Fee 2005-19048, of Official Records.
- 20) The terms, conditions and provisions contained in the document entitled Infrastructure Coordination and Finance Agreement recorded October 15, 2008 as Fee 2008-98149, of Official Records. (Affects Subject Property – Nothing to Plot)
- 21) All matters as set forth in Resolution and Order of the Board of Directors Granting the Petition to Include Lands in the Greene Reservoir Flood Control District, recorded February 12, 2009, as Fee 2009-14200 and rerecorded February 13, 2009 as Fee 2009-14537, of Official Records. (Affects Subject Property – Nothing to Plot)
- 22) The effect of a map purporting to show the land recorded as Book 7 of Surveys, page 203. (Affects Subject Property – Nothing to Plot)



EXPIRES 9/30/2014

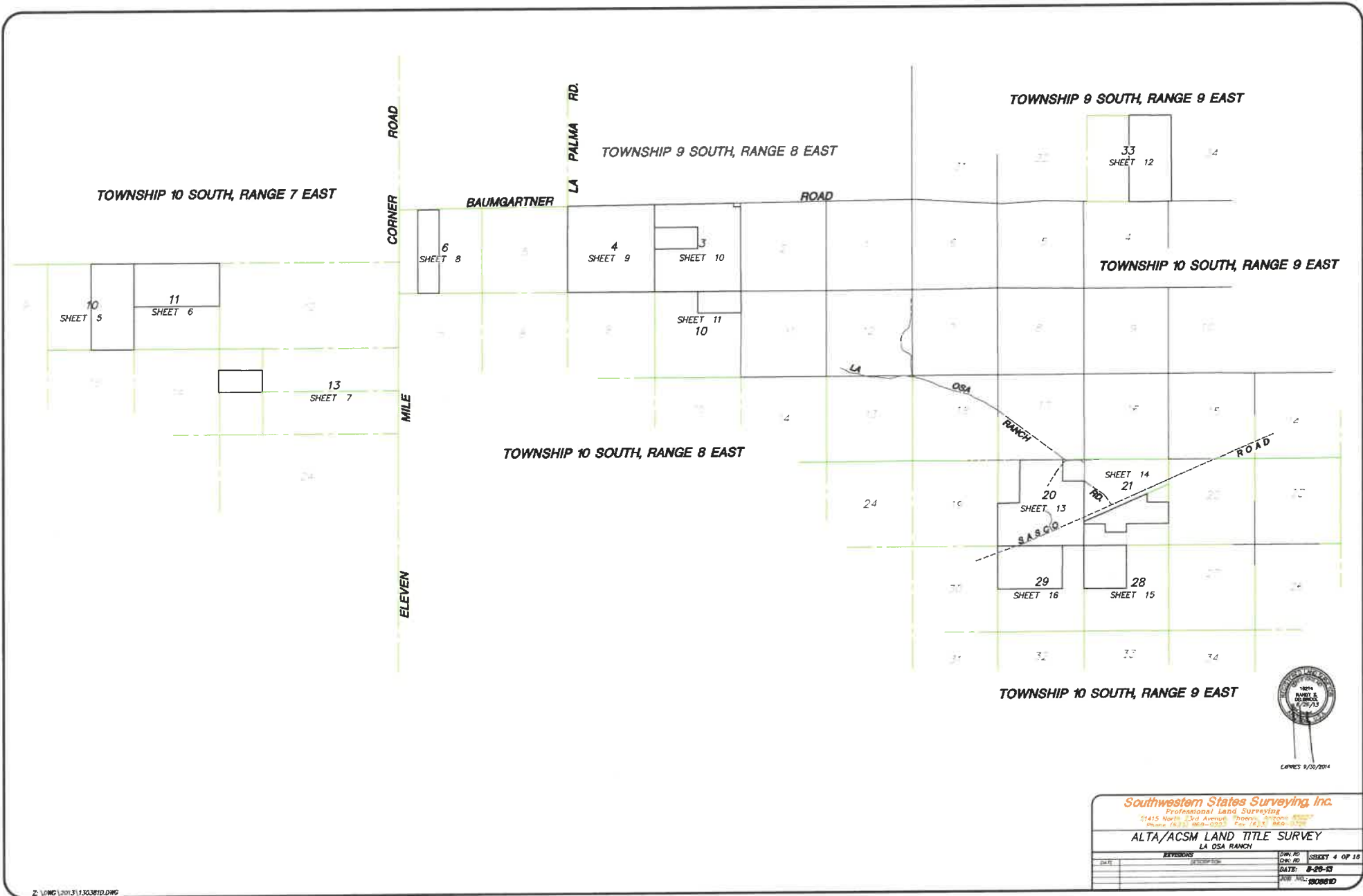
**Southwestern States Surveying, Inc.**

Professional Land Surveying  
21425 North 27th Avenue, Phoenix, Arizona 85027  
Phone: 602.944.8811 Fax: 602.944.8820

**ALTA/ACSM LAND TITLE SURVEY**

LA OSA RANCH

REVISIONS	DATE	DESCRIPTION	DRAWN BY	CHECKED BY	DATE	SHEET 3 OF 16

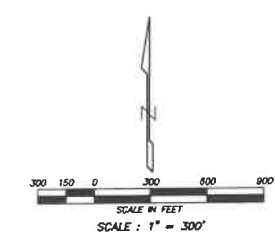
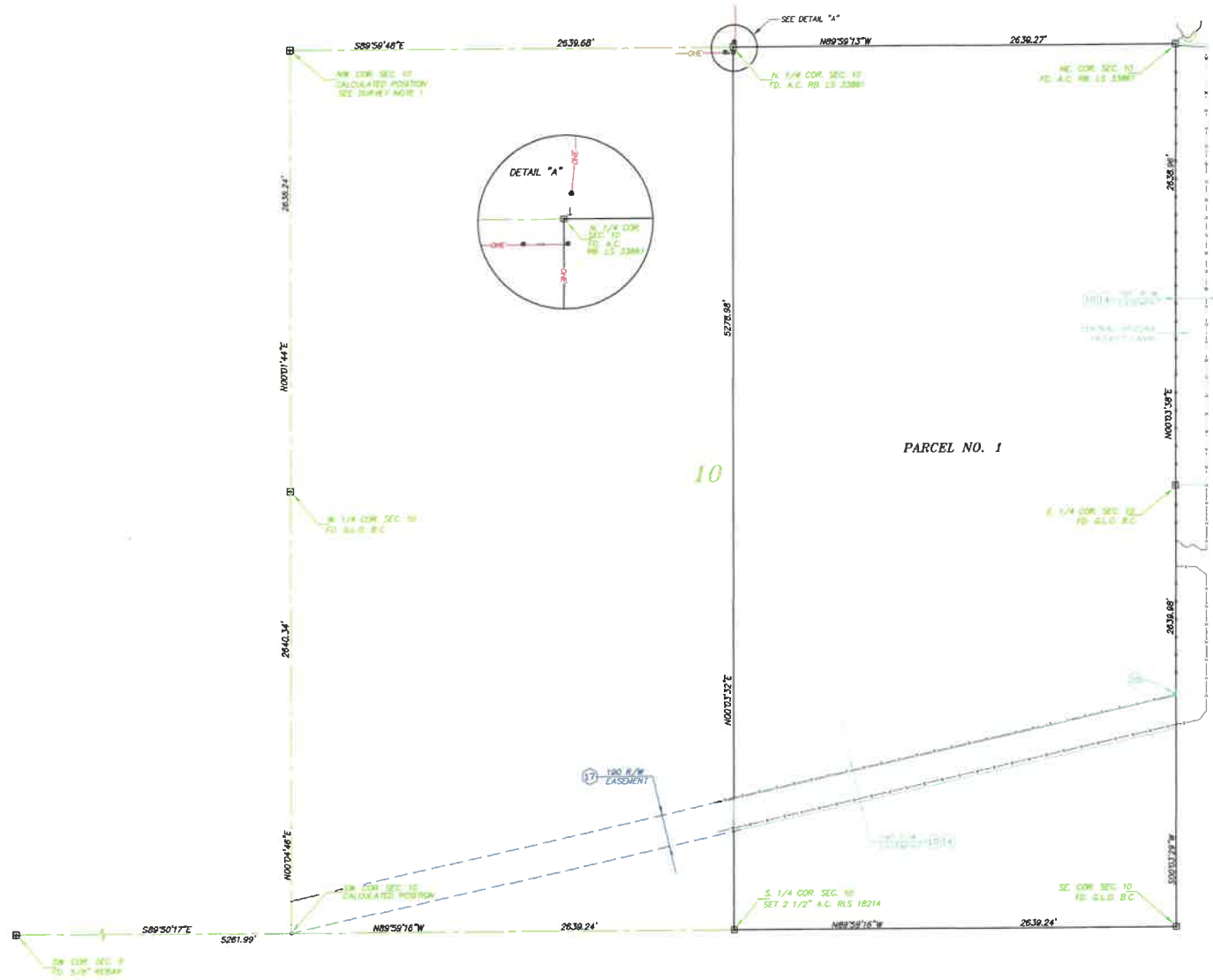


**Southwestern States Surveying, Inc.**  
 Professional Land Surveying  
 2145 North 23rd Avenue, Phoenix, Arizona 85016  
 Phone: (602) 968-0200 Fax: (602) 968-0200

**ALTA/ACSM LAND TITLE SURVEY**  
 LA OSA RANCH

NO.	REVISIONS	DATE	BY

TOWN: RD	SHEET: 4 OF 18
DATE: 8-26-13	DRAWN BY: BOBBO



**SURVEY NOTES**

1) Northwest corner is existing corner of 1841. Position is calculated based on the 2011 Survey which contained this corner using the Corner Engineering Plan recorded in Book 2, page 75 and the CED 2011 Map 1-4-1015

**AREA = 319.843 ACRES**



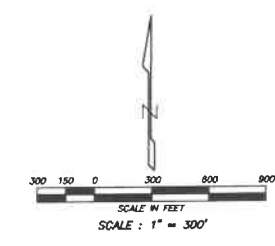
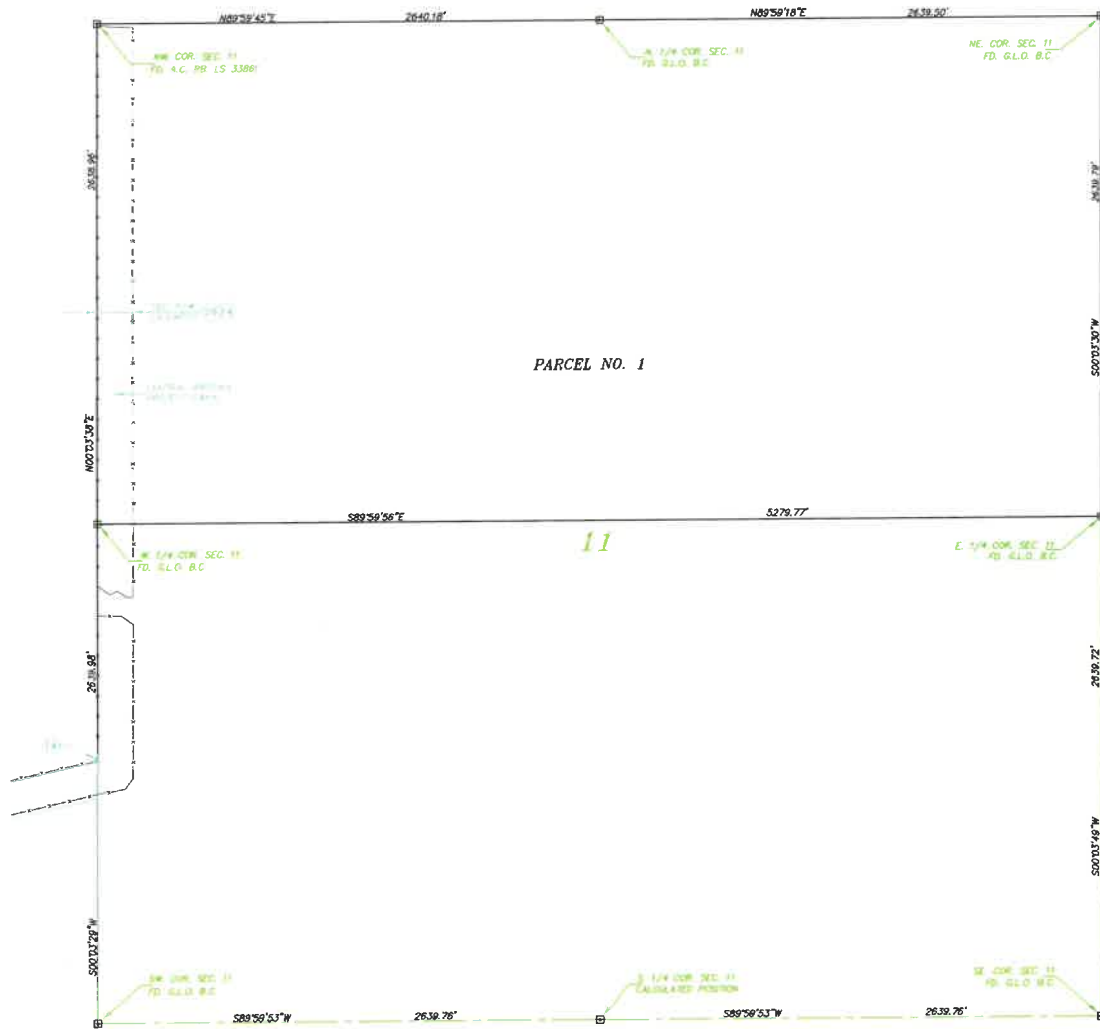
**Southwestern States Surveying, Inc.**  
Professional Land Surveying

1415 North 23rd Avenue, Phoenix, Arizona 85027  
Phone: (602) 966-0333 Fax: (602) 966-0202

**ALTA/ACSM LAND TITLE SURVEY**

LA OSA RANCH - SECTION 10, T. 10 S. - R. 7 E.

DATE	REVISION	DRAWN BY	CHECKED BY



**AREA = 319.897 ACRES**

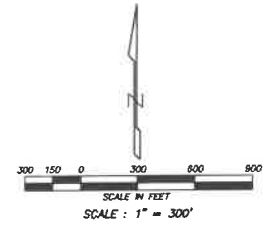
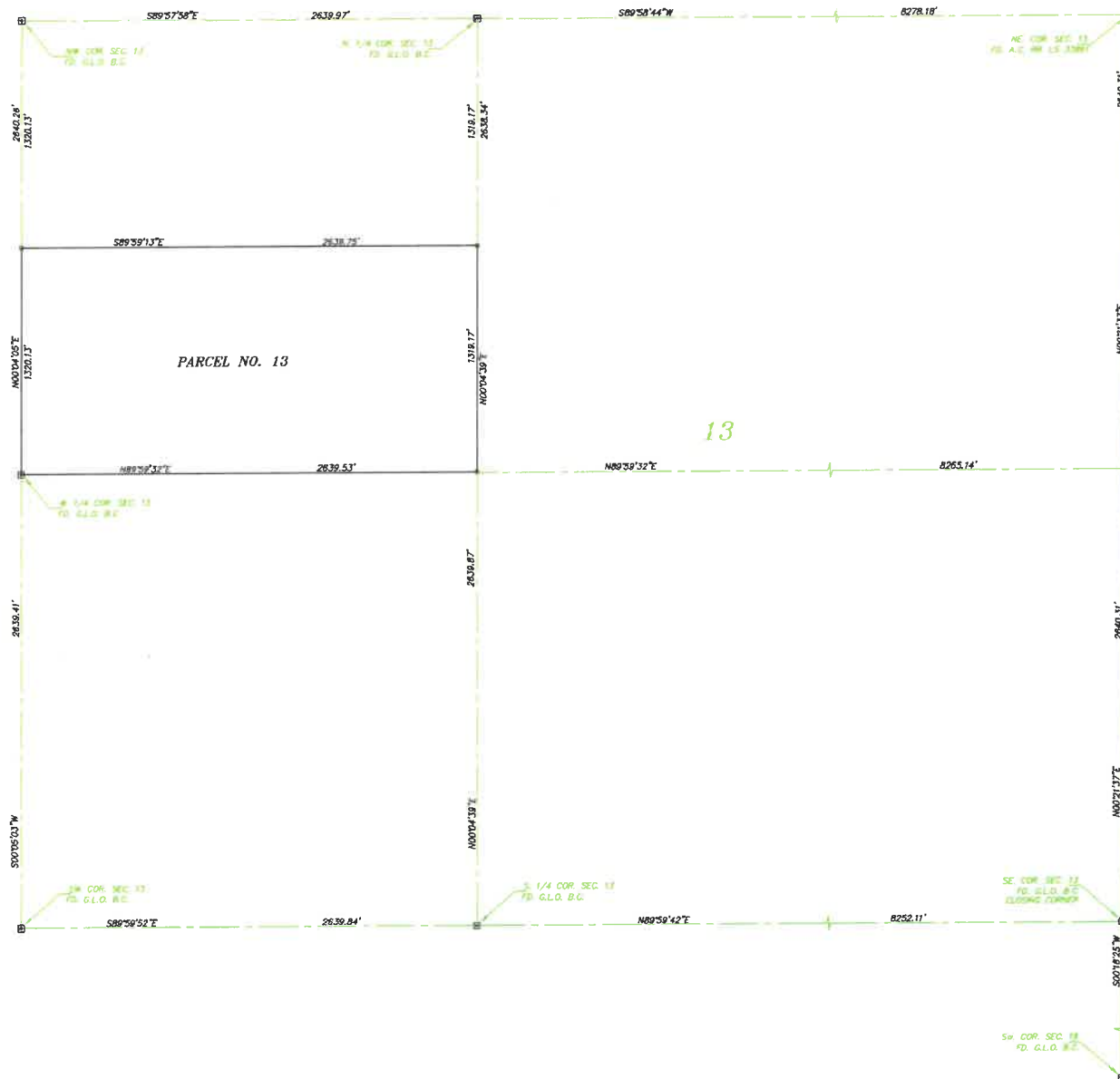


**Southwestern States Surveying, Inc.**  
Professional Land Surveying  
31412 North 23rd Avenue, Phoenix, Arizona 85027  
Phone: (602) 988-0077 Fax: (602) 988-0078

**ALTA/ACSM LAND TITLE SURVEY**  
LA OSA RANCH - SECTION 11, T. 10 S. - R. 7 E.

NO.	DESCRIPTION	DWG. NO.	SHEET # OF 14

DATE: 8-20-13  
DRAWN BY: BSB/BD



**AREA = 79.967 ACRES**



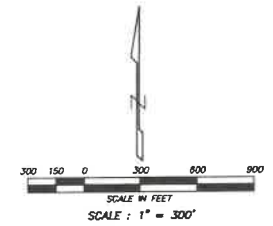
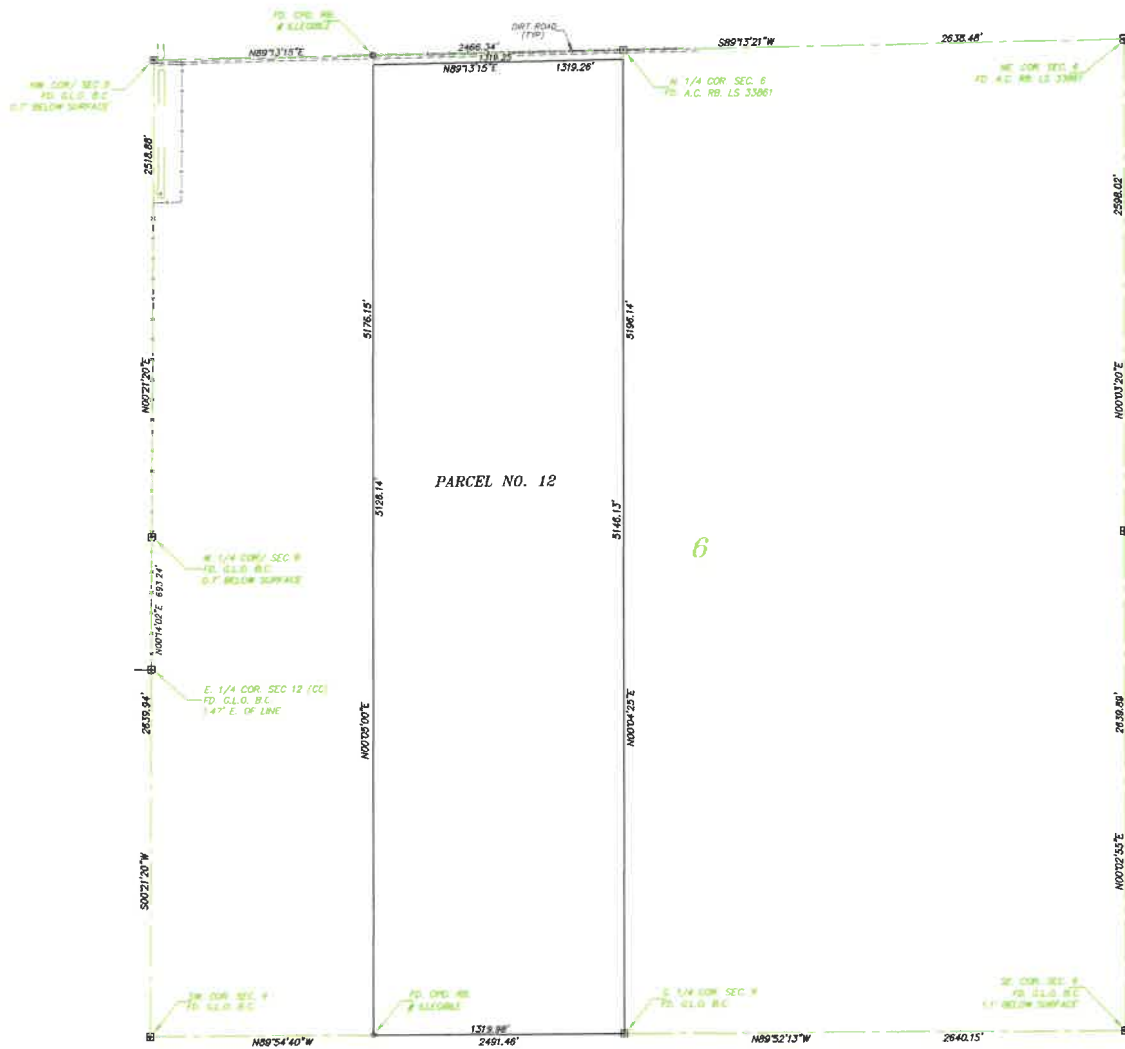
EXPRES 4/30/2014

**Southwestern States Surveying, Inc.**  
Professional Land Surveying

3145 North 23rd Avenue, Phoenix, Arizona 85018  
Phone: (602) 962-3323 Fax: (602) 962-3328

**ALTA/ACSM LAND TITLE SURVEY**  
LA OSA RANCH - SECTION 13, T. 10 S. - R. 7 E.

DATE	REVISION	SECTION	DATE	SHEET
			6-20-13	7 OF 18
			1308810	



**AREA = 155.587 ACRES**

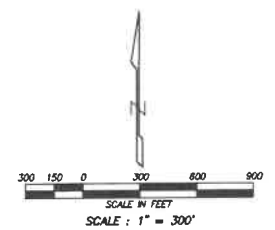
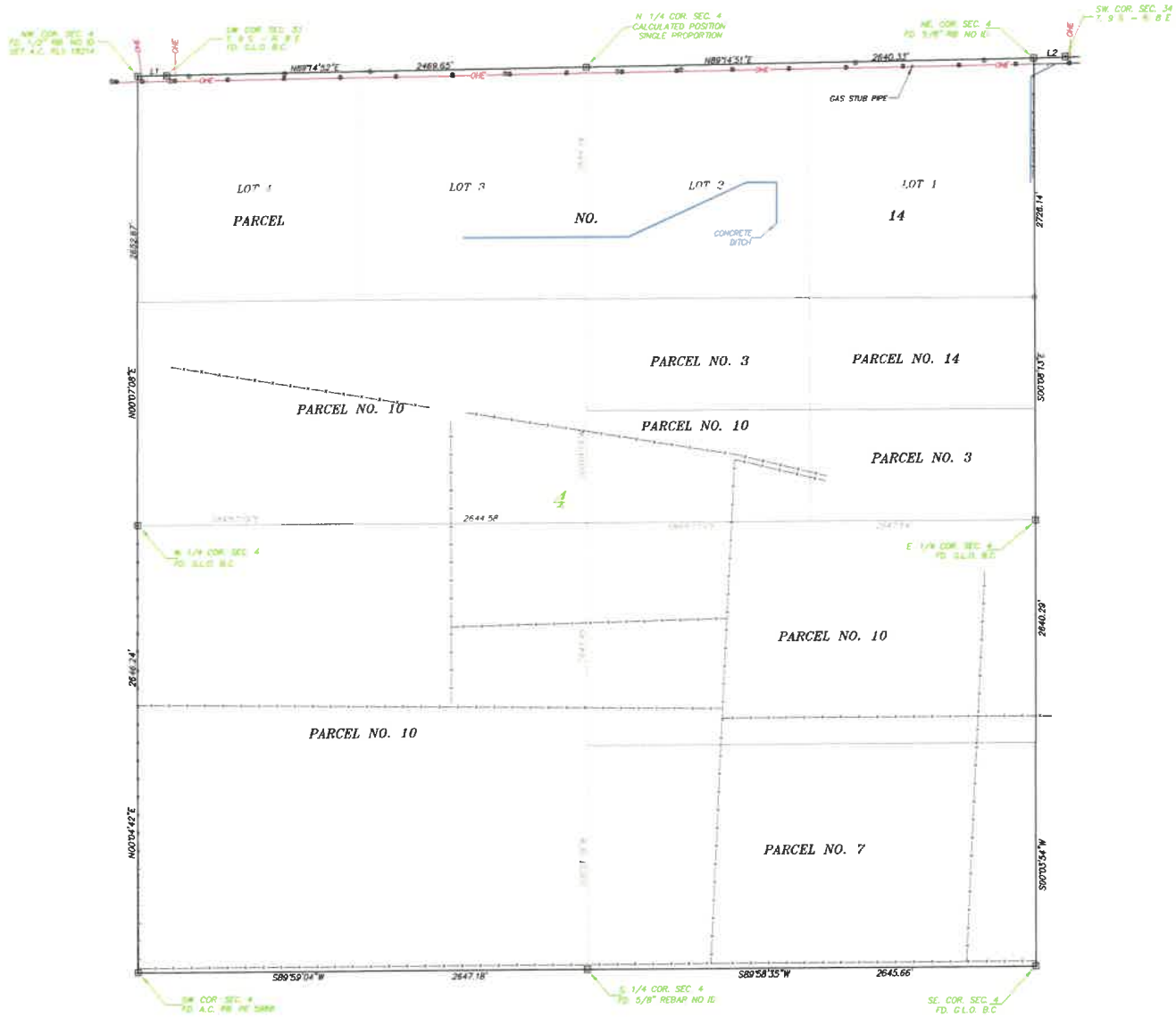


**Southwestern States Surveying, Inc.**  
Professional Land Surveying

21415 North 23rd Avenue, Phoenix, Arizona 85024  
Phone: 602.977.3321 Fax: 602.977.8866

**ALTA/ACSM LAND TITLE SURVEY**  
LA OSA RANCH - SECTION 6, T. 10 S. - R. 9 E.

DATE	REVISIONS	DRAWN	CHECKED	DATE	BY
				5-20-13	AS08810



LINE TABLE		
LINE	BEARINGS	LENGTH
L1	N89°14'41"E	170.68'
L2	N89°10'37"E	183.92'

**AREA = 647.539 ACRES**

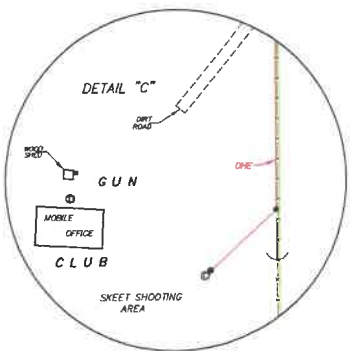
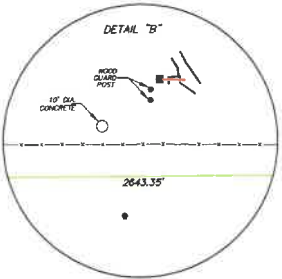
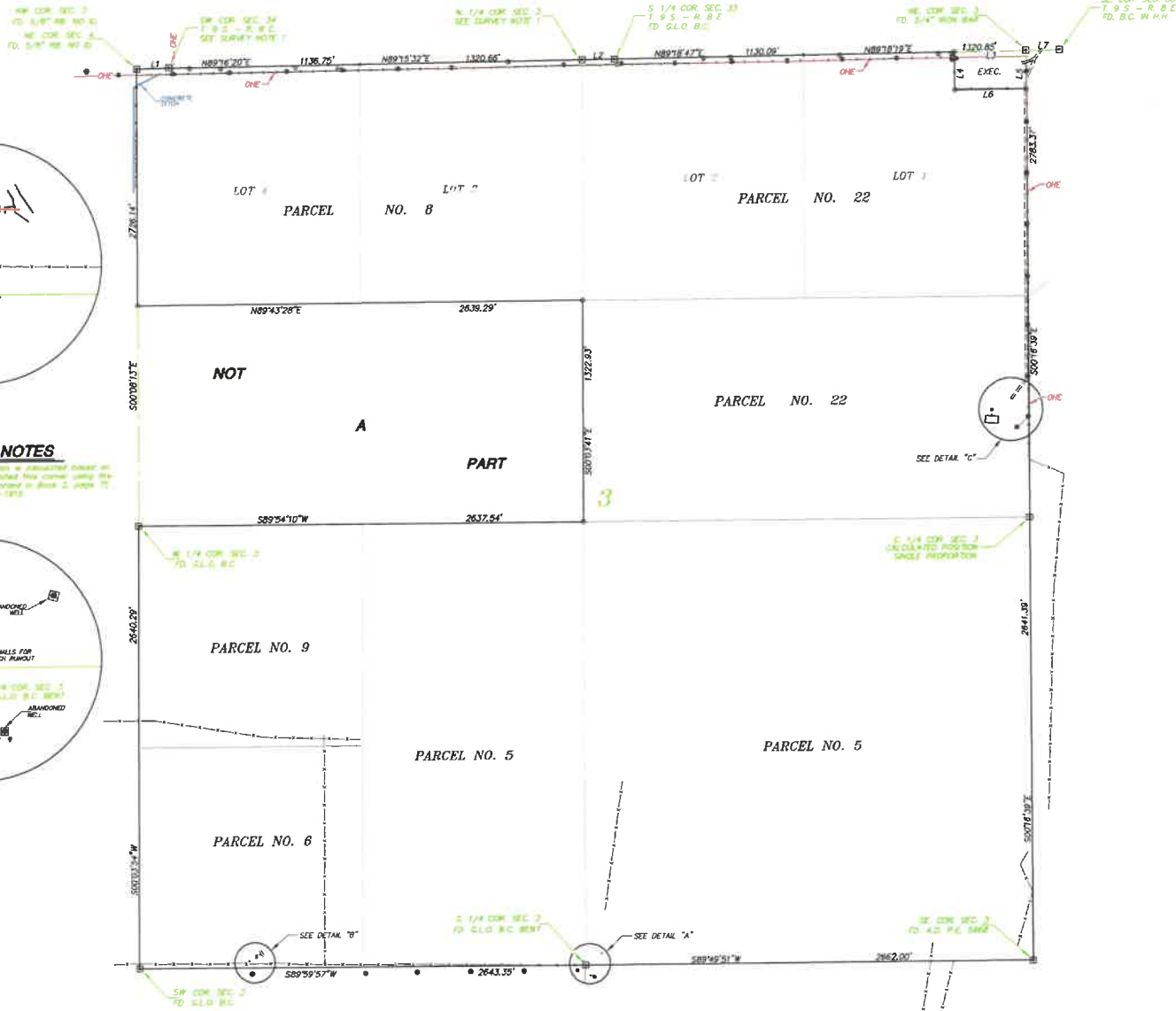


**Southwestern States Surveying, Inc.**  
 Professional Land Surveying  
 21415 North 21st Avenue, Overland Park, Kansas 66202  
 Phone: (913) 864-1051 Fax: (913) 866-6700

**ALTA/ACSM LAND TITLE SURVEY**  
 LA OSA RANCH - SECTION 4 T. 10 S. - R. 8 E.

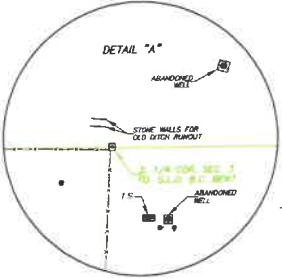
DATE	DESIGNER	DRAWN	DATE
	TRAVIS S. GALLOWAY		8-20-13
			JOB NO. 1303810

Sheet 9 of 10



**SURVEY NOTES**

1) Nothing shown on this plat is intended to be a warranty of title. The plat is a true and correct copy of the original survey as shown on the original survey plat recorded in Book 2, Page 12 and the 2011 Plat Map 7-1-2011.



LINE	BEARINGS	LENGTH
L1	N 89°13'32\"/>	
L2	N89°15'54\"/>	
L3	N89°18'19\"/>	
L4	S00°18'39\"/>	
L5	S00°16'19\"/>	
L6	N89°18'19\"/>	
L7	N89°14'12\"/>	

**AREA = 573.682 ACRES**

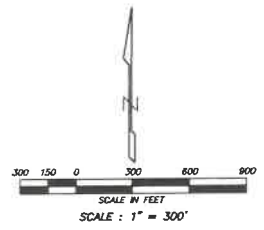
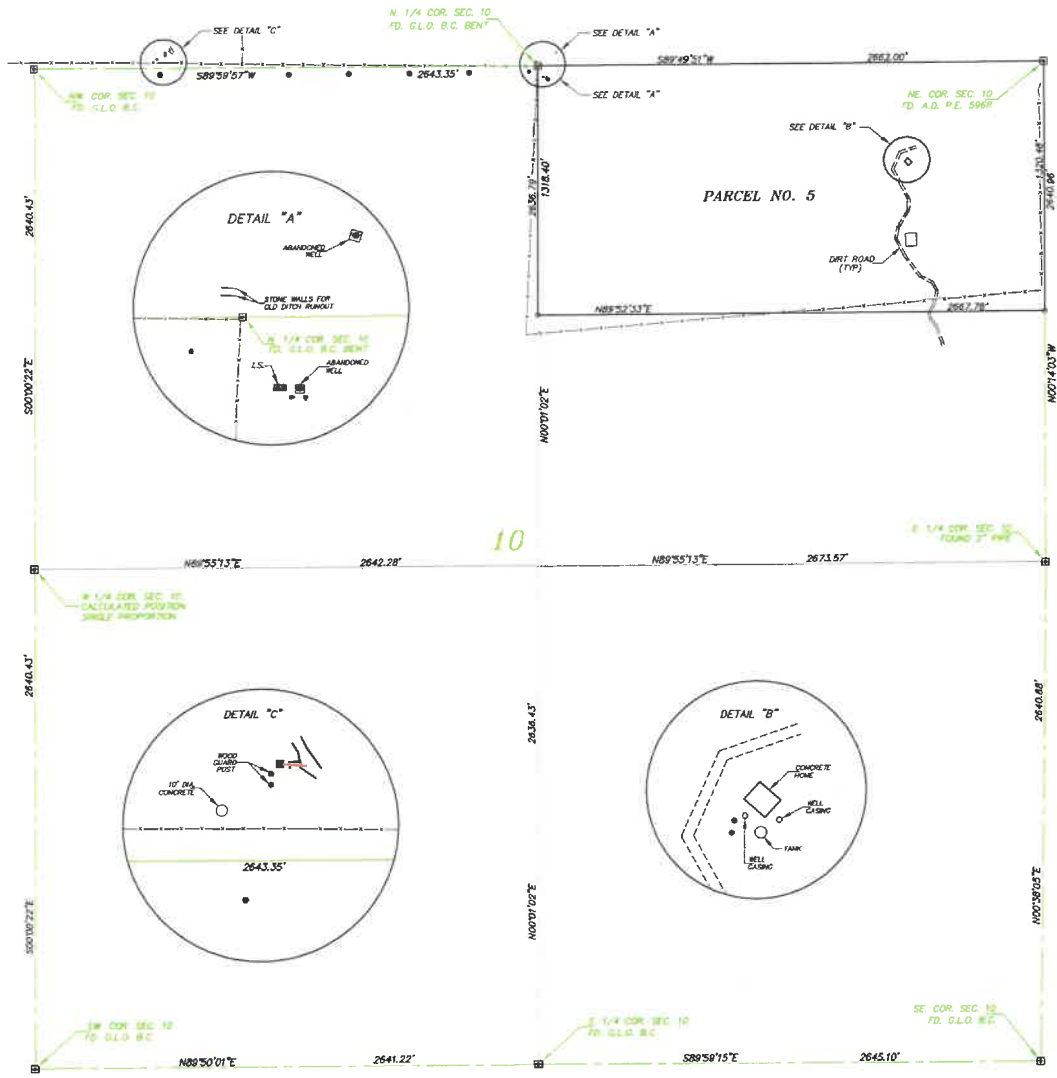


**Southwestern States Surveying, Inc.**  
 Professional Land Surveying  
 419 North 23rd Avenue, Phoenix, Arizona 85008  
 Phone: (602) 969-0001 Fax: (602) 969-0002

**ALTA/ACSM LAND TITLE SURVEY**  
 LA OSA RANCH - SECTION 3 T. 10 S. - R. 8 E.

REVISION	DATE	BY

DATE: 8-28-13  
 JOB NO.: 1308810



**AREA = 80.719 ACRES**



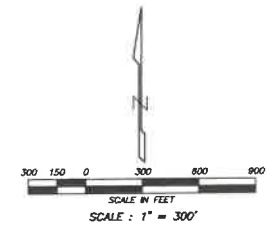
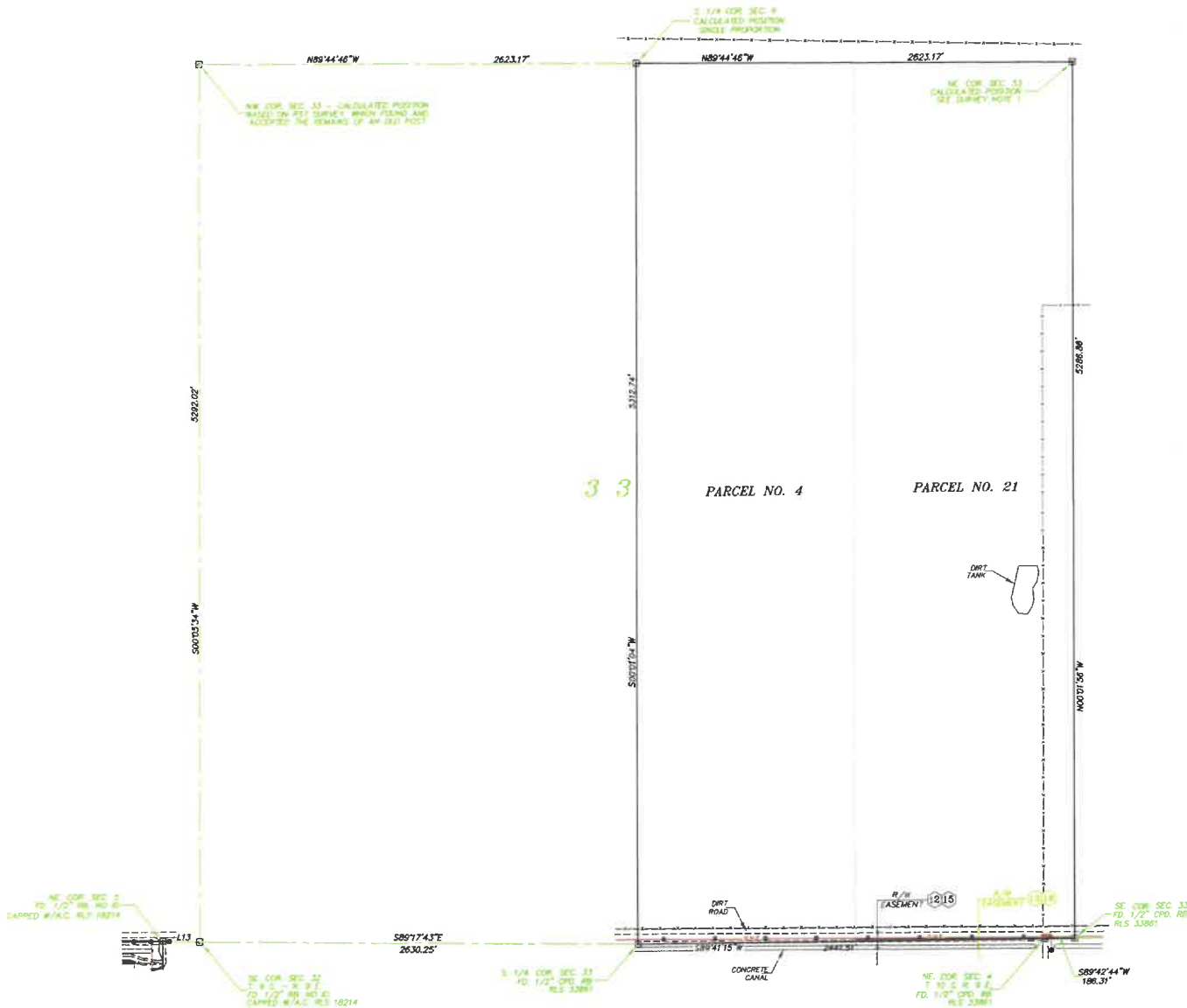
**Southwestern States Surveying, Inc.**  
 Professional Land Surveyors  
 31415 North 23rd Avenue, Phoenix, Arizona 85027  
 Phone (602) 969-0223 Fax (602) 969-0224

**ALTA/ACSM LAND TITLE SURVEY**  
 LA OSA RANCH - SECTION 10 T. 10 S. - R. 8 E.

REVISIONS	DATE	BY

TITLE NO.	8-26-13
DATE	8-26-13
JOB NO.	1003810

MARK S. RIDDICK  
 No. 12971  
 State of Arizona  
 Commission Expires 2/20/2014



**SURVEY NOTES**

1) Nothing found or set. Position is calculated based on the P1 Survey which had calculated the corner by double proportion measurement using the NE Corner of Section 34, the NW Corner of Section 33, the SW Corner of Section 15 and a Rock Mound at the SW Cor. of Section 34.

**AREA = 319.429 ACRES**

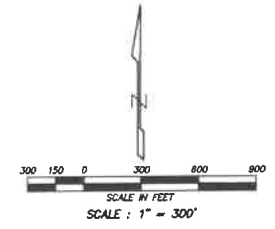
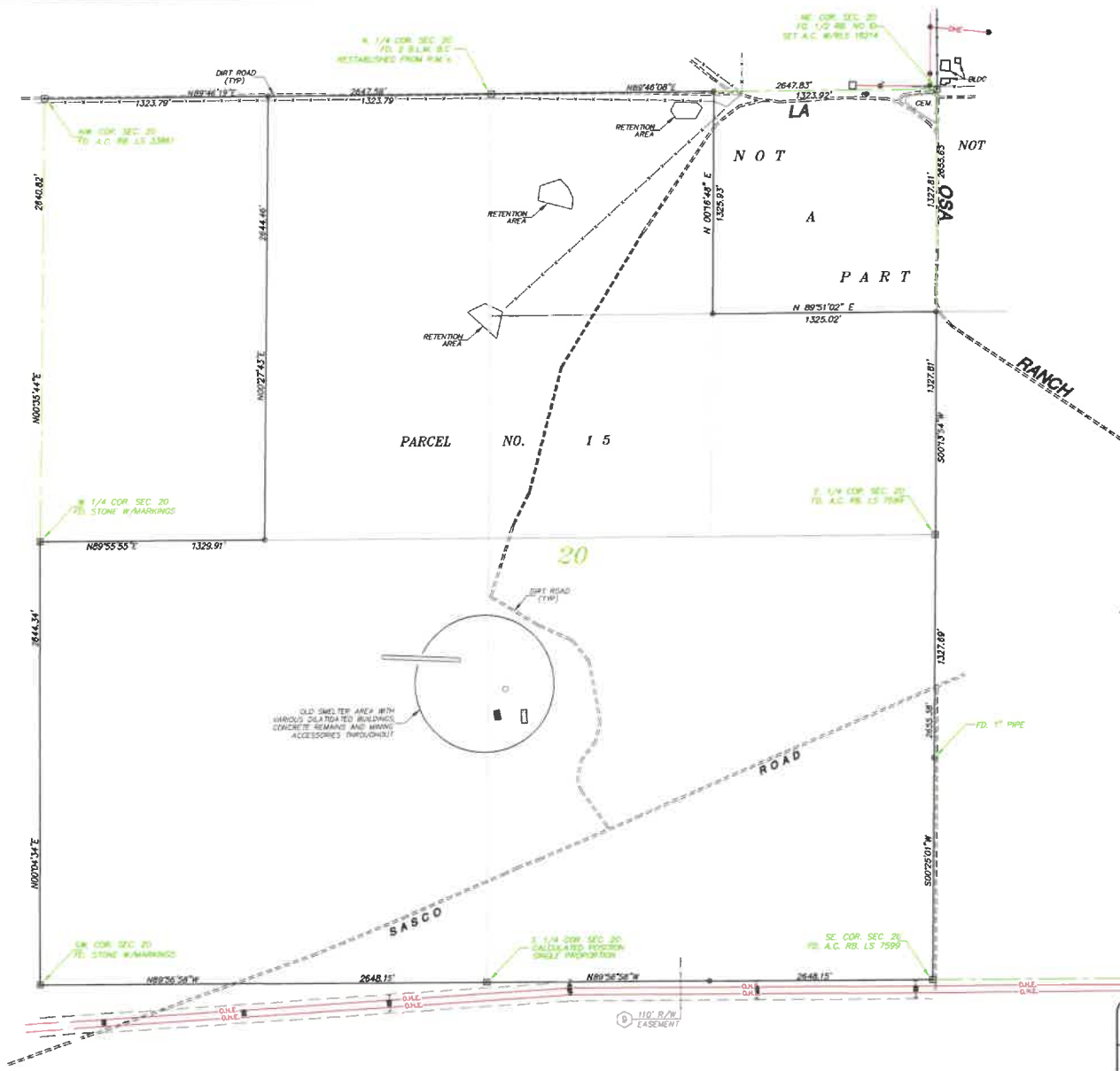


EXPIRES 8/31/2014

**Southwestern States Surveying, Inc.**  
 Professional Land Surveying  
 2141 North 23rd Avenue Phoenix, Arizona 85016  
 Phone (602) 968-0223 Fax (602) 968-1702

**ALTA/ACSM LAND TITLE SURVEY**  
 LA OSA RANCH - SECTION 33 T. 9 S. - R. 9 E.

DATE:	DESCRIPTION:	DRAWN BY:	SHEET 12 OF 18
0-28-13		8-28-13	
		3038810	



**AREA = 524.248 ACRES**

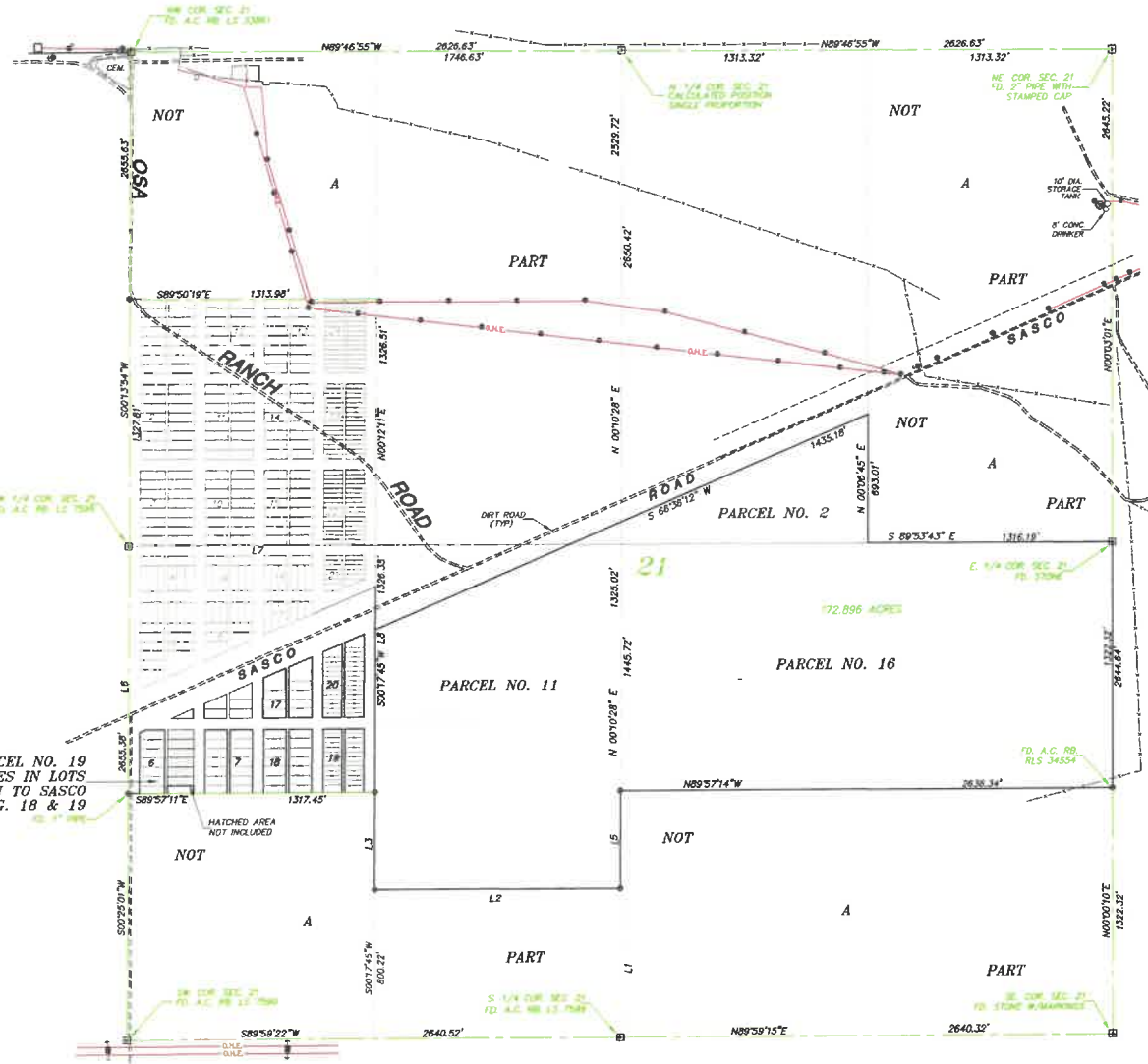


**Southwestern States Surveying, Inc.**  
 Professional Land Surveyors  
 4175 North 21st Avenue, Phoenix, Arizona 85016  
 Phone: 602.969.0203 Fax: 602.969.0700

**ALTA/ACSM LAND TITLE SURVEY**  
 LA OSA RANCH - SECTION 20 T. 10 S. - R. 9 E.

DATE	REVISION	DATE	REVISION
		DATE	REVISION
		DATE	REVISION
		DATE	REVISION

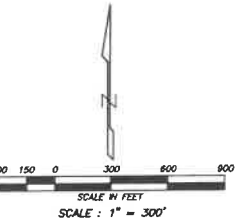
DRAWN BY: [ ]  
 CHECKED BY: [ ]  
 DATE: **8-26-13**  
 JOB NO.: 1303810



PARCEL NO. 19  
9.844 ACRES IN LOTS  
SMELTER ADDITION TO SASCO  
BOOK 3 OF MAPS, PG. 18 & 19

HATCHED AREA  
NOT INCLUDED

172.896 ACRES



LINE	BEARINGS	LENGTH
L1	N 00°10'28" E	798.32'
L1R	N 00°11'00" E	798.32'
L2	N 89°55'54" E	1317.86'
L2R	N 89°55'04" W	1317.86'
L3	N 00°17'45" E	526.13'
L3R	N 00°17'46" W	526.62'
L4	S 78°32'28" E	230.08'
L5	N 00°10'28" E	526.70'
L6	N 00°12'11" E	1326.81'
L6R	N 00°12'56" E	1326.34'
L7	S 89°50'19" E	1313.98'
L7R	S 89°54'11" E	1313.98'
L8	S 00°17'45" W	3178.92'
L8R	S 00°17'08" W	3177.15'
L9	N 00°10'28" E	526.70'

AREA = 153.173 ACRES



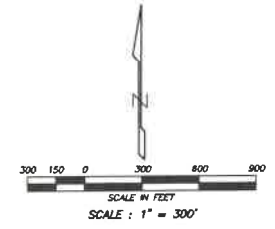
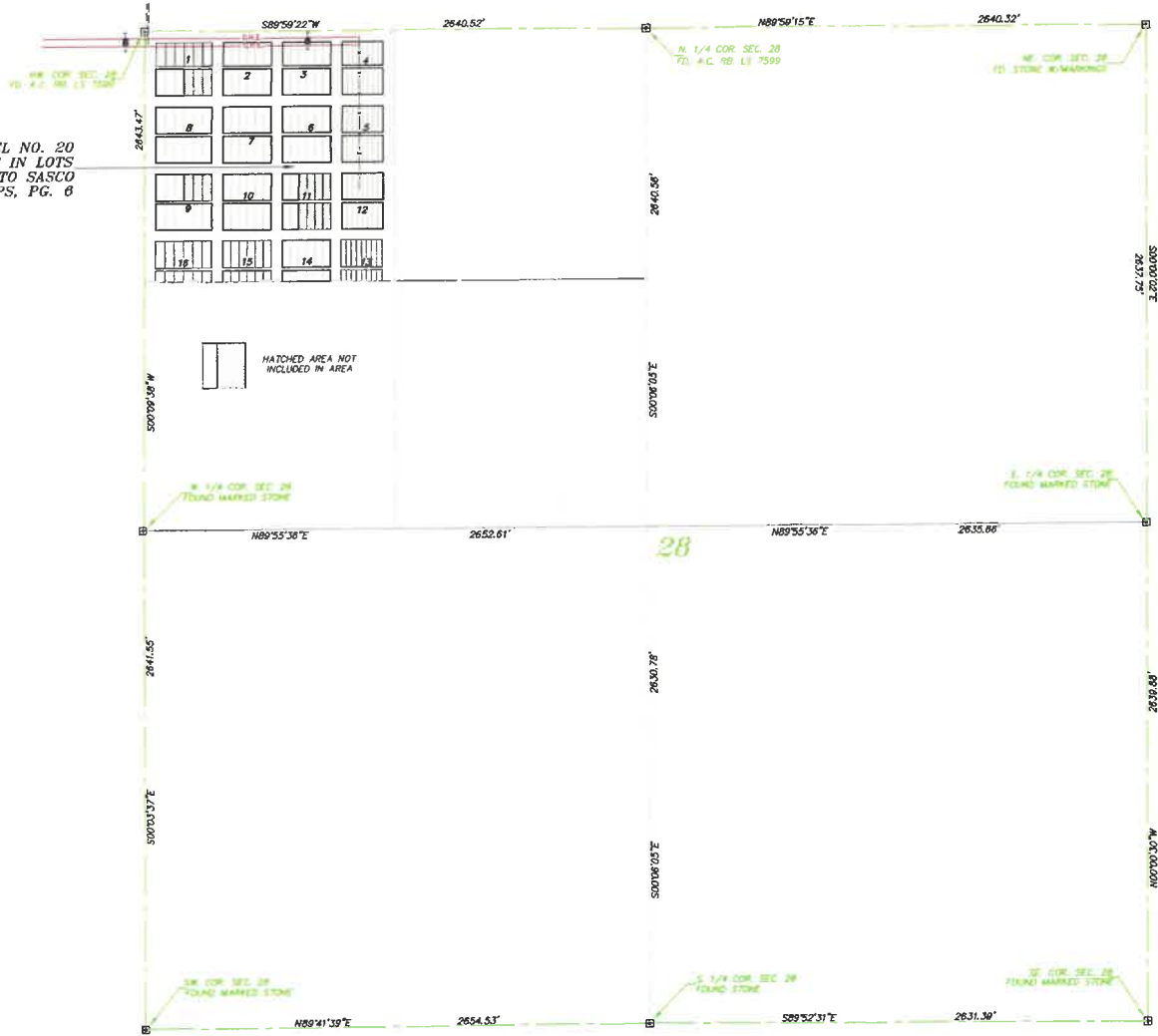
**Southwestern States Surveying, Inc.**  
Professional Land Surveying  
1415 South 23rd Avenue, Phoenix, Arizona 85037  
Phone: (602) 969-5051 Fax: (602) 969-1728

**ALTA/ACSM LAND TITLE SURVEY**  
LA OSA RANCH - SECTION 21 T. 10 S. - R. 9 E.

DATE	REVISIONS	DESCRIPTION	DWG. NO.	1824
			CHK. BY	
			DATE:	8-26-13
			BY:	1303810

Sheet 14 of 18

PARCEL NO. 20  
 17.77 ACRES IN LOTS  
 DAILY ADDITION TO SASCO  
 BOOK 2 OF MAPS, PG. 8



**AREA = 17.770 ACRES**



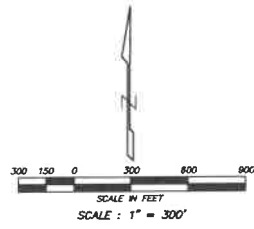
**Southwestern States Surveying, Inc.**  
 Professional Land Surveying  
 11410 North 21st Avenue, Phoenix, Arizona 85021  
 Phone: (602) 964-2245 Fax: (602) 964-2246

**ALTA/ACSM LAND TITLE SURVEY**  
 LA OSA RANCH - SECTION 28 T. 10 S. - R. 9 E.

DATE:	BY:	DATE:	BY:
		8-26-13	ASB



PARCEL NO. 18  
70.21 ACRES IN LOTS  
SASCO TOWNSITE  
BOOK 3 OF MAPS, PG. 17



**SURVEY NOTES**

- 1) Aiming angle of each station is computed based on the IOT Survey which restored the position per double intersection using a prism at the NW Corner of Section 29, a stone M.C. at the East 1/4 Corner of Section 31 and a stone at the South 1/4 corner of Section 29.

**AREA = 180.879 ACRES**



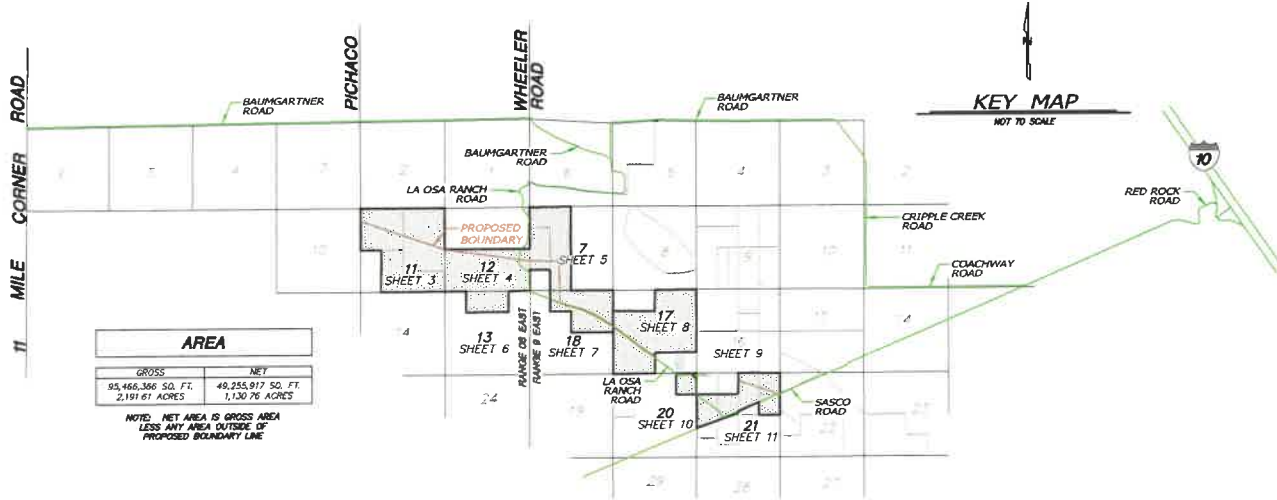
**Southwestern States Surveying, Inc.**  
Professional Land Surveying  
1413 North 23rd Avenue, Phoenix, Arizona 85023  
Phone: (602) 968-0233 Fax: (602) 968-0702

**ALTA/ACSM LAND TITLE SURVEY**  
LA OSA RANCH - SECTION 29 T. 10 S. - R. 7 E.

DATE	REVISIONS	BY	CHK. BY	DATE	SHEET 18 OF 18
				8-26-13	
					1903810

# BOUNDARY SURVEY LA OSA RANCH & SASCO ROAD

SECTIONS 11, 12 AND 13, TOWNSHIP 10 SOUTH, RANGE 8 EAST AND  
SECTIONS 7, 17, 18, 20, AND 21, TOWNSHIP 10  
SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN,  
PINAL COUNTY, ARIZONA.



AREA	
GROSS	NET
95,466,366 SQ. FT. 2,191.67 ACRES	49,255,917 SQ. FT. 1,130.76 ACRES

NOTE: NET AREA IS GROSS AREA  
LESS ANY AREA OUTSIDE OF  
PROPOSED BOUNDARY LINE

- ### NOTES
- 1) THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 10 SOUTH, RANGE 7 EAST, USING A BEARING OF NORTH DECREEED BY DEGREES 59 MINUTES 13 SECONDS WEST.
  - 2) ALL TITLE INFORMATION AND THE DESCRIPTION SHOWN IS BASED ON A COMMITMENT FOR TITLE INSURANCE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NUMBER 80028697, DATED OCTOBER 03, 2022 AND THAT ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE SITE OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE SUBJECT PROPERTY.
  - 3) THE SURVEYOR HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT OF WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY REQUIRE.
  - 4) USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY SUPERIOR SURVEYING SERVICES, INC. SUPERIOR SURVEYING SERVICES, INC. SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

- ### REFERENCES
- GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT  
UNRECORDED SURVEY BY RST LAND SURVEYING, JOB NO. 08-0061, 8-26-08  
ALTA/ACSM LAND TITLE SURVEY RECORDED IN BOOK 11, PAGE 100 P.C.R.  
RECORD OF SURVEY RECORDED IN BOOK 7, PAGE 203 P.C.R.  
CREENER ENGINEERING PLAT RECORDED IN BOOK 2, PAGE 75, P.C.R.  
G.L.O. PLATS AND NOTED FILED FOR EACH SECTION IN EACH TOWNSHIP & RANGE

### SCHEDULE "B" ITEMS

- 14) Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of Smarter Addition to Sasco, Arizona, as recorded in Plat Record Book 3 of Maps, Page(s) 18 and 19 - but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c). (Affects Parcel No. 12) (NOT PLOTTABLE EXCEPTS REFERENCING SURVEYED PROPERTY ARE CREATED BY THIS DOCUMENT)
- 15) An easement for electric transmission lines and incidental purposes in the document recorded as Docket 114, Page 187. (Affects Parcel No. 1, 2, 3 and 9) (PLOTTED HEREON)
- 16) An easement for lines of poles, steel towers, wires, cables, appurtenances, fixtures and incidental purposes in the document recorded as Docket 1029, Page 908. (Affects Parcel No. 5) (PLOTTED HEREON)
- 17) An easement for lines of poles, steel towers, wires, cables, fixtures, appurtenances and incidental purposes in the document recorded as Docket 1064, Page 625. (Affects Parcel No. 1) (PLOTTED HEREON)
- 18) An easement for lines of poles, steel towers, wires, cables, fixtures, appurtenances and incidental purposes in the document recorded as Docket 1064, Page 627. (Affects Parcel No. 2) (PLOTTED HEREON)
- 19) The terms and provisions contained in the document entitled "Notice to Lands Included within central Arizona Irrigation and Drainage District" recorded January 20, 1989 as Docket 1500, Page 919. (Affects All Parcels) (PERTAINS TO NOTICE TO LANDS WITHIN CENTRAL ARIZONA CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT FOR WATER ELIGIBILITY CRITERIA - NOT PLOTTABLE)
- 20) An easement for ingress, egress and utilities, both public and private and incidental purposes, recorded as 2003-012828 and recorded as 2003-012832, both of Official Records. (Affects Parcel No. 11) (PLOTTED HEREON)
- 21) The terms and provisions contained in the document entitled "Agreement to provide Electrical Service" recorded February 25, 2008 as 2008-019048 of Official Records. (Affects All Parcels) (PERTAINS TO AGREEMENT FOR PROVIDING ELECTRICAL SERVICE TO LANDS OWNED BY JOHNSON INTERNATIONAL, INC AND ARCOBE, L.L.C. WITHIN THE CENTRAL ARIZONA CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT - NOT PLOTTABLE)
- 22) The terms and provisions contained in the document entitled "Infrastructure Coordination and Finance Agreement" recorded October 15, 2008 as 2008-090149 of Official Records. (Affects All Parcels) (PERTAINS TO INFRASTRUCTURE COORDINATION AND FINANCE AGREEMENT BETWEEN GLOBE WATER RESOURCES, L.L.C., ARCOBE, L.L.C., TORRY PINES DEVELOPMENT, L.L.C., ROOSE/QUEEN CREEK AND L.L.C., ELLSWORTHROAD 180 L.L.C., SANDERBULT FARMS L.L.C. AND WYNE LAND PARTNERS, L.L.C. - NOT PLOTTABLE)
- 23) The terms and provisions contained in the document entitled "Resolution and Order of the Board of Directors Granting the Petition to Include Lands in the Greene Reservoir Flood Control District" recorded February 12, 2008 as 2008-014200 and re-recorded February 13, 2008 as 2008-014537, both of Official Records. (Affects All Parcels) (PERTAINS TO RESOLUTION AND ORDER OF THE BOARD OF DIRECTORS GRANTING THE PETITION TO INCLUDE LANDS IN THE GREENE RESERVOIR FLOOD CONTROL DISTRICT - NOT PLOTTABLE)
- 24) All matters as set forth in Record of Survey, recorded as Book 7 of Surveys, Page 203. (Affects Parcel No. 11) (PLOTTED HEREON)

### CERTIFICATION

I, DAVID S. KLEIN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MARCH, 2023, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE MONUMENTS SHOWN ACTUALLY EXIST.

DAVID S. KLEIN  
R.L.S. #42137



BOUNDARY SURVEY  
LA OSA RANCH & SASCO ROAD  
RED ROCK, AZ 85145

2122 W. Lees Cactus Drive, Suite 111  
623-869-0223 (office) 623-869-0728 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com



DWG: KS OR: DB  
SHEET 1 OF 12  
DATE: 3/14/2023  
JOB: 202301005

**DESCRIPTION**

**PARCEL NO. 1:**  
THE NORTH HALF AND THE SOUTHEAST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE G&A AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.  
EXCEPTING AND RESERVING TO THE UNITED STATES, PURSUANT TO THE PROVISIONS OF THE ACT OF AUGUST 11, 1946 (50 STAT. 755) ALL URANIUM, THORIUM OR ANY OTHER MATERIAL WHICH IS OR MAY BE DETERMINED TO BE REGULARLY ESSENTIAL TO THE PRODUCTION OF POSSIBLE MATERIALS, WHETHER OR NOT OF COMMERCIAL VALUE, AS SET FORTH IN THE PATENT TO SAID LAND, (AFFECTS THE EAST HALF OF THE SOUTHWEST QUARTER AND THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 11).

**PARCEL NO. 2:**  
THE SOUTH HALF OF SECTION 12, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE G&A AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**PARCEL NO. 3:**  
THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE G&A AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**PARCEL NO. 4:**  
THAT PORTION OF THE FOLLOWING PROPERTIES: LOTS 2 AND 3 OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE G&A AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**PARCEL NO. 5:**  
THAT PORTION OF THE FOLLOWING PROPERTIES: THE EAST HALF OF THE NORTHWEST QUARTER AND THE EAST HALF OF THE SOUTHWEST QUARTER AND ALL OF LOT 1 OF SECTION 7, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE G&A AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**PARCEL NO. 6:**  
THAT PORTION OF THE FOLLOWING PROPERTIES: THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE G&A AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**PARCEL NO. 7:**  
THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE G&A AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPTING THEREFROM A PORTION OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE G&A AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 20;  
THENCE SOUTH 00 DEGREES 15 MINUTES 54 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER 54.78 FEET TO THE POINT OF BEGINNING;  
THENCE NORTH 37 DEGREES 24 MINUTES 08 SECONDS WEST 98.09 FEET;  
THENCE SOUTH 86 DEGREES 38 MINUTES 00 SECONDS WEST 156.06 FEET;  
THENCE SOUTH 22 DEGREES 33 MINUTES 36 SECONDS WEST 41.89 FEET;  
THENCE SOUTH 31 DEGREES 24 MINUTES 24 SECONDS EAST 248.48 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER;  
THENCE NORTH 00 DEGREES 13 MINUTES 54 SECONDS EAST 173.51 FEET TO THE POINT OF BEGINNING.

**PARCEL NO. 8:**  
THAT PORTION OF THE FOLLOWING PROPERTIES: THE NORTH HALF, THE SOUTHWEST QUARTER AND THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE G&A AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**PARCEL NO. 9:**  
THAT PORTION OF THE FOLLOWING PROPERTIES: THE NORTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE G&A AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**PARCEL NO. 10:**  
THE SOUTH HALF OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE G&A AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

**PARCEL NO. 11:**  
ALL THAT CERTAIN REAL PROPERTY SITUATE IN THE COUNTY OF PINAL, STATE OF ARIZONA, BEING A PART OF THE EAST HALF OF THE WEST HALF OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE G&A AND SALT RIVER BASE AND MERIDIAN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 3/4 INCH DIAMETER OPEN PIPE WITH AN ALUMINUM CAPPED REBAR INSIDE, STAMPED RLS 7599 (ACCEPTED), MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 21;  
THENCE FROM SAID POINT OF BEGINNING, NORTHERLY ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 21, NORTH 00 DEGREES 11 MINUTES 00 SECONDS EAST, 796.33 FEET (CALCULATED) TO THE TRUE POINT OF BEGINNING OF PARCEL 21 HEREIN DESCRIBED, MARKED BY A NO. 4 REBAR WITH REGISTRATION TAG RLS 2032 (SET THIS SURVEY);

THENCE FROM SAID TRUE POINT OF BEGINNING, WESTERLY, NORTH 00 DEGREES 55 MINUTES 04 SECONDS WEST 1572.6 FEET (MEASURED) TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, BEING THE SOUTHWEST CORNER OF SAID PARCEL 21, MARKED BY AN ALUMINUM CAPPED REBAR STAMPED RLS 7599 (ACCEPTED);

THENCE NORTHERLY ALONG SAID EAST LINE, NORTH 00 DEGREES 15 MINUTES 48 SECONDS EAST, 626.82 FEET (MEASURED) TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, MARKED BY AN ALUMINUM CAPPED REBAR STAMPED RLS 7599 (ACCEPTED);

THENCE LEAVING SAID NORTHEAST CORNER, NORTHERLY ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 21, NORTH 00 DEGREES 18 MINUTES 21 SECONDS EAST, 1206.95 FEET (MEASURED) TO THE NORTHWEST CORNER THEREOF, MARKED BY AN ALUMINUM CAPPED REBAR STAMPED RLS 7599 (ACCEPTED);

THENCE LEAVING SAID NORTHWEST CORNER, NORTHERLY ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, NORTH 00 DEGREES 12 MINUTES 36 SECONDS EAST, 1206.94 FEET (MEASURED) TO THE NORTHWEST CORNER THEREOF, MARKED BY AN ALUMINUM CAPPED REBAR STAMPED RLS 7599 (ACCEPTED);

THENCE LEAVING SAID NORTHWEST CORNER, SOUTH 80 DEGREES 43 MINUTES 11 SECONDS EAST 1315.95 FEET (MEASURED) TO THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 21, MARKED BY AN ALUMINUM CAPPED REBAR STAMPED RLS 7599 (ACCEPTED);

THENCE SOUTHERLY ALONG THE EAST LINE OF THE WEST HALF OF SAID SECTION 21, SOUTH 00 DEGREES 11 MINUTES 08 SECONDS WEST 3177.15 FEET (CALCULATED) TO THE TRUE POINT OF BEGINNING;

EXCEPT THAT PORTION LYING SOUTH OF THE SOUTHERLY LINE OF SASCO ROAD.

**PARCEL NO. 12:**  
LOTS 7 THROUGH 16 INCLUSIVE, BLOCK 1;  
LOTS 1 THROUGH 5 INCLUSIVE AND LOTS 7 THROUGH 16 INCLUSIVE, BLOCK 2;  
LOTS 7 AND 8, BLOCK 3;  
LOTS 3, 4, 5 AND 6, BLOCK 4;  
LOTS 1, 2, 3, 5 AND 7 THROUGH 16 INCLUSIVE, BLOCK 5;  
LOTS 1 THROUGH 11 INCLUSIVE, BLOCK 6;  
LOTS 1 THROUGH 8 INCLUSIVE, BLOCK 7;  
LOTS 1 THROUGH 11 INCLUSIVE, BLOCK 8;  
LOTS 1 THROUGH 10 INCLUSIVE AND LOTS 12 THROUGH 16 INCLUSIVE, BLOCK 11;  
LOTS 1 THROUGH 10 INCLUSIVE AND LOTS 12 THROUGH 16 INCLUSIVE, BLOCK 12;  
LOTS 1 THROUGH 16 INCLUSIVE, BLOCK 13;  
LOTS 1 THROUGH 16 INCLUSIVE, BLOCK 14;  
LOTS 1 THROUGH 10 INCLUSIVE, BLOCK 15;  
LOTS 1 THROUGH 8 INCLUSIVE, BLOCK 16;  
LOTS 1 THROUGH 6 INCLUSIVE, BLOCK 17;  
LOTS 1 THROUGH 12 INCLUSIVE, BLOCK 21;  
LOTS 1 THROUGH 15 INCLUSIVE AND LOTS 17 THROUGH 32 INCLUSIVE, BLOCK 22;  
LOTS 1 THROUGH 32 INCLUSIVE, BLOCK 23;  
LOTS 1 THROUGH 32 INCLUSIVE, BLOCK 24;

OF SHELTER ADDITION TO SASCO, ARIZONA IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE G&A AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, ACCORDING TO THE PLAT IN THE OFFICE OF THE COUNTY RECORDER OF PINAL COUNTY, ARIZONA, ACCORDING TO BOOK 3 OF MAPS, PAGES 18 AND 19.

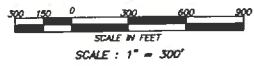
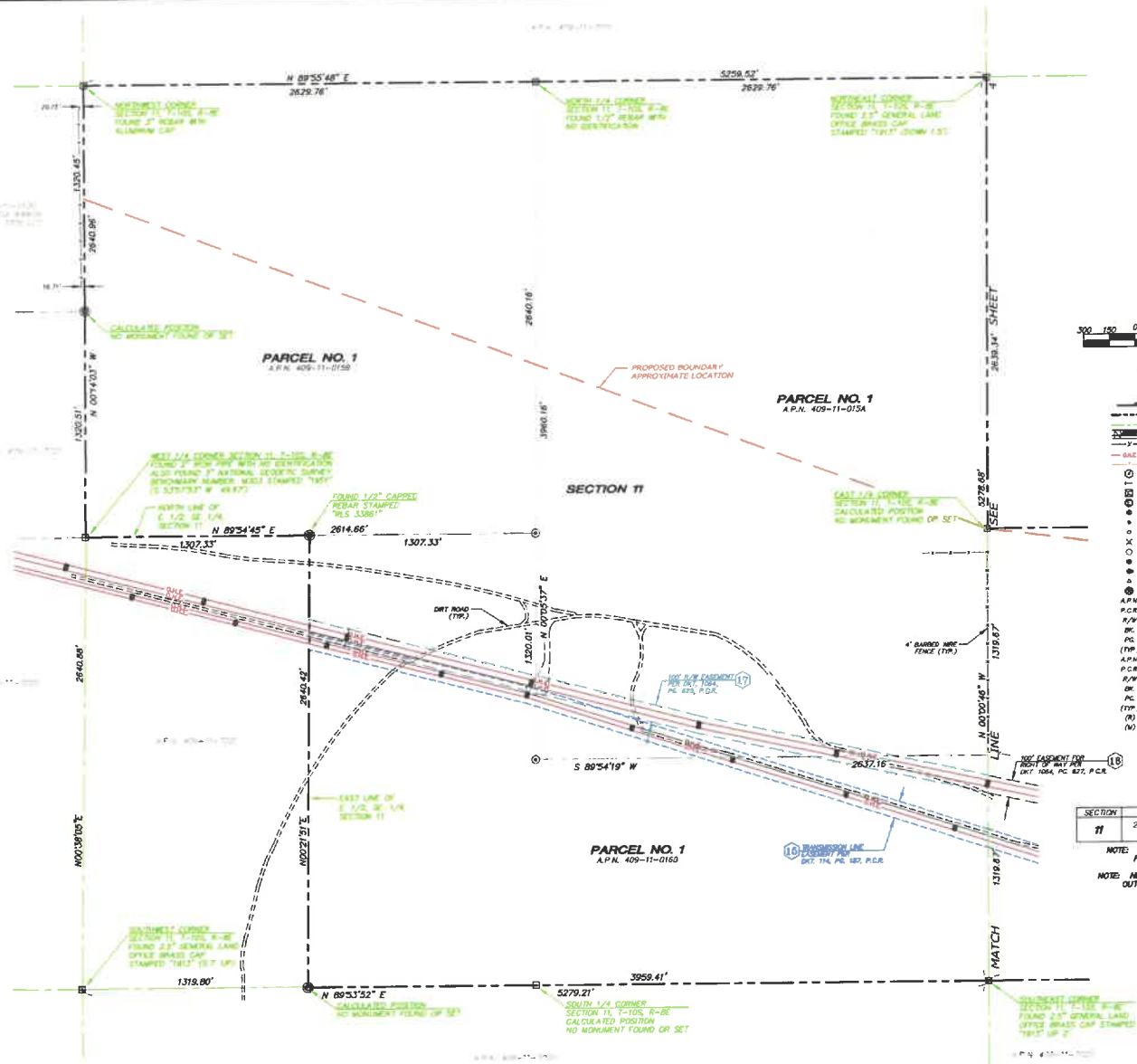
**PARCEL NO. 13:**  
THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 10 SOUTH, RANGE 9 EAST OF THE G&A AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING THAT PORTION OF THE LAND INVESTED IN SPECIAL WARRANTY DEED RECORDED MAY 03, 2013 AS 2013-036568 OF OFFICIAL RECORDS.

BOUNDARY SURVEY  
LA OSA RANCH & SASCO ROAD  
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www.superior-surveys.com  
info@superior-surveys.com



**SUPERIOR**  
SURVEYING SERVICES, INC.



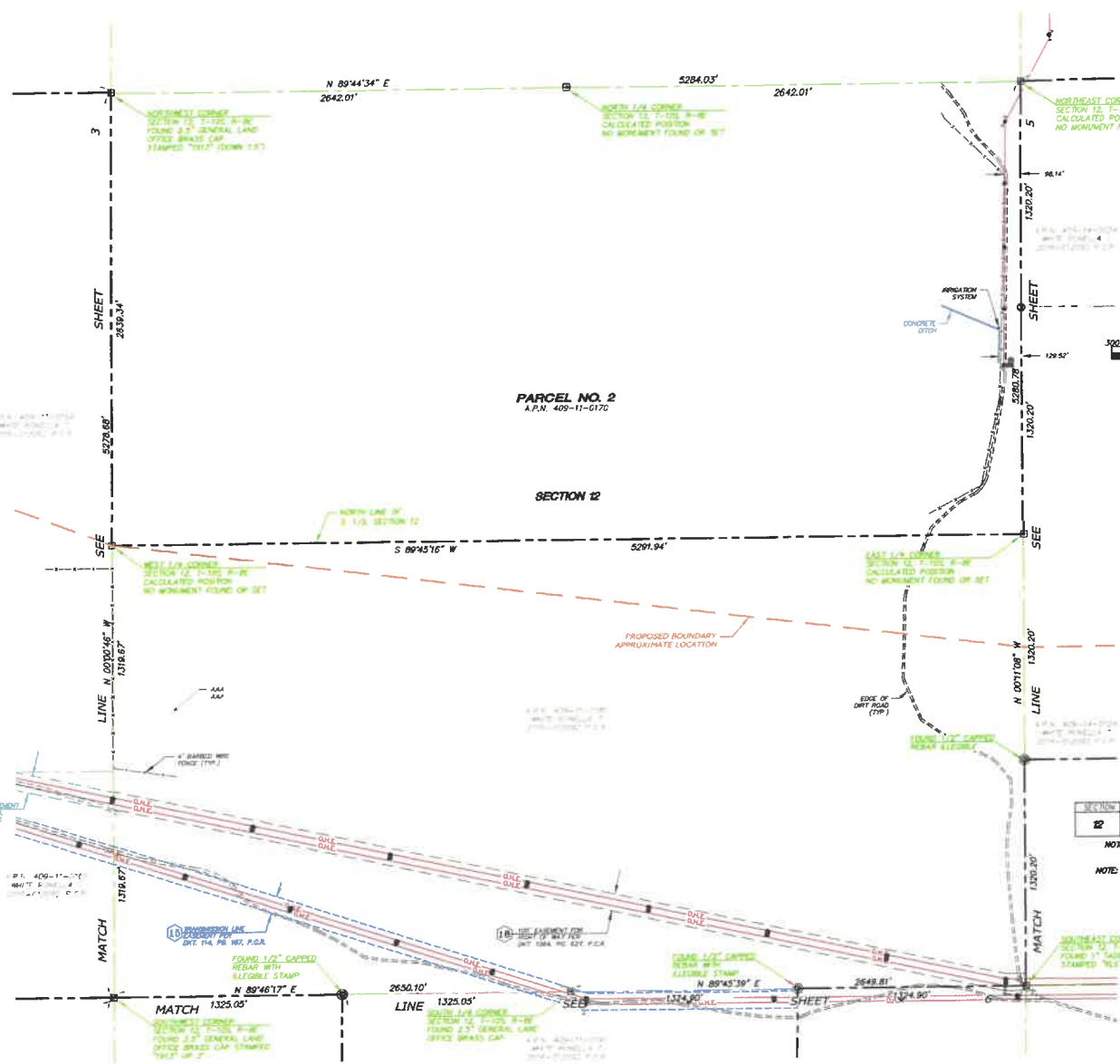
**LEGEND**

- BOUNDARY LINE
- - - CENTER LINE OR MONUMENT LINE
- ARCHES DIVERGENT (MEANS OF ACCESS)
- FENCE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- SCHEDULE B TOW
- DOWN GUY
- ELECTRIC CABINET
- ELECTRIC METER
- GAS METER
- GRAND POST OR BAIT POST
- IRRIGATION STAND PIPE
- LIGHT POLE
- MANHOLE
- POWER POLE
- POWER POLE W/ UNDERGROUND ELECTRIC
- TELEPHONE PISER
- WELL LOCATION
- A.P.N. ASSESSORS PARCEL NUMBER
- P.C.R. PINAL COUNTY RECORDS
- P.W. PRINT OF WBT
- DK. BOOK
- PG. PAGE
- (TRP) TYPICAL
- A.P.N. ASSESSORS PARCEL NUMBER
- P.C.R. PINAL COUNTY RECORDS
- P.W. PRINT OF WBT
- DK. BOOK
- PG. PAGE
- (TRP) TYPICAL
- (R) RECORD PTR. DESCRIPTION
- (M) MEASURED

SECTION	GROSS	NET
11	24,301,837 SQ. FT. 557.893 ACRES	15,628,018 SQ. FT. 358.769 ACRES

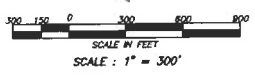
NOTE: AREA DESCRIBED ABOVE LIES WITHIN A PORTION OF THE SHOWN SECTION.  
NOTE: NET AREA IS GROSS AREA LESS ANY AREA OUTSIDE OF PROPOSED BOUNDARY LINE.





PARCEL NO. 2  
A.P.N. 409-11-0170

SECTION 12



**LEGEND**

- BOUNDARY LINE
- - - CENTER LINE OR MONUMENT LINE
- INDICATES DEPTH (MEANS OF ACCESS)
- FENCE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- SCHEDULE # ITEM
- DOWN BOLT
- ELECTRIC CABINET
- ELECTRIC METER
- GAS MARKER
- GROUND POST OR BARE POST
- IRRIGATION STAND PIPE
- LIGHT POLE
- MANHOLE
- POWER POLE
- POWER POLE W/ UNDERGROUND ELECTRIC
- TELEPHONE METER
- WELL LOCATION
- ASSESSORS PARCEL NUMBER
- P.C.R. PINAL COUNTY RECORDS
- P.M. RIGHT OF WAY
- BOOK
- PAGE
- (TYP.) TYPICAL
- ASSESSORS PARCEL NUMBER
- P.C.R. PINAL COUNTY RECORDS
- R.O.W. RIGHT OF WAY
- BOOK
- PAGE
- (TYP.) TYPICAL
- RECORD PER DESCRIPTION
- (N) MEASURED

SECTION	GROSS	NET
12	13,981.107 SQ. FT. 320.862 ACRES	12,234.509 SQ. FT. 280.865 ACRES

NOTE: AREA DESCRIBED ABOVE LIES WITHIN A PORTION OF THE SHOWN SECTION.  
NOTE: NET AREA IS GROSS AREA LESS ANY AREA OUTSIDE OF PROPOSED BOUNDARY LINE.

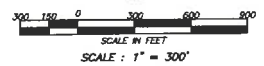


BOUNDARY SURVEY  
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**SUPERIOR**  
 SURVEYING SERVICES, INC.

DWN NS DR# 08  
 SHEET # OF 12  
 DATE 3/14/2023  
 X#R 202301005



- LEGEND**
- BOUNDARY LINE
  - CENTER LINE OR MONUMENT LINE
  - PARCELS DRIVEWAY (MEANS OF ACCESS)
  - FENCE
  - OVERHEAD ELECTRIC LINE
  - UNDERGROUND TELEPHONE LINE
  - SCHEDULE # ITEM
  - T DOWN GUY
  - ⊙ ELECTRIC CABINET
  - ⊙ ELECTRIC METER
  - ⊙ GAS MARKER
  - ⊙ GUARD POST OR GATE POST
  - ⊙ IRRIGATION STAND PIPE
  - ⊙ LIGHT POLE
  - ⊙ MANHOLE
  - ⊙ POWER POLE
  - ⊙ POWER POLE W/ UNDERGROUND ELECTRIC
  - ⊙ TELEPHONE RESIN WELL LOCATION
  - ⊙ ASSESSORS PARCEL NUMBER
  - P.C.R. FINAL COUNTY RECORDS
  - R/W RIGHT OF WAY
  - BL BOOK
  - PG PAGE
  - (TYP) TYPICAL
  - A.P.N. ASSESSORS PARCEL NUMBER
  - P.C.R. FINAL COUNTY RECORDS
  - R/W RIGHT OF WAY
  - BL BOOK
  - PG PAGE
  - (TYP) TYPICAL
  - (D) RECORD PER DESCRIPTION
  - (M) MEASURED

SECTION	GROSS	NET
7	11,958,465 SQ. FT. 274,528 ACRES	1,250,896 SQ. FT. 28,531 ACRES

NOTE: AREA DESCRIBED ABOVE LIES WITHIN A PORTION OF THE SHOWN SECTION.  
NOTE: NET AREA IS GROSS AREA LESS ANY AREA OUTSIDE OF PROPOSED BOUNDARY LINE

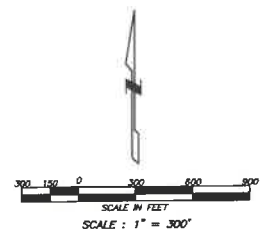
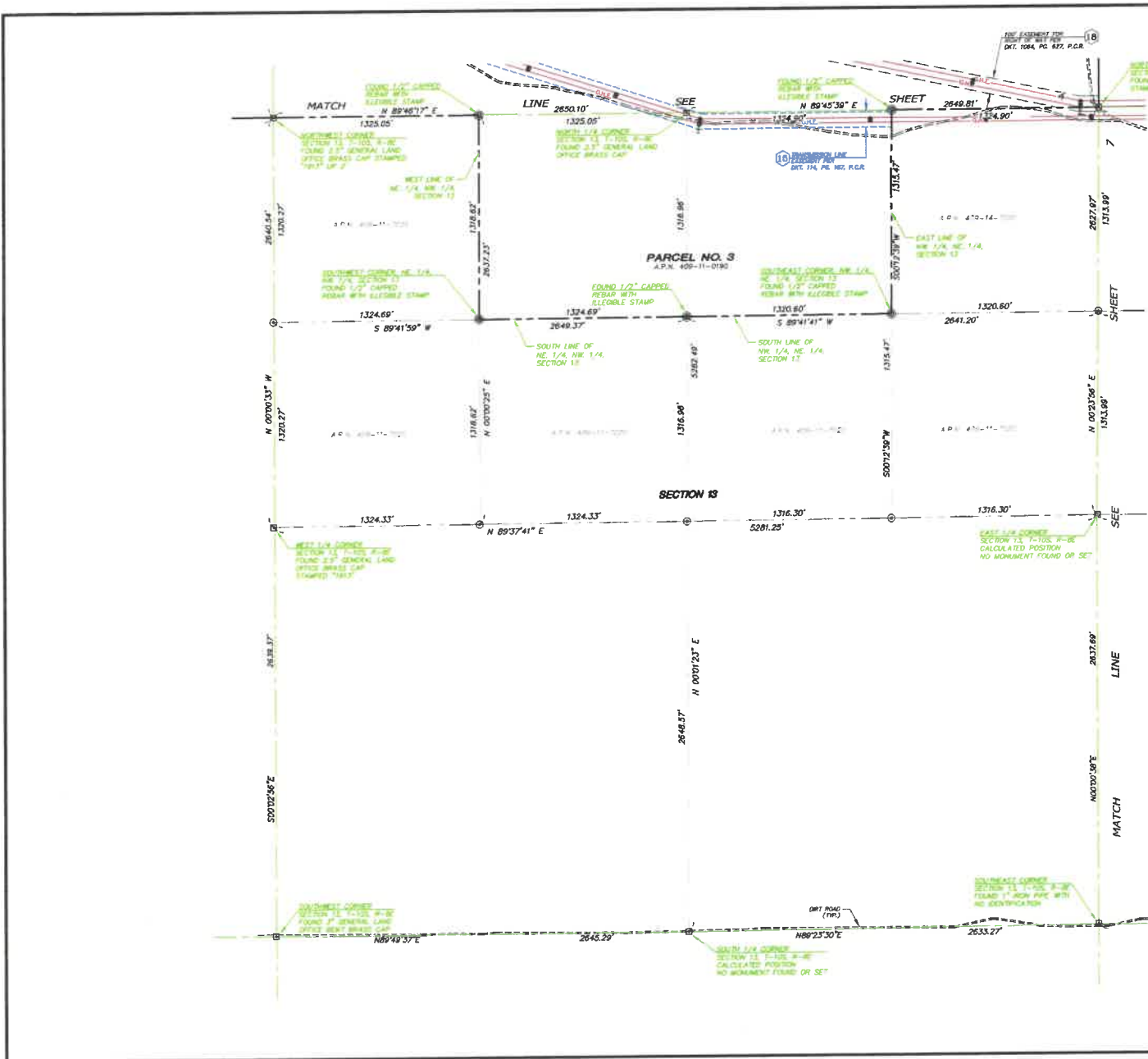


**BOUNDARY SURVEY**  
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**SUPERIOR**  
 SURVEYING SERVICES, INC.

DWG: 15 DWF: 08  
 SHEET: 5 OF 12  
 DATE: 3/14/2023  
 JOB: 202301005



- LEGEND**
- BOUNDARY LINE
  - CENTER LINE OF MONUMENT LINE
  - ADJACENT PROPERTY (MEANS OF ACCESS)
  - FENCE
  - OVERHEAD ELECTRIC LINE
  - UNDERGROUND TELEPHONE LINE
  - SCHEDULE B ITEM
  - DOWN BOLT
  - ELECTRIC CABINET
  - ELECTRIC METER
  - GAS METER
  - GUARD POST OR GATE POST
  - WINDMILL STAND PIPE
  - LIGHT POLE
  - MANHOLE
  - POWER POLE
  - POWER POLE W/ UNDERGROUND ELECTRIC
  - TELEPHONE MAST
  - WELL LOCATION
  - A.P.N. ASSESSORS PARCEL NUMBER
  - P.C.R. PINAL COUNTY RECORDS
  - R.M. RIGHT OF WAY
  - B.O. BOOK
  - P.G. PAGE
  - (TYP.) TYPICAL
  - A.P.N. ASSESSORS PARCEL NUMBER
  - P.C.R. PINAL COUNTY RECORDS
  - R.M. RIGHT OF WAY
  - B.O. BOOK
  - P.G. PAGE
  - (TYP.) TYPICAL
  - (M) RECORD PER DESCRIPTION MEASURED

SECTION	GROSS	NET
13	3,486,857 SQ. FT. 80,047 ACRES	3,486,857 SQ. FT. 80,047 ACRES

NOTE: AREA DESCRIBED ABOVE LIES WITHIN A PORTION OF THE SHOWN SECTION.  
NOTE: NET AREA IS GROSS AREA LESS ANY AREA OUTSIDE OF PROPOSED BOUNDARY LINE.

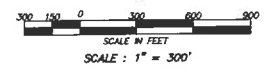
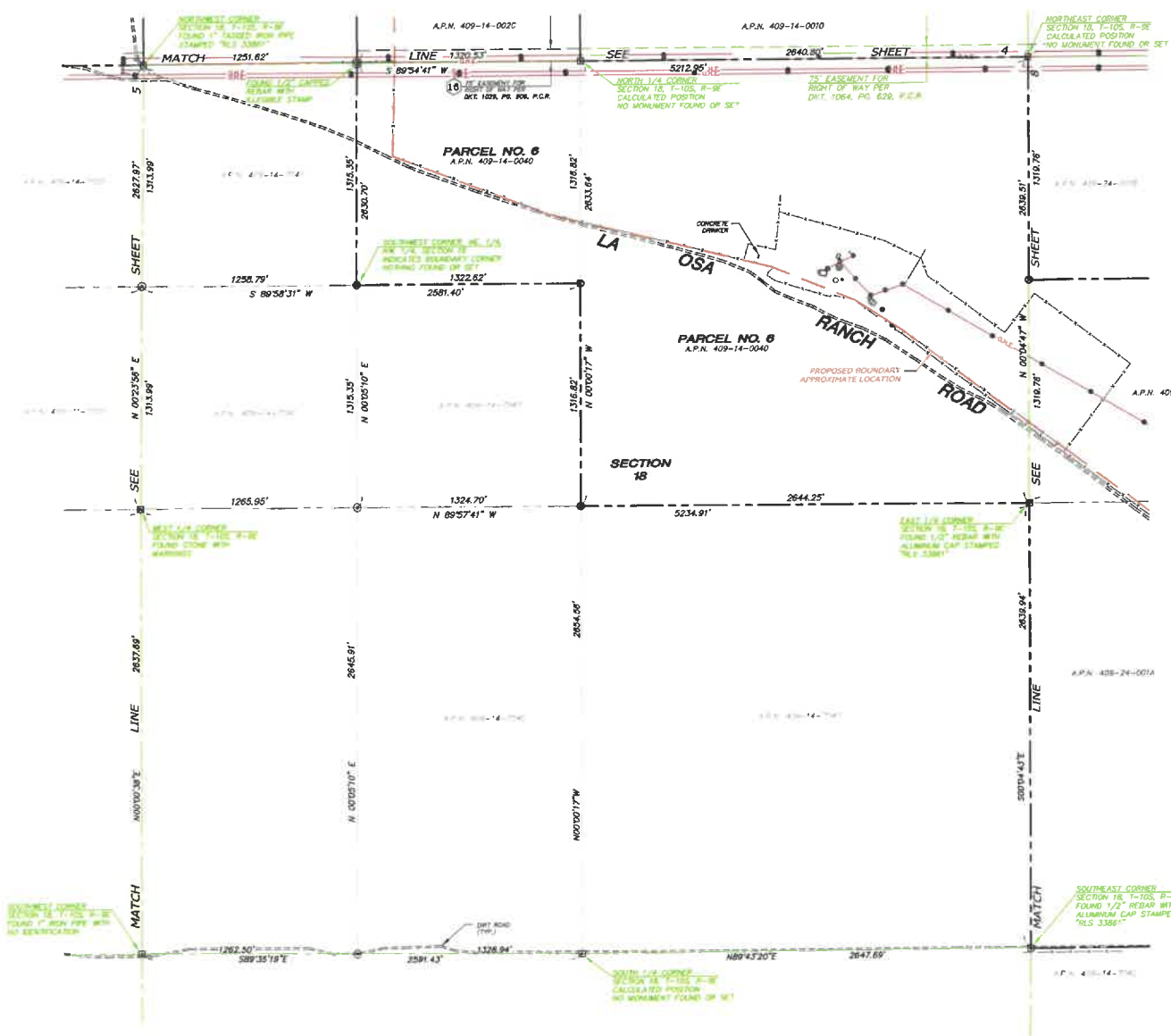


**BOUNDARY SURVEY**  
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**SUPERIOR**  
 SURVEYING SERVICES, INC.

DRAWN BY: DML/DB  
 SHEET: 6 OF 12  
 DATE: 3/14/2023  
 JOB: 202301005



- LEGEND**
- BOUNDARY LINE
  - CENTER LINE OR ALIGNMENT LINE
  - INDICATED EASEMENT (MEANS OF ACCESS)
  - FENCE
  - OVERHEAD ELECTRIC LINE
  - UNDERGROUND TELEPHONE LINE
  - SCHEDULE B ITEM
  - DOWN BOLT
  - ELECTRIC CABINET
  - ELECTRIC METER
  - GAS MANDREL
  - BURNING POST OR GATE POST
  - IRRIGATION STAND PIPE
  - LIGHT POLE
  - MANHOLE
  - POWER POLE
  - POWER POLE W/ UNDERGROUND ELECTRIC
  - TELEPHONE BOOM
  - WELL LOCATION
  - A.P.N. ASSESSORS PARCEL NUMBER
  - P.C.R. PRINAL COUNTY RECORDS
  - N/W RIGHT OF WAY
  - BC BOOK
  - HC PAGE
  - (TR) TYPICAL
  - A.P.N. ASSESSORS PARCEL NUMBER
  - P.C.R. PRINAL COUNTY RECORDS
  - N/W RIGHT OF WAY
  - BC BOOK
  - HC PAGE
  - (TR) TYPICAL
  - (D) RECORD PER DESCRIPTION
  - (M) MEASURED

SECTION	GROSS	NET
18	8,706,510 SQ. FT. 199,814 ACRES	8,157,304 SQ. FT. 186,440 ACRES

NOTE: AREA DESCRIBED ABOVE LIES WITHIN A PORTION OF THE SHOWN SECTION.  
NOTE: NET AREA IS GROSS AREA LESS ANY AREA OUTSIDE OF PROPOSED BOUNDARY LINE.

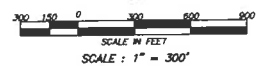
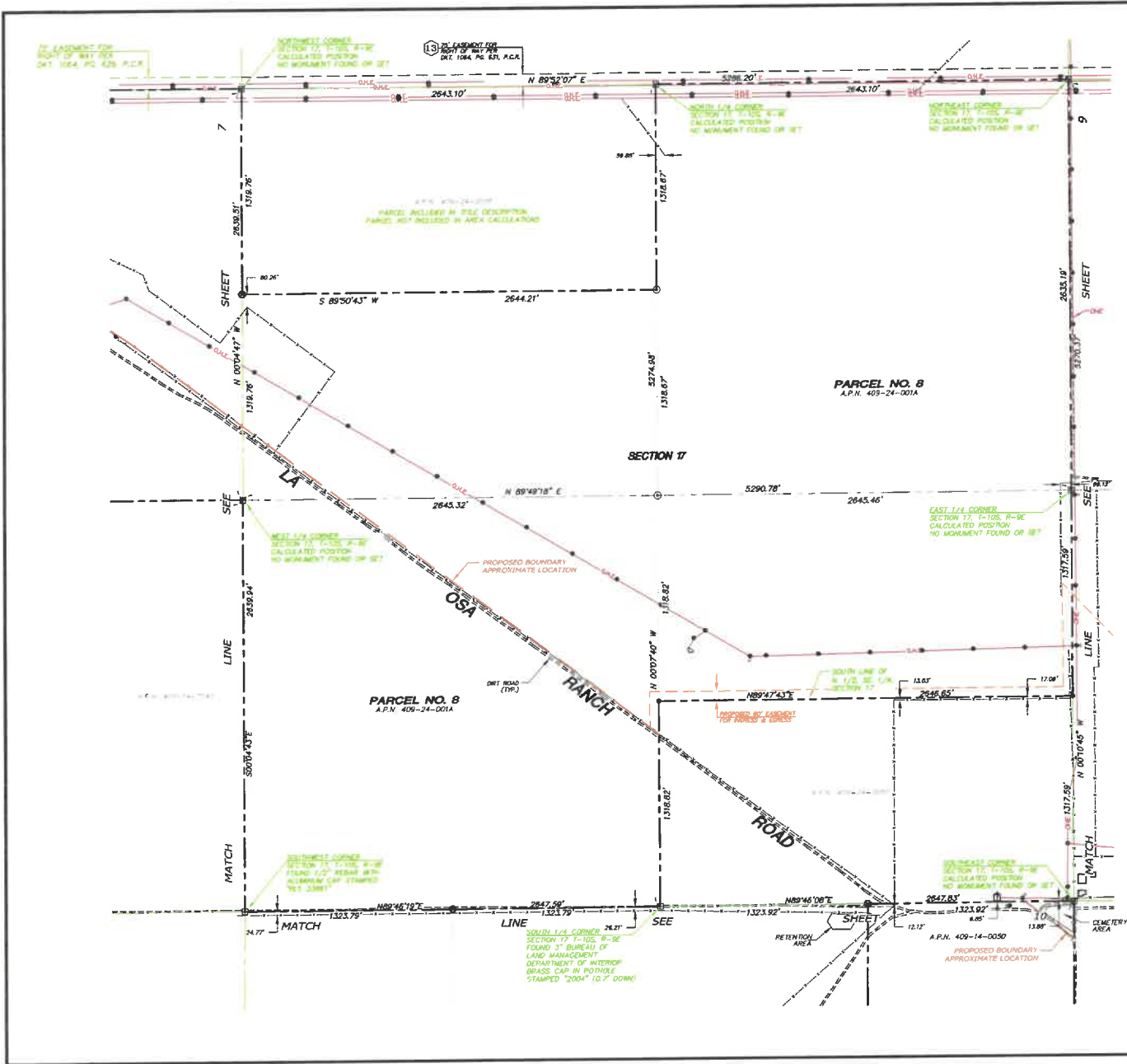


**BOUNDARY SURVEY**  
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**SUPERIOR**  
 SURVEYING SERVICES, INC.

DRAWN BY: JCK  
 CHECKED BY: JCK  
 SHEET 7 OF 12  
 DATE: 3/14/2023  
 JOB: 202301005



**LEGEND**

- BOUNDARY LINE
- CENTER LINE OR MOVEMENT LINE
- INDICATES DIVERSITY (MEANS OF ACCESS)
- EASE
- OVERHEAD ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- SCHEDULE 8 TYP
- DOWN GUT
- ELECTRIC CABINET
- ELECTRIC METER
- GAS METER
- FLUORO POST OR GATE POST
- APPROXIM. STAIR PIPE
- LAMP POLE
- MANHOLE
- POWER POLE
- POWER POLE W/ UNDERGROUND ELECTRIC
- TELEPHONE RISER
- WELL LOCATION
- ADJESSORS PARCEL NUMBER
- P.C.R. PINAL COUNTY RECORDS
- R/W RIGHT OF WAY
- DK ROOM
- PC PAGE
- (TYP) TYPICAL
- A.P.N. ADJESSORS PARCEL NUMBER
- P.C.R. PINAL COUNTY RECORDS
- R/W RIGHT OF WAY
- DK ROOM
- PC PAGE
- (TYP) TYPICAL
- RECORD PER DESCRIPTION
- (M) MEASURED

SECTION	GROSS	NET
17	20,931,510 SQ. FT. 490.521 ACRES	5,589,225 SQ. FT. 128.311 ACRES

NOTE: AREA DESCRIBED ABOVE LIES WITHIN A PORTION OF THE SHOWN SECTION.  
NOTE: NET AREA IS GROSS AREA LESS ANY AREA OUTSIDE OF PROPOSED BOUNDARY LINE.

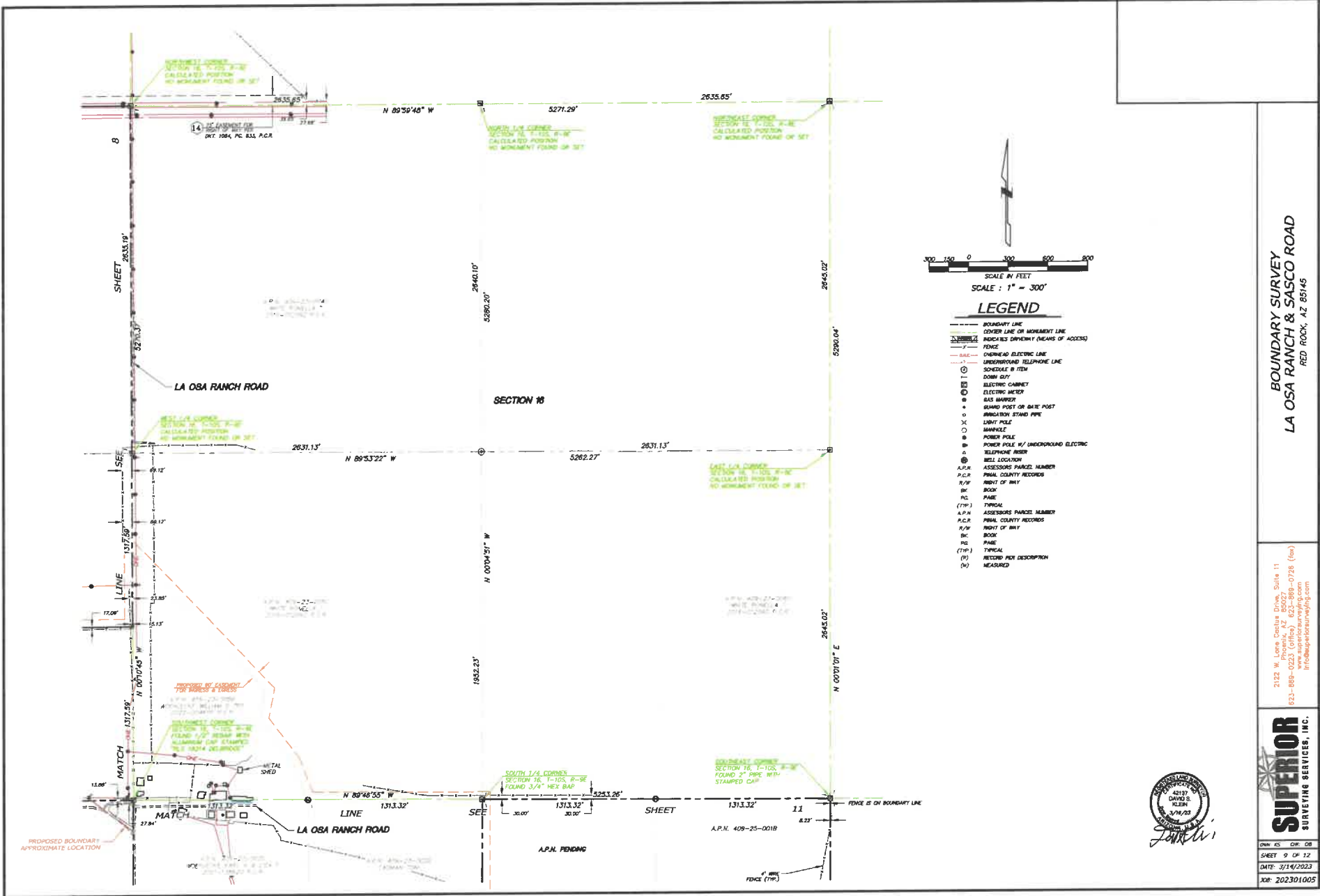


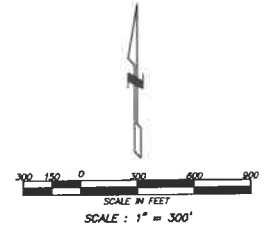
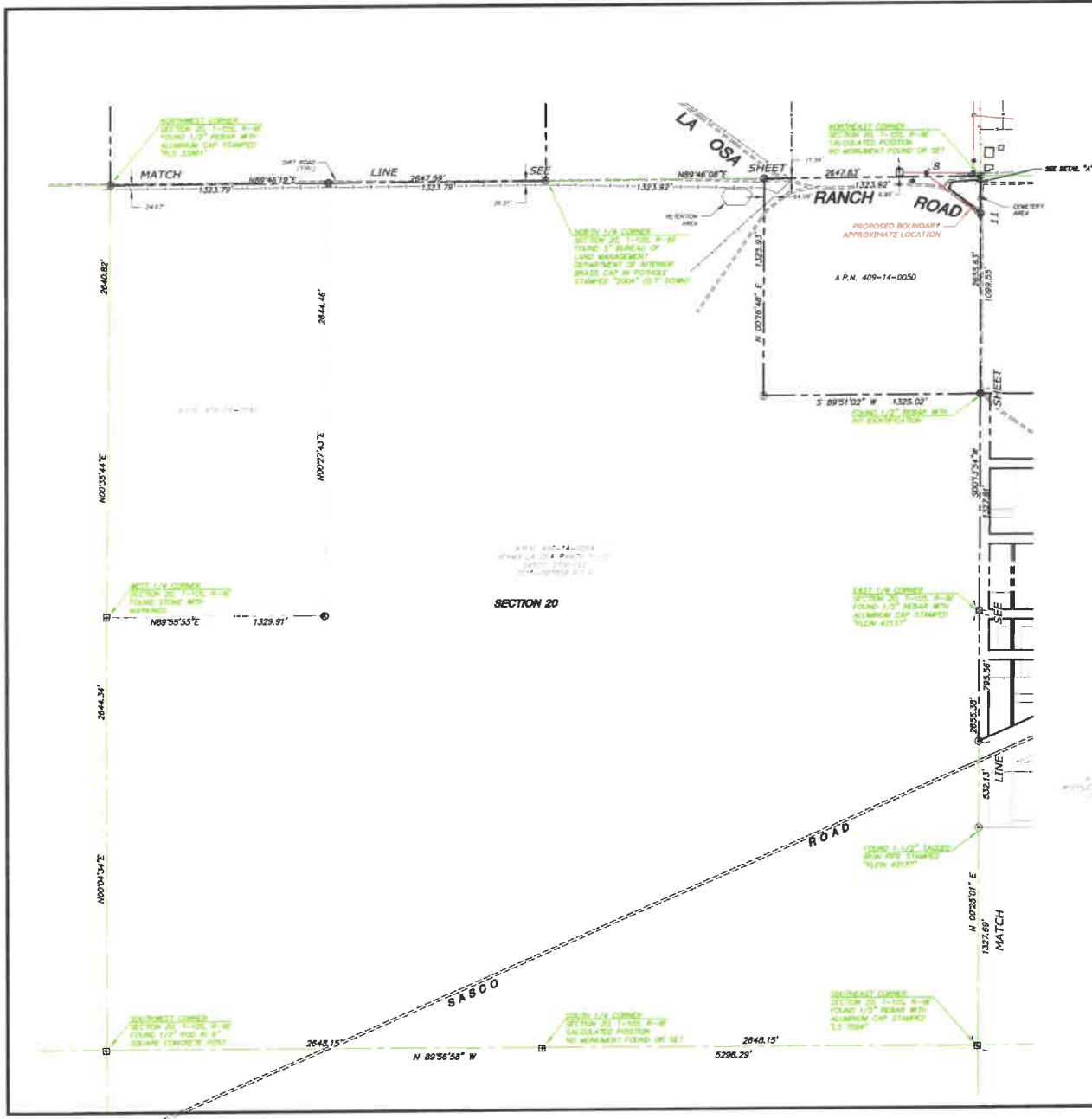
**BOUNDARY SURVEY**  
**LA OSA RANCH & SASCO ROAD**  
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**SUPERIOR**  
 SURVEYING SERVICES, INC.

DRAWN BY: CJC  
 CHECKED BY: CJC  
 SHEET 8 OF 12  
 DATE: 3/14/2023  
 JOB: 202301005

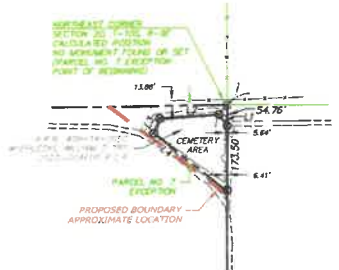




- LEGEND**
- BOUNDARY LINE
  - CENTER LINE OR WOUNDUP LINE
  - INDICATES DRIVEWAY BEYOND OF ACCESS
  - FENCE
  - OVERHEAD ELECTRIC LINE
  - UNDERGROUND TELEPHONE LINE
  - SCHEDULE B TIE IN
  - DOWN GUY
  - ELECTRIC CABINET
  - ELECTRIC METER
  - GAS METER
  - GUARD POST OR BAIT POST
  - IRREGULAR STAND PIPE
  - LIGHT POLE
  - MANHOLE
  - POWER POLE W/ UNDERGROUND ELECTRIC
  - TELEPHONE MISC
  - WELL LOCATION
  - A.P.N. ASSIGNEE PARCEL NUMBER
  - P.C.R. PINAL COUNTY RECORDS
  - R/W RIGHT OF WAY
  - BP BODY
  - PG PAGE
  - (TP) TYPICAL
  - A.P.N. ASSIGNEE PARCEL NUMBER
  - P.C.R. PINAL COUNTY RECORDS
  - R/W RIGHT OF WAY
  - BP BODY
  - PG PAGE
  - (TP) TYPICAL
  - (D) RECORD PER DESCRIPTION
  - (M) MEASURED

SECTION	GROSS	NET
20	1,734,427 SQ. FT. 39,817 ACRES	1,720,291 SQ. FT. 39,492 ACRES

NOTE: AREA DESCRIBED ABOVE LIES WITHIN A PORTION OF THE SHOWN SECTION.  
NOTE: NET AREA IS GROSS AREA LESS ANY AREA OUTSIDE OF PROPOSED BOUNDARY LINE.



**DETAIL "A"**  
NOT TO SCALE

LINE	SHEET NO. & LINE TABLE	BEARING	DISTANCE
L1	N 87°42'00\"/>		



**BOUNDARY SURVEY**  
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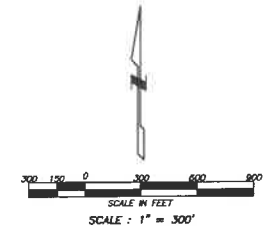
OWN: KS, DIF, DM  
 SHEET: 10 OF 12  
 DATE: 3/14/2023  
 JOB: 202301005

**BOUNDARY SURVEY**  
**LA OSA RANCH & SASCO ROAD**  
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 www.sasurveysurveying.com  
 info@sasurveysurveying.com



DWG XS OK. DR.  
 SHEET 11 OF 12  
 DATE 3/14/2023  
 JOB 202301005



**LEGEND**

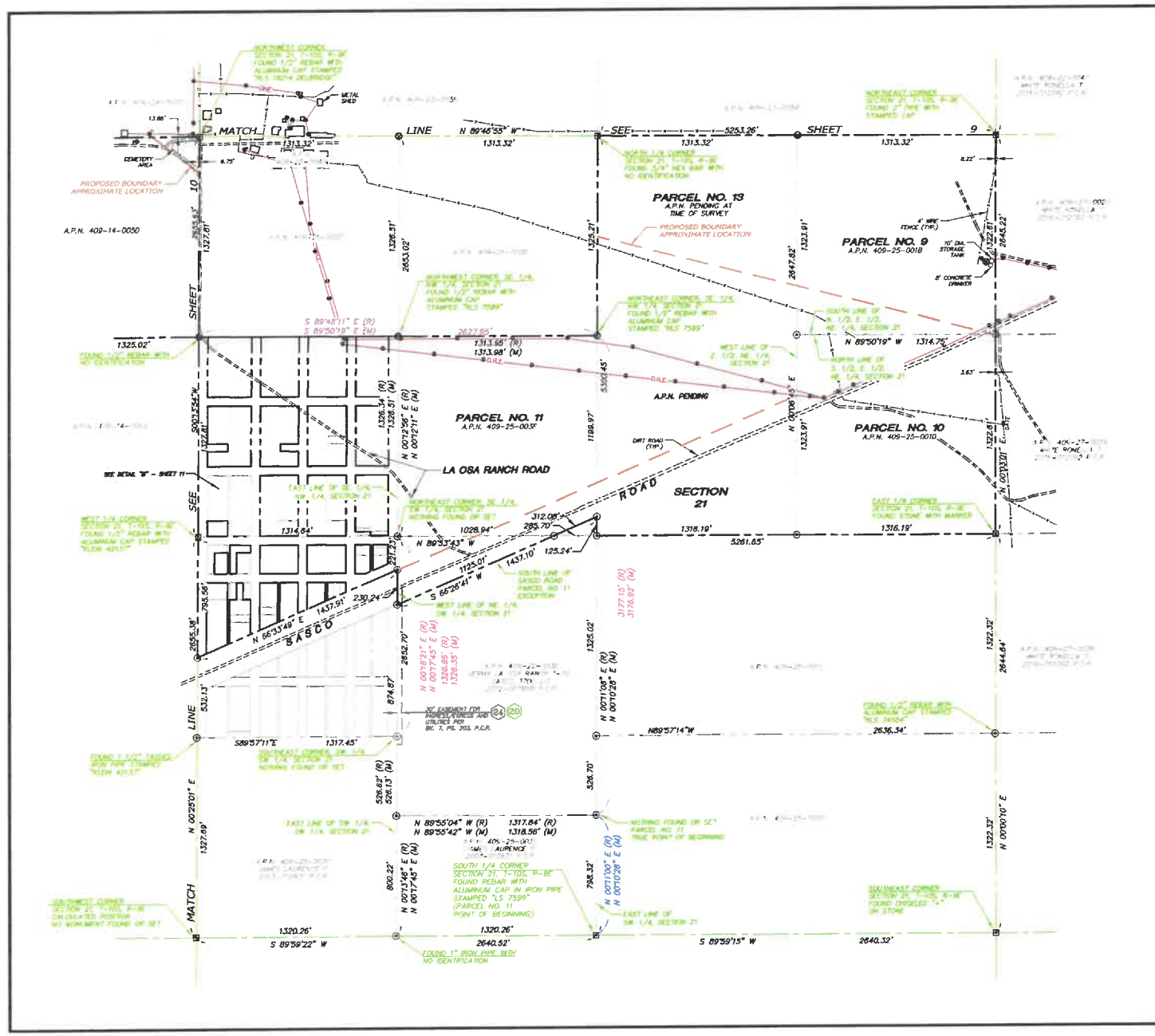
- BOUNDARY LINE
- CENTER LINE OF MONUMENT LINE
- - - - - INDICATES DRIVEWAY (MEANS OF ACCESS)
- - - - - FENCE
- - - - - OVERHEAD ELECTRIC LINE
- - - - - UNDERGROUND TELEPHONE LINE
- ⊙ SCHEDULE B ITEM
- ⊙ ZONE MPT
- ⊙ ELECTRIC CABINET
- ⊙ ELECTRIC METER
- ⊙ GAS MANDY
- ⊙ GUARD POST OF GATE POST
- ⊙ IRRIGATION STAND PIPE
- ⊙ LIGHT POLE
- ⊙ MANDY
- ⊙ POWER POLE
- ⊙ POWER POLE BY UNDERGROUND ELECTRIC TELEPHONE REEP
- ⊙ WELL LOCATION
- A.P.N. ASSESSORS PARCEL NUMBER
- P.C.R. PINAL COUNTY RECORDS
- R/W RIGHT OF WAY
- BC BOOK
- PG PAGE
- (TYP) TYPICAL
- A.P.A. ASSESSORS PARCEL NUMBER
- P.C.R. PINAL COUNTY RECORDS
- R/W RIGHT OF WAY
- BC BOOK
- PG PAGE
- (TYP) TYPICAL
- (N) RECORD PER DESCRIPTION
- (M) MEASURED

SECTION	GROSS	NET
21	10,340.729 SQ. FEET 237.44 ACRES	5,170.637 SQ. FT. 118.70 ACRES

NOTE: AREA DESCRIBED ABOVE LIES WITHIN A PORTION OF THE SHOWN SECTION.  
 NOTE: NET AREA IS GROSS AREA LESS ANY AREA OUTSIDE OF PROPOSED BOUNDARY LINE.



*David S. Klein*





**DETAIL "B"**  
NOT TO SCALE

LINE	BEARING	DISTANCE
L1	S 89°48'11" E	1325.02'
L2	N 00°19'01" E	793.58'
L3	N 89°50'19" W	407.45'
L4	N 89°50'19" W	407.45'
L5	N 89°50'19" W	407.45'
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NOT TO SCALE

**LEGEND**

- BOUNDARY LINE
- CENTER LINE OF MONUMENT LINE
- INDICATES DRIVEWAY (MEANS OF ACCESS)
- - - FENCE
- CHAINHEAD ELECTRIC LINE
- UNDERGROUND TELEPHONE LINE
- ⊙ BENCHMARK
- ⊙ BENCHMARK WITH IRON
- ⊙ BENCH MARK
- ⊙ ELECTRIC CABINET
- ⊙ ELECTRIC METER
- ⊙ GAS METER
- ⊙ ISLAND POST OR GATE POST
- ⊙ IRREGULAR STAND POST
- ⊙ LIGHT POLE
- ⊙ MANHOLE
- ⊙ POWER POLE
- ⊙ POWER POLE W/ UNDERGROUND ELECTRIC
- ⊙ TELEPHONE RISER
- ⊙ WELL LOCATION
- A.P.A.L. ADJACENT PARCEL NUMBER
- P.C.R. PINAL COUNTY RECORDS
- R/W RIGHT OF WAY
- BOOK BOOK
- PAGE PAGE
- (TYP.) TYPICAL
- A.P.A.L. ADJACENT PARCEL NUMBER
- P.C.R. PINAL COUNTY RECORDS
- R/W RIGHT OF WAY
- BOOK BOOK
- PAGE PAGE
- (TYP.) TYPICAL
- (R) RECORD PER DESCRIPTION
- (N) NEASURED

BOUNDARY SURVEY  
LA OSA RANCH & SASCO ROAD  
RED ROCK, AZ 85145

2122 W. Lone Cactus Blvd., Suite 11  
Phoenix, AZ 85027  
602-868-0233 (office) 602-868-0726 (fax)  
www.superiorsurveying.com  
info@superiorsurveying.com



2000-05-01  
SHEET 12 OF 12  
DATE 3/14/2023  
JOB: 202301005

La Osa Employment Center APNs

409-11-004	409-25-001E	
409-11-005	409-25-001D	
409-11-006C	409-25-001C	
409-11-002E	409-25-002F	409-26-025
409-11-002F	409-25-002G	409-26-026
409-11-002G	409-25-003G	409-26-027
409-11-002H	409-25-003E	
409-11-003D	409-26-001	409-26-049
409-11-013C	409-26-002A	409-26-048
409-11-015C	409-26-002B	
409-11-015E		
409-11-016		
409-11-018A		
409-11-019		
409-14-002D		
409-14-002F	409-26-024	
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409-24-001C		
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409-30-002		
409-31-001		
409-31-033		



## Open Space, Trails & Regional Parks Department Development Review Comment Letter

**Project Name:** La Osa  
**Case Number:** PZ-PZ-011-25  
**Reviewed By:** Kelley Fox, Urban Wildlife Planner  
**Review Type:** Major Comprehensive Plan Amendment  
**07/07/2025**

Comment #	RESPOND TO ALL COMMENTS
1	Planned regional multi-use trails (Greene Wash and Sasco Rd), supported by Pinal County's Comprehensive Plan, is located transecting a portion of the project area. According to Development Services code 2.176.170 B it is the applicant's responsibility to develop the trail according to Pinal County's standards.
2	Trail corridor requirements would include: <ul style="list-style-type: none"><li>• Signage would need to be approved by the Open Space and Trails Department.</li><li>• Decomposed granite pedestrian paths would consist of natural subsoil compacted to 95%.</li><li>• The corridor would need to be dedicated to the County in a form acceptable to the County.</li></ul>
3	Tread width and setbacks will be determined by the distance listed in our department-published Open Space and Recreation Area Design Guidelines Manual
4	Minimization of impacts to the multi-use trail corridor and surrounding habitat will be achieved through coordination between the Project and the Open Space and Trails department during trail development and the adherence to trail corridor requirements.
5	Parcels included in the project area are located within proposed open space. This land use designation is due to the high-value habitat and biologically sensitive criteria found within the area. It is highly recommended that proposed open space be minimized/removed from the project's site plan. Please review and implement our guidelines regarding development within/around designated and proposed open space. <a href="https://www.pinal.gov/DocumentCenter/View/662/Open-Space-and-Recreation-Area-Design-Guidelines-Manual-PDF">https://www.pinal.gov/DocumentCenter/View/662/Open-Space-and-Recreation-Area-Design-Guidelines-Manual-PDF</a>

### OPEN SPACE AND TRAILS



# PINAL COUNTY

WIDE OPEN OPPORTUNITY

6	<p>There is substantial riparian habitat that transects the project area. The AZGFD ERT mapping tool can be used to view the recorded riparian habitat within the project area. Information and guidelines concerning riparian habitat within Pinal County can be found below: <a href="https://s3-us-west-2.amazonaws.com/azgfd-portal-wordpress-pantheon/wp-content/uploads/archive/PinalCounty_RiparianGuides_FINAL.pdf">https://s3-us-west-2.amazonaws.com/azgfd-portal-wordpress-pantheon/wp-content/uploads/archive/PinalCounty_RiparianGuides_FINAL.pdf</a></p>
7	<p>Riparian habitat is considered to be of critical environmental importance, and is to be protected during development. Its protection is supported by Pinal County's Comprehensive Plan policies 3.1.4.1, 3.9.1.4, and 7.1.2.4, along with Development services code 2.176.100C, D, and E.</p>
	<p>A buffer of 50 ft. around all documented riparian habitat within the development site should be incorporated into the site plan. Setbacks or buffers may be increased or decreased if not prohibited by another county ordinance or regulation, and if approved by the supervisors.</p>
8	<p>Increased buffers (to 150 ft. minimum via Pinal County Riparian Guide) for the Santa Cruz River and Greene Wash were recommended by US Fish and Wildlife upon reviewing the Pinal County Open Space and Trails Masterplan to not only protect the main river reach but also the tributaries to protect the integrity of the watershed. Pg 125-126 <a href="https://www.pinal.gov/DocumentCenter/View/7115/Open-Space-and-Trails-Master-Plan-2007-PDF">https://www.pinal.gov/DocumentCenter/View/7115/Open-Space-and-Trails-Master-Plan-2007-PDF</a></p>
9	<p>Noxious weeds have become increasingly problematic in areas of development and on large projects where vegetation management plans are not created or maintained. Due to the increasing threat noxious weeds have on the Sonoran desert and Pinal County landscape it is recommended that the applicant incorporate invasive species/noxious weed management plans for development. Information regarding noxious weeds can be found on the Arizona Department of Agriculture's website.</p>
10	<p>Guidelines for Solar development within Arizona provided by Arizona Game and Fish Department can be found at <a href="https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/FinalSolarGuidelines03122010.pdf">https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/FinalSolarGuidelines03122010.pdf</a></p>
11	<p>Review AZGFD fencing guidelines which are in consonance with Pinal County expectations below: <a href="https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/110125_AGFD_fencing_guidelines.pdf">https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/planningFor/wildlifeFriendlyGuidelines/110125_AGFD_fencing_guidelines.pdf</a></p>
12	<p>Review and incorporate department guidelines regarding development within/around designated and proposed open space.</p>



# PINAL COUNTY

WIDE OPEN OPPORTUNITY

	<a href="https://www.pinal.gov/DocumentCenter/View/662/Open-Space-and-Recreation-Area-Design-Guidelines-Manual-PDF">https://www.pinal.gov/DocumentCenter/View/662/Open-Space-and-Recreation-Area-Design-Guidelines-Manual-PDF</a>
13	Any clarifications regarding these comments or recommended guidelines can be directed towards Kelley Fox via email <a href="mailto:Kelley.fox@pinal.gov">Kelley.fox@pinal.gov</a> or via phone at 520-866-6661



August 1, 2025

Pinal County Planning and Development Services  
P.O. Box 2973  
Florence, AZ 85132

Electronically submitted to: [planningdivision@pinal.gov](mailto:planningdivision@pinal.gov)

**RE: La Osa Development, Major Comprehensive Plan Amendment**

Dear Pinal County Planning and Development Services,

The Arizona Game and Fish Department (Department) appreciates the opportunity to review and comment on the proposed major comprehensive plan amendment. The Department understands that the developer, Vermaland LLC, is requesting a major comprehensive plan amendment for approximately 3,374 acres of undeveloped property located in Pinal County. The request would modify the existing comprehensive plan designation from Moderate Low Density Residential, Very Low Density Residential, and Major Open Space Use to Employment, General Public Facilities/Services and Major Open Space. The Department also understands that the Major Open Space parcels, approximately 983 acres, will remain Major Open Space.

Under Title 17 of the Arizona Revised Statutes, the Department, by and through the Arizona Game and Fish Commission, has jurisdictional authority and public trust responsibilities to conserve and protect the state fish and wildlife resources. In addition, the Department manages threatened and endangered species through authorities of Section 6 of the Endangered Species Act and the Department's Section 10(a)(1)(A) permit. It is the mission of the Department to conserve and protect Arizona's diverse fish and wildlife resources and manage for safe, compatible outdoor recreation opportunities for current and future generations. For your consideration, the Department provides the following comments based on the agency's statutory authorities, public trust responsibilities, and special expertise related to wildlife resources and recreation.

The attached [Arizona Online Environmental Review Tool](#)<sup>1</sup> (ERT) report (HGIS-25146) identifies Species of Greatest Conservation Need (SGCN), as identified in Arizona's State Wildlife Action Plan (SWAP), and Species of Economic and Recreational Importance (SERI) that have been documented or predicted within the buffered Project footprint, as well as associated best management practice recommendations. Please note that the Department has an interactive

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<sup>1</sup> <https://ert.azgfd.gov/>

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**ARIZONA**  
azgfd.gov | 520.628.5376

TUCSON OFFICE: 555 N. GREASEWOOD ROAD, TUCSON AZ 85745

GOVERNOR: KATIE HOBBS COMMISSIONERS: CHAIR MARSHA PETRIE SUE, SCOTTSDALE | JEFF BUCHANAN, PATAGONIA | JAMES E. COUGHNOUR, PAYSON  
KURT KERR, PINETOP | CLAY HERNANDEZ, TUCSON DIRECTOR: TOM P. FINLEY DEPUTY DIRECTOR: JOSHUA W. HURST

website, [Arizona Wildlife Conservation Strategy](#)<sup>2</sup>, that includes the most recent list of SGCN species statewide to help navigate and identify conservation opportunities. Additionally, should the project proceed, the Department provides the following recommendations for the Project to reduce potential impacts to wildlife and their habitats:

- The cactus ferruginous pygmy-owl, which is federally listed as Threatened under the Endangered Species Act (ESA), has been recorded in the vicinity of the project. Pre-construction surveys are recommended to determine species presence. If you are uncertain about the effects of your project to the cactus ferruginous pygmy owl, or if you anticipate your project will not be in compliance with the ESA, the Department recommends contacting the [U.S. Fish and Wildlife Service](#) (USFWS) for their Technical Assistance. The USFWS will provide options to comply with the ESA, such as conservation measures to avoid or minimize adverse effects to listed species.
- The yellow-billed cuckoo, which is federally listed as Threatened under the ESA, and the southwestern willow flycatcher, which is federally listed as Endangered under the ESA, have been documented within the project area. If you are uncertain about the effects of the project on this species or its respective critical habitat, or if you anticipate your project will not be in compliance with the ESA, the Department recommends contacting the USFWS for technical assistance and options to comply with the ESA, such as conservation measures to avoid or minimize adverse effects to listed species.
- The western burrowing owl, a special status species that is regulated under the Migratory Bird Treaty Act (MBTA), has been documented within the project area. The Department recommends conducting occupancy surveys for this species in advance of the design phase to understand distribution of burrowing owls in the project site; avoidance of a large burrowing owl population may be advisable over removal or other conservation measures. Guidelines for conducting this survey are found in [Burrowing Owl Project Clearance Guidance for Landowners](#)<sup>3</sup>. Please note that the survey should be conducted by a surveyor who is certified by the Department or has similar training and qualifications. If an active burrowing owl burrow is detected, please contact the Department and the USFWS for direction, in accordance with the guidelines.
- Breeding and wintering golden eagles, which are regulated under the Bald and Golden Eagle Protection Act (BGEPA), have been recorded within a three mile radius of your project. If you are uncertain about the effects of your project to eagles, or if you anticipate your project will not be in compliance with the BGEPA, the Department recommends you contact the USFWS for their Technical Assistance. The USFWS will provide options to comply with the BGEPA, such as conservation measures to avoid or minimize adverse effects to the eagles.
- The Sonoran desert tortoise, which is a federal and state species of special concern covered under a Candidate Conservation Agreement, has been documented within the project area. The Department recommends conducting pre-construction surveys for Sonoran desert tortoise within suitable habitat to determine the presence of this species.

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<sup>2</sup> <https://awcs.azgfd.com/>

<sup>3</sup> [https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/nongame/eagles/BurrowingOwlClearanceProtocol\\_2009.pdf](https://s3.amazonaws.com/azgfd-portal-wordpress/PortalImages/files/wildlife/nongame/eagles/BurrowingOwlClearanceProtocol_2009.pdf)

The [Sonoran Desert Tortoise Conservation Guidelines](#)<sup>4</sup> provide protocols for these surveys as well as guidelines for handling Sonoran desert tortoises and recommended avoidance, minimization, and mitigation measures if this species is detected.

- The Department also recommends conducting surveys for nesting birds prior to vegetation removal and/or construction activities that occur during the breeding season. The vegetation within the project area may provide nesting opportunities for avian species that are regulated under the Migratory Bird Treaty Act (MBTA). If it is anticipated the project will not be in compliance with MBTA, the Department recommends contacting the [U.S. Fish and Wildlife Service](#)<sup>5</sup> (USFWS) for technical assistance.
- Burrowing species could occur within the project area and could be influenced by construction activities and by loss of habitat. Surveys for these species are recommended to determine their presence and to inform pre-construction activities. Department staff are available to assist in identifying suitable conservation measures, such as one-way enclosures on burrows that allow wildlife to exit the burrows and disperse to adjacent lands in advance of construction.

Department analysis indicates that your project is located in the vicinity of an identified Conservation Opportunity Area (COA). The Department's [Arizona Wildlife Conservation Strategy](#)<sup>6</sup> identified COAs across the state that represent specific areas on the landscape where actions will most likely lead to substantial improvements for wildlife and their habitats. COAs were identified using species and habitat data, the presence of unique landscape features, and Departmental expertise. COAs range in size, scope, and focal species and/or habitats and should be considered voluntary guidance to prioritize areas where conservation efforts would be most effective. Please refer to the Department's [website](#)<sup>7</sup> for more conservation goals and actions specific to the COA near your project area and the Department's suggestions for potential conservation efforts.

This review has identified riparian areas within the vicinity of your project. During the planning stage of your project, the Department is available to recommend actions that can be taken to avoid, minimize, or offset any potential impacts to riparian areas identified in this report. The Department recognizes riparian habitats as areas of environmental importance to wildlife as they serve multiple functions in the ecosystem, including landscape-level conveyance corridors for wildlife movement. The Department encourages management practices that maintain current riparian areas such as maintaining a setback of 200 feet from ephemeral washes and ¼ mile from perennial waters. The [Pinal County Comprehensive Plan](#)<sup>8</sup> (i.e. policies 6.1.2.1 and 7.1.2.4), Open Space and Trails Master Plan, Drainage Ordinance, and Drainage Design Manual all identify riparian area considerations, guidance, and policies.

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<sup>4</sup> <https://azgfd-portal-wordpress-pantheon.s3.us-west-2.amazonaws.com/wp-content/uploads/2025/01/16114611/Rubke-2024.-Sonoran-Desert-Tortoise-Conservation-Guidelines.pdf>

<sup>5</sup> <https://www.fws.gov/office/arizona-ecological-services/contact-us>

<sup>6</sup> <https://awcs.azgfd.com/what-is-the-awcs>

<sup>7</sup> <https://awcs.azgfd.com/conservation-opportunity-areas>

<sup>8</sup> <https://www.pinalcountyyaz.gov/communitydevelopment/planning/pages/compplan.aspx>

Maintaining habitat connectivity is a priority for the Department, and wildlife movement corridors are important for wildlife to respond to changing environmental conditions. Analysis indicates that your project is located in the vicinity of an identified wildlife habitat connectivity feature. The County-level Stakeholder Assessments contain five categories of data (Barrier/Development, Wildlife Crossing Area, Wildlife Movement Area- Diffuse, Wildlife movement Area- Landscape, Wildlife Movement Area- Riparian/Washes) that provide a context of select anthropogenic barriers, and potential connectivity. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please visit the Department's [website](#)<sup>9</sup>.

The Department offers the following general recommendations to reduce potential impacts to wildlife and habitat during construction:

- A variety of other Arizona SGCN have the potential to occur within the project area. If wildlife are encountered during project activities, the Department recommends moving them out of harm's way, no more than ¼ mile outside the project boundary within similar habitat. Please note that the Department has an interactive website, [Arizona Wildlife Conservation Strategy](#)<sup>10</sup>, that includes the most recent list of SGCN to help navigate and identify conservation opportunities.
- If trenching or digging of large holes will occur, the Department recommends that trenching/digging and backfilling crews work together to minimize the number of open holes/trenches at any given time. Where trenches/holes cannot be backfilled immediately, the Department recommends escape ramps be constructed in each hole and at least every 300 feet in trenches. Escape ramps can be short lateral trenches or wooden planks sloping to the surface, ramp slopes should be less than 45 degrees (1:1). Trenches or holes that have been left open should be inspected for animals and animals removed prior to backfilling.
- Artificial lighting could impair the ability of nocturnal animals to navigate (e.g., owls, migratory birds, bats, and other nocturnal mammals) and may affect wildlife behavior and populations ([Davies et. al. 2013](#)<sup>11</sup>). The Department recommends using only the minimum amount of light needed for safety. If feasible, "warmer" narrow spectrum lighting (amber, orange, red) is wildlife-friendly and should be used as often as possible to minimize the number of species affected by lighting. It is also beneficial that all lighting is shielded, canted, or cut to minimize the amount of upward shining light.
- If drainage/erosion structures are needed for the site, Department staff are available to assist in identifying potential impacts to wildlife and conservation measures to minimize potential impacts in development or construction of erosion structures. As an example, rip-rap is difficult for many species to traverse. If rip-rap is required for the construction of on-site retention basins or large-scale drainage needs, burying and back-filling with topsoil or other substrate would allow wildlife to move through the basins.

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<sup>9</sup> <https://www.azgfd.com/wildlife-conservation/planning-for-wildlife/wildlife-and-habitat-connectivity/>

<sup>10</sup> <https://awcs.azgfd.com>

<sup>11</sup> <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3657119>

- Please ensure the project complies with [Arizona Native Plant Law](#)<sup>12</sup> regulations. A Native Plant Inventory may need to be conducted to identify, record, and coordinate plant salvage efforts for species that are Protected under the Arizona Native Plant Law.
- To minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects, and pathogens, the Department encourages taking precautions to wash and/or decontaminate equipment before entering and leaving the site. See the [Arizona Department of Agriculture website](#)<sup>13</sup> for a list of prohibited and restricted noxious weeds and the [Arizona Native Plant Society](#)<sup>14</sup> for recommendations on control methods. To view a list of documented invasive species or to report invasive species in or near the project area, visit [iMapInvasives](#)<sup>15</sup>, which is a national cloud-based application for tracking and managing invasive species.
  - Stinknet is a highly invasive noxious winter weed native to South Africa, and is extremely flammable when dry. Stinknet (also known as globe chamomile) has heavily infested Maricopa, Pinal, and Pima counties and is expanding into Yuma, Yavapai, and Gila counties. Infestations spread rapidly along highways and open fields in residential areas, with emergence starting in late November and plants continuing to germinate and emerge through May in wet years. In order to minimize the spread of this plant it is critical that any new infestations are identified and quickly managed. Additional information is available through the [Southwest Vegetation Management Association](#)<sup>16</sup>, the [Sonoran Desert Cooperative Weed Management Area](#)<sup>17</sup>, or the [Arizona Native Plant Society](#)<sup>18</sup>.
- The Department recommends revegetating disturbed areas with native drought-tolerant species that represent the natural surrounding landscape. Landscaping with native plants can help support wildlife and pollinator species in the area while reducing dust and erosion. In addition, the applicable land management agencies should be consulted regarding guidelines for revegetation efforts.

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<sup>12</sup> <https://agriculture.az.gov/plantsproduce/native-plants>

<sup>13</sup> <https://agriculture.az.gov/pestspest-control/agriculture-pests/noxious-weeds>

<sup>14</sup> <https://aznps.com/invas>

<sup>15</sup> <https://imap.natureserve.org/imap/services/page/map.html>

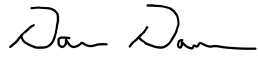
<sup>16</sup> <https://www.swvma.org/>

<sup>17</sup> <https://www.sdcwma.org/species/stinknet.php>

<sup>18</sup> <http://aznps.com>

Thank you for the opportunity to provide comment on this proposed Major Comprehensive Plan Amendment in Pinal County. If you have any questions or further coordination, please contact Katie Matthiesen, the Region V Habitat Specialist at [kmatthiesen@azgfd.gov](mailto:kmatthiesen@azgfd.gov) or 520-388-4442.

Sincerely,

A handwritten signature in black ink that reads "Dave Daniels". The signature is written in a cursive, flowing style.

Dave Daniels  
Regional Supervisor, Tucson

cc: Callie Cavalcant, Habitat Branch Chief, AZGFD

Attachment: HGIS-25146

AZGFD #M25-06122932

Pinal County Planning and Zoning Commission  
301 E. 11<sup>th</sup> St.  
Florence, Arizona 85132

August 20, 2025

**Re: 2025 Major Amendments to the Pinal County Comprehensive Plan**

Dear Commissioners,

As president and CEO of the Arizona Technology Council, the state's premier trade association representing more than 750 science and technology companies, I am writing to express our strong support for projects that make up the proposed 2025 major amendments to the Pinal County Comprehensive Plan. Specifically, I'm referring to PZ-PA-010-25 (Silver King Solar and BESS), PZ-PA-011-25 (La Osa Energy Generating Facilities), PZ-PA-012-25 (Silver Reef Solar), PZ-PA-014-25 (Griffin Energy) and PZ-PA-015-25 (Energy Generation and Technology Campus).

Pinal County has experienced tremendous population growth in the past decade, reaching more than 522,000 residents—an estimated increase of 3.81% since 2024. The county has become an employment magnet for industries such as semiconductor manufacturing, electric vehicle battery plant construction, copper mining and health care, with advanced manufacturers such as LG Energy Solution, Lucid Motors and Procter & Gamble establishing operations throughout the county.

Each of the five proposed renewable energy projects named above present transformative economic development opportunities for Pinal County. They would create good-paying jobs and generate millions of dollars in tax revenues to fund schools, roads and emergency services. For instance, the Silver King Solar and BESS Project would create more than 300 construction jobs and generate more than \$20 million in sales tax revenue during construction, with approximately \$5.3 million going to the county.

Furthermore, the major amendments would ensure Pinal County remains a leader in renewable energy development and environmental stewardship. These projects collectively support the county's goal to meet current and future energy needs and decrease the county's dependence on non-renewable energy sources, improving air quality and residents' quality of life. They are also key to a broader energy transition initiated countywide, including increasing battery storage facilities, implementing critical grid upgrades and ensuring smarter energy use. Each project is also responsibly sited, minimizing impact on key visual resources.

On behalf of the Council and our members, I respectfully encourage you to support these critical projects.

Sincerely,

Steve

**ARIZONA TECHNOLOGY COUNCIL & SCITECH INSTITUTE**



Steven G. Zylstra

President & CEO

**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY CITIZENS ADVISORY COMMITTEE AT 6:00 P.M. ON THE **4TH** DAY OF **SEPTEMBER 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 311 E 11<sup>th</sup> STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN.

**PZ-PA-011-25 – PUBLIC HEARING/ACTION:** Vermaland LLC, Rob Clang, applicant/agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 3,374± acres of land from Very Low Density Residential (VLDR, 0-1 du/ac) Moderate Low Density Residential (MLDR, 1-3.5 du/ac), and Proposed Open Space to 1,910± acres Employment, 480± acres General Public Facilities/Services, and 983± acres of Proposed Open Space for industrial, office, business park and natural gas fired power plant, situated on a portions of sections 3,4,7,10,11,12,13,17,18, 20, 21, and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; and -0330 located along Greene Canal of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy in unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS **4<sup>th</sup>** DAY OF **AUGUST 2025**, by Pinal County Development Services

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
85 N. FLORENCE STREET, PO BOX 749.  
FLORENCE, AZ 85132

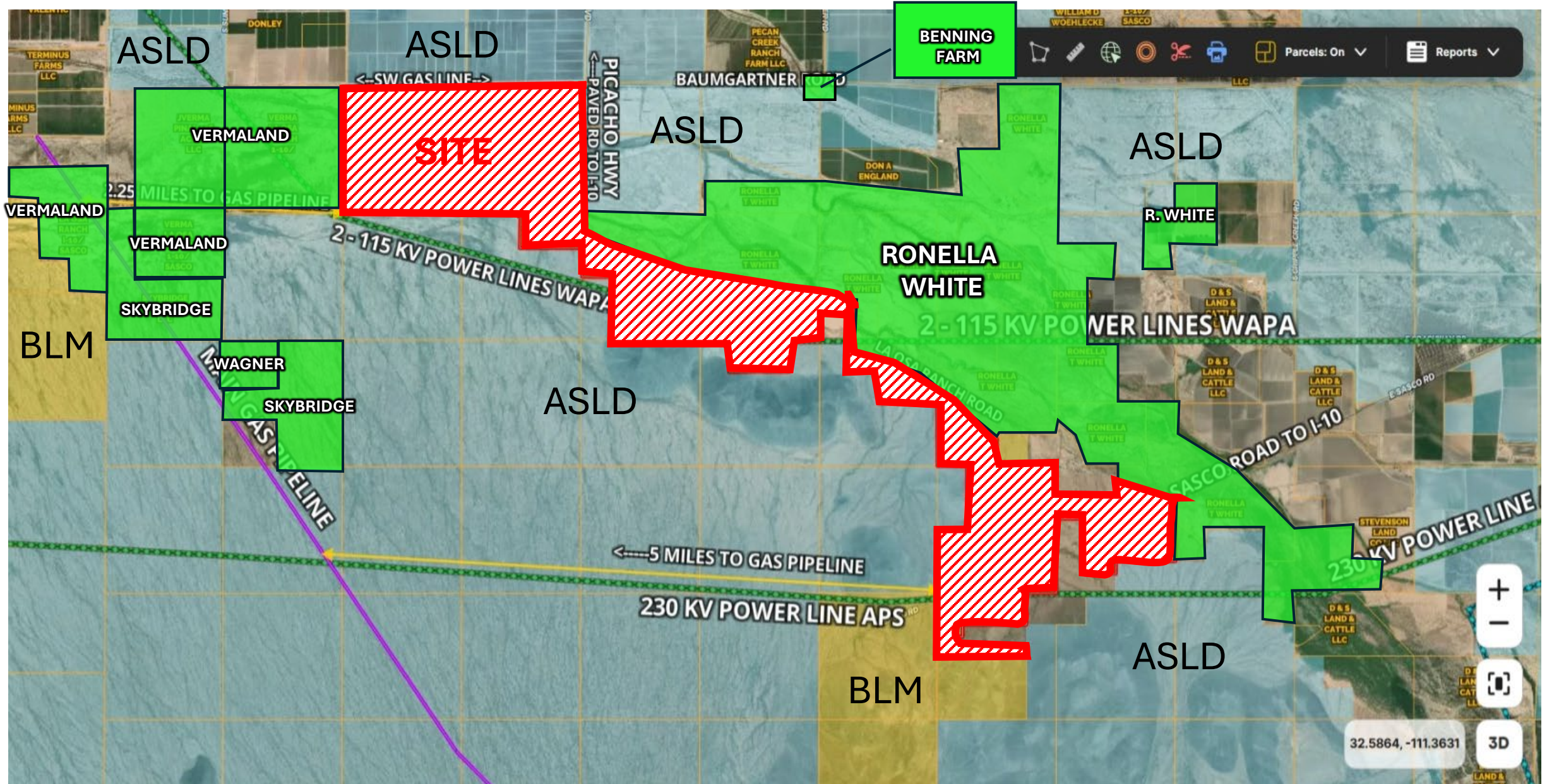
Contact for this matter: Sangeeta Deokar, Planning Supervisor  
E-mail address: Sangeeta.deokar@pinal.gov  
Phone # (520) 866-6641

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**[Anything below this line is not for publication.]**

Pinal Central Dispatch  
Arizona Republic

# LA OSA PROJECT SUPPORT (PZ-PA-011-25)



From: Bernadette Benning <[bbenning5427@yahoo.com](mailto:bbenning5427@yahoo.com)>  
Date: September 5, 2025 at 12:16:05 PM MST  
To: Court Rich <[CRich@roselawgroup.com](mailto:CRich@roselawgroup.com)>  
Cc: Bernadette Benning <[bbenning5427@yahoo.com](mailto:bbenning5427@yahoo.com)>  
Subject: Support project Pz-Pa 011-25  
Reply-To: Bernadette Benning <[bbenning5427@yahoo.com](mailto:bbenning5427@yahoo.com)>

Good Afternoon.

To whom this may concern, we are sending this letter as to reference to the project PZ-PA 011-25. As landowners in the area . We fully support this project. It will allow growth and jobs and also benefit the tax base in our community .

Sincerely,  
Mr Melvin & Bernadette Benning  
520 -858-4008  
Benning Farm  
[Bbenning5427@yahoo.com](mailto:bbenning5427@yahoo.com)

**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **16TH** DAY OF **OCTOBER 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 311 E 11<sup>th</sup> STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **MAJOR COMPREHENSIVE PLAN AMENDMENT** TO THE PINAL COUNTY COMPREHENSIVE PLAN.

**PZ-PA-011-25 – PUBLIC HEARING/ACTION:** Vermaland LLC, Rob Clang, applicant/agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 3,374± acres of land from Very Low Density Residential (VLDR, 0-1 du/ac) Moderate Low Density Residential (MLDR, 1-3.5 du/ac), and Proposed Open Space to 1,910± acres Employment, 480± acres General Public Facilities/Services, and 983± acres of Proposed Open Space for industrial, office, business park and natural gas fired power plant, situated on a portions of sections 3,4,7,10,11,12,13,17,18, 20, 21, and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 409-11-0040; -0050; -006C; -002E; -002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; -004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409-31-0010; and -0330 located along Greene Canal of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy in unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

<https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS **18<sup>th</sup>** DAY OF **SEPTEMBER 2025**, by Pinal County Development Services

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

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- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST BE FILED WITH:  
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
85 N. FLORENCE STREET, PO BOX 749.  
FLORENCE, AZ 85132

Contact for this matter: Sangeeta Deokar, Planning Supervisor  
E-mail address: [Sangeeta.deokar@pinal.gov](mailto:Sangeeta.deokar@pinal.gov)  
Phone # (520) 866-6641

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**[Anything below this line is not for publication.]**

Pinal Central Dispatch  
Arizona Republic

9/26/2025

To Whom It May Concern,

I am writing to express my strong support for the La Osa Data Center project. As a landowner in Pinal County, I have had the opportunity to engage with the project team and review the proposed plans, and I am confident that this initiative will bring significant benefits to our community.

The La Osa Data Project is a forward-thinking development designed to meet the growing demand for reliable, secure, and sustainable infrastructure. The project team has demonstrated a commitment to environmental responsibility, community engagement, and economic development. Their plans incorporate cutting-edge technology and sustainable practices that align with the needs of our region. In Addition, the project will benefit the County with increased employment and tax revenues.

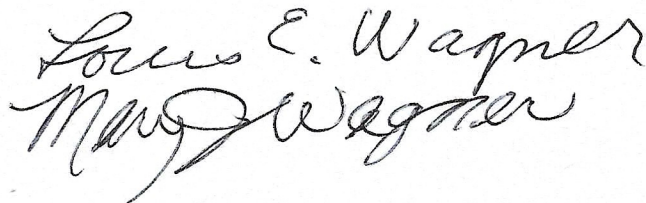
Importantly, the project has garnered enthusiastic support from neighboring landowners, who recognize its potential to create jobs, and contribute to the economic vitality of the area. Their endorsement reflects the collaborative approach taken by the project team, ensuring that the concerns and aspirations of our community are prioritized.

I recommend the La Osa Data Center project and encourage its approval. This initiative represents a unique opportunity to advance our region's technological and economic landscape while fostering positive relationships with local stakeholders.

Please feel free to contact me at 520-510-9196 if you require further information or have any questions.

Sincerely,

Louis Wagner and Mary Wagner

Handwritten signatures of Louis E. Wagner and Mary Wagner. The signature of Louis E. Wagner is written in a cursive style, and the signature of Mary Wagner is written in a similar cursive style below it.

**AFFIDAVIT OF PUBLICATION**


Vermaland  
2375 E. Camelback Road #600  
Phoenix AZ 85016


STATE OF WISCONSIN, COUNTY OF BROWN

The Arizona Republic, a newspaper published in the city of Phoenix and general circulation in the counties of Maricopa, Coconino, Pima and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

09/21/2025

and that the fees charged are legal.  
Sworn to and subscribed before on 09/21/2025

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown  
91929

My commission expires

Publication Cost:	\$1937.00	
Tax Amount:	\$0.00	
Payment Cost:	\$1937.00	
Order No:	11686822	# of Copies:
Customer No:	1551123	0
PO #:	LAZS0374845	

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

VICKY FELTY  
Notary Public  
State of Wisconsin

Public Notice

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 16TH DAY OF OCTOBER 2025, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 311 E 11th STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN. PZ-PA-011-25 – PUBLIC HEARING/ACTION: Vermaland LLC, Rob Clang, applicant/agent, requesting a Major Comprehensive Plan Amendment to amend the Land Use Plan and redesignate 3,374 acres of land from Very Low Density Residential (VLDR, 0-1 du/ac) Moderate Low Density Residential (MLDR, 1-3.5 du/ac), and Proposed Open Space to 1,910 acres Employment, 480 acres General Public Facilities/ Services, and 983 acres of Proposed Open Space for industrial, office, business park and natural gas fired power plant, situated on a portions of sections 3,4,7,10,11,12,13,17,18, 20, 21, and 29, T09S and T10S, R08E and R09E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 409-11-0040; -0050; -006C; -002E; 002F; -002G; -002H; -003D; -013C; -015C; -015E; -0160; -018A; -0190; 409-14-002D; -002F; 004A; -005A; -005E; 409-24-001C; 409-25-001E; -001D; -001C; -002F; -002G; -003G; -003E; 409-26-0010; -002A; -002B; -0240; -0220; -0250; -0260; -0270; -0490; -0480; 409-30-0020; 409 31-0010; and -0330 located along Greene Canal of Santa Cruz wash, south of Baumgartner road, and east of eleven mile corner road, south of the City of Eloy in unincorporated area of Pinal County.

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DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: <https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS 18th DAY OF SEPTEMBER 2025, by Pinal County Development Services TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

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WRITTEN STATEMENTS MUST BE FILED WITH:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
85 N. FLORENCE STREET, PO BOX 749.  
FLORENCE, AZ 85132

Contact for this matter: Sangeeta Deokar, Planning Supervisor

E-mail address: [Sangeeta.deokar@pinal.gov](mailto:Sangeeta.deokar@pinal.gov)

Phone # (520) 866-6641

September 21 2025

LAZS0374845

**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

**PUBLICATION DATES:**

Sep. 25, 2025

**NOTICE ID:** IGiVAZJRJC6DaFuXeo5y

**NOTICE NAME:** PZ-AZ-011-25

*Edmar Corachia*

(Signed) \_\_\_\_\_

**VERIFICATION**

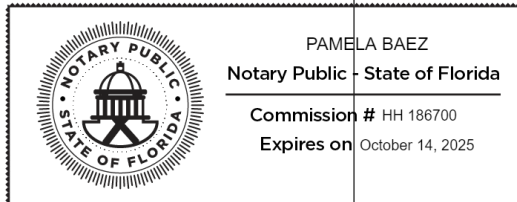
State of Florida  
County of Orange

Subscribed in my presence and sworn to before me on this: 09/25/2025



Notary Public

Notarized remotely online using communication technology via Proof.



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 16TH DAY OF OCTOBER 2025, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), 311 E 11th STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR MAJOR COMPREHENSIVE PLAN AMENDMENT TO THE PINAL COUNTY COMPREHENSIVE PLAN.

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supporting or opposing the request  
4) Whether or not you wish to  
appear and be heard at the hearing  
WRITTEN STATEMENTS MUST  
BE FILED WITH: PINAL COUNTY  
COMMUNITY DEVELOPMENT  
DEPARTMENT 85 N. FLORENCE  
STREET, PO BOX 749.  
FLORENCE, AZ 85132  
Contact for this matter: Sangeeta  
Deokar, Planning Supervisor  
E-mail address: Sangeeta.  
deokar@pinal.gov  
Phone # (520) 866-6641  
No. of publications: 1: date of  
publication: Sep 25, 2025

AFFIDAVIT OF MAILING NOTICES FOR PUBLIC MEETING

I, Robert Clang, Applicant for case PZ-PA-011-25 (Case number), personally caused 35 post card notices to be mailed to the property owners within 600 feet of the property September 23, 2025 (Date), at least 21 days before the Planning and Zoning Commission Public Hearing, regarding the proposed Comprehensive Plan Amendment (Type of application), in unincorporated Pinal County

The notices were mailed first class by the applicant on September 23rd, 2025 and as shown in the following pages

[Signature]  
Applicant

STATE OF ARIZONA)

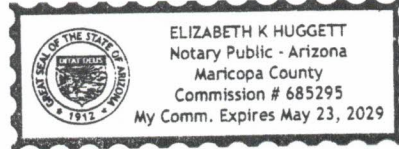
) ss:

COUNTY OF Maricopa)

Subscribed and sworn to me by Robert Clang this 24<sup>th</sup> day of September, 20 25.

[Signature]  
Notary Public


My Commission Expires: May 23, 2029



**AFFIDAVIT OF POSTING OF BROADCAST SIGN**

I, Robert Clang, Applicant for case PZ-PA-011-25 (Case number), personally caused 23 sign(s) to be posted in a visible place on or near the proposed project site on September 23rd, 2025 (Date), at least 21 days before the Planning and Zoning Commission Public Hearing, regarding the proposed Comprehensive Plan Amendment (Type of application), in unincorporated Pinal County

The notice was posted as indicated on the attached map and photograph.

  
\_\_\_\_\_  
Applicant

STATE OF ARIZONA)

) ss:

COUNTY OF ~~PINAL~~ MARICOPA

Subscribed and sworn to me by Robert Clang this 24<sup>th</sup> day of September, 20 25.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: May 23, 2029

