



NOTICE OF PUBLIC MEETING AND AGENDA OF THE PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, May 19, 2016

EOC Room – Building F

31 N. Pinal St. Florence, Arizona

There may be a supplemental agenda for this hearing, please check with the Community Development Department at 520-866-6442.

Please turn off cell phones and other electronic devices or place in silent mode.

Action means discussion/recommendation for approval or denial to the Board of Supervisors on the following Planning Cases. (Numbers are shown for administrative convenience only. All interested persons should be aware that the cases may be heard in an order different than that shown on the agenda).

A work session is not a public hearing. For matters that are not listed as “public hearings” the public may attend and listen to the proceedings, but may only address the Commission with its permission.

COMMISSION MEMBERS

()	RIGGINS, Chairman	()	HARTMAN, Vice-Chairman
()	AGUIRRE-VOGLER, Member	()	SALAS, Member
()	SMYERS, Member	()	DEL COTTO, Member
()	PUTRICK, Member	()	AULT, Member
()	SHEARER, Member	()	GRUBB, Member (Absent)

AGENDA

- 1. CALL TO ORDER:**
- 2. DISCUSSION OF ACTION ITEM REPORT**
 - Action Item Report
- 3. REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
 - April 20, 2016, No cases
 - May 04, 2016, No cases
- 4. REPORT ON TENTATIVE PLAT EXTENSIONS:**
 - Extension report is attached

5. PLANNING MANAGER’S DISCUSSION ITEMS:

- San Tan Valley Area Plan project
- Presentation by Evan Balmer on the Site Plan Review Process (after public hearing items)

NEW CASES:

- 6. SUP-001-16 – PUBLIC HEARING/ACTION:** Terra Solutions, LLC., landowner/applicant, requesting approval of a Special Use Permit to operate a backwash storage and evaporation pond facility on a 8.97± acre parcel in the General Rural (GR) zone; situated in a portion of Sections 6, T07S, R03E G&SRB&M, tax parcel 500-09-038 (legal on file) (located approximately .6 miles south of Highway 84 in the Maricopa area).

TENTATIVE PLATS:

- There are no Tentative Plats for review and/or action.

WORK SESSION:

- There are no items for work-session discussion.

CALL TO THE COMMISSION:

- 7. CALL TO THE COMMISSION:** Oral comments or suggestions from individual Commission Members reading items or staff action will be allowed. This is not intended to allow discussion or action on any item, but merely to provide the Commission a chance to express its opinions regarding the need for future action by Commission or staff.

ADJOURNMENT

The Planning and Zoning Commission may go into executive session for purposes of obtaining legal advice from the County’s attorney(s) on any of the above agenda items pursuant to A.R.S. § 38-431.03 (A)(3).

Supporting documents for the above-listed matters are available at the Pinal County Community Development Office for public inspection at least 48 hours prior to the meeting at the Pinal County Community Development Department, Pinal County Complex, Building F, 31 N. Pinal Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at:

<http://pinalcountyaz.gov/COMMUNITYDEVELOPMENT/PLANNING/Pages/PZCommission.aspx>

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Community Development Department at 520-866-6442 at least five business days prior to the meeting.



**PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
ACTION REPORT OF April 21, 2016**

PRESENT

- | | |
|----------------------------|----------------------------|
| Mr. Riggins, Chairman | Mr. Shearer, Member |
| Mr. Hartman, Vice Chairman | Ms. Aguirre-Vogler, Member |
| Mr. Salas, Member | Mr. Smyers, Member |
| Mr. Del Cotto, Member | Mr. Grubb, Member Absent |
| Mr. Putrick, Member | Mr. Ault, Member |

LEGAL STAFF PRESENT

Mr. Langlitz, Deputy County Attorney

PLANNING STAFF PRESENT

- | | |
|-------------------------------|-------------------------------|
| Mr. Abraham, Planning Manager | Mr. Denton, Planner II |
| Mr. Balmer, Planner I | Ms. Fisk, Drafting Specialist |

PUBLIC WORKS STAFF PRESENT

Mr. Chow, Development Section Chief

The meeting was called to order at 9:01 a.m., this date by Chairman Riggins in the EOC Room Bldg F, Florence, Arizona.

DISCUSSION OF MEETING MINUTES/ Action Item Report

Action Item Report

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

March 30, 2016
April 13, 2016 No Cases

PLANNING MANAGER DISCUSSION ITEMS

Handouts : Tentative Plats

NEW CASES:

PZ-001-16 – PUBLIC HEARING/ACTION: Highland Communities, LLC., landowner/applicant, requesting approval of a zone change from GR (General Rural) to R-43 (Single Residence Zoning District) on 20.03± acres to plan and develop a 17 lot subdivision; situated in a portion of Section 13, T3S, R7E, G&SRB&M, tax parcels 509-14-020A, 020B and 029 (located adjacent to the south side of Phillips Road and the west of Pamela Drive in the San Tan Valley area).

MOTION: Commissioner Aguirre-Vogler made a motion to forward PZ-001-16 to the Board of Supervisors with a favorable recommendation. Commissioner DelCotto seconded Motion passed unanimously 9-0

SUP-001-16 – PUBLIC HEARING/ACTION: Terra Solutions, LLC., landowner/applicant, requesting approval of a Special Use Permit to operate a backwash storage and evaporation pond facility on a 8.97± acre parcel in the General Rural (GR) zone; situated in a portion of Sections 6, T07S, R03E G&SRB&M, tax parcel 500-09-038 (legal on file) (located approximately .6 miles south of Highway 84 in the Maricopa area). **(DUE TO A NOTICE DEFICIENCY THIS CASE WILL NOT BE HEARD TODAY AND WILL BE RE-SCHEDULED FOR A LATER DATE.)**

MOTION:

CALL TO THE COMMISSION: Oral comments or suggestions from individual Commission Members reading items or staff action will be allowed. This is not intended to allow discussion or action on any item, but merely to provide the Commission a chance to express its opinions regarding the need for future action by Commission or staff.

MOTION TO ADJOURN

Vice-Chairman Hartman made a motion to adjourn. Commissioner Putrick seconded.

RESPECTFULLY submitted May 19, 2016.

Steve Abraham, Planning Manager



PINAL COUNTY
wide open opportunity

MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Bridget Fisk, Drafting Specialist
Community Development

DATE: May 19, 2016

SUBJECT: BOARD OF SUPERVISORS (BOS) ACTION ON P&Z CASES

BOS HEARING OF April 20, 2016 No Cases

BOS HEARING OF April 13, 2016 No Cases



P I N A L • C O U N T Y
wide open opportunity

MEETING DATE: March 17, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

RE: **Tentative Plat Extensions**

Executive Summary:

During the months of April through May the Community Development Director granted one tentative plat extension.

1. S-017-06: This tentative plat was granted a one year extension by the Community Development Director based on the project being actively processed and the surrounding conditions did not warrant a revision in design.

Subdivision Name: Maricopa Opus

Landowner: RJ2 Investments, LLC

Zoning: CR-3/PAD

Size: 226.13± acre parcel

Lots: 725

Location: Situated in a portion of the SW¼ and the S½ of the NW¼ of Section 26, T5S, R2E, G&SRB&M. The subject property is located at the northwest corner of Ralston Road and Teel Road, City of Maricopa area.

Extended Date: June 29, 2017

Date Prepared: 5/11/2016 - dld

COMMUNITY DEVELOPMENT
PLANNING DIVISION

SUP-001-16



PINAL COUNTY
wide open opportunity

MEETING DATE: May 19, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **SUP-001-16 (Terra Solutions Backwash Storage and Evaporation Ponds)**

CASE COORDINATOR: Evan Balmer

Executive Summary:

This is a Special Use Permit (SUP) to allow operation of a backwash storage and evaporation pond facility on a GR (General Rural) zoned property.

If This Request is Approved:

If approved, the applicant would complete the Site Plan Review process prior to the construction of the facility. The facility would essentially be a 85,000 sf storage pond.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request with the attached stipulations.

LEGAL DESCRIPTION: An 8.97± acre parcel situated in a portion of Section 6, T7S, R3E G&SRB&M.

TAX PARCEL: 500-09-038

LANDOWNER: Terra Solutions, LLC, 3230 E Broadway Rd. Suite C-235, Phoenix, AZ 85040.

REQUESTED ACTION & PURPOSE: Terra Solutions, LLC., landowner/applicant, requesting approval of a Special Use Permit to operate a backwash storage and evaporation pond facility on a 8.97± acre parcel in the General Rural (GR) zone

LOCATION: Located approximately .6 miles south of Highway 84 in the Maricopa area.

SIZE: 8.97± acres.

COMPREHENSIVE PLAN: The site is designated as Moderate Low Density Residential. The properties to the north, south and west of the subject property are also designated Moderate Low Density Residential. The properties to the east of the subject property are designated Very Low Density Residential with a Recreation/Conservation overlay. The applicant request conforms to the Comprehensive Plan.

EXISTING ZONING AND LAND USE: The subject property is zoned General Rural (GR). The applicant is currently undeveloped.

SURROUNDING ZONING AND LAND USE:

COMMUNITY DEVELOPMENT
PLANNING DIVISION

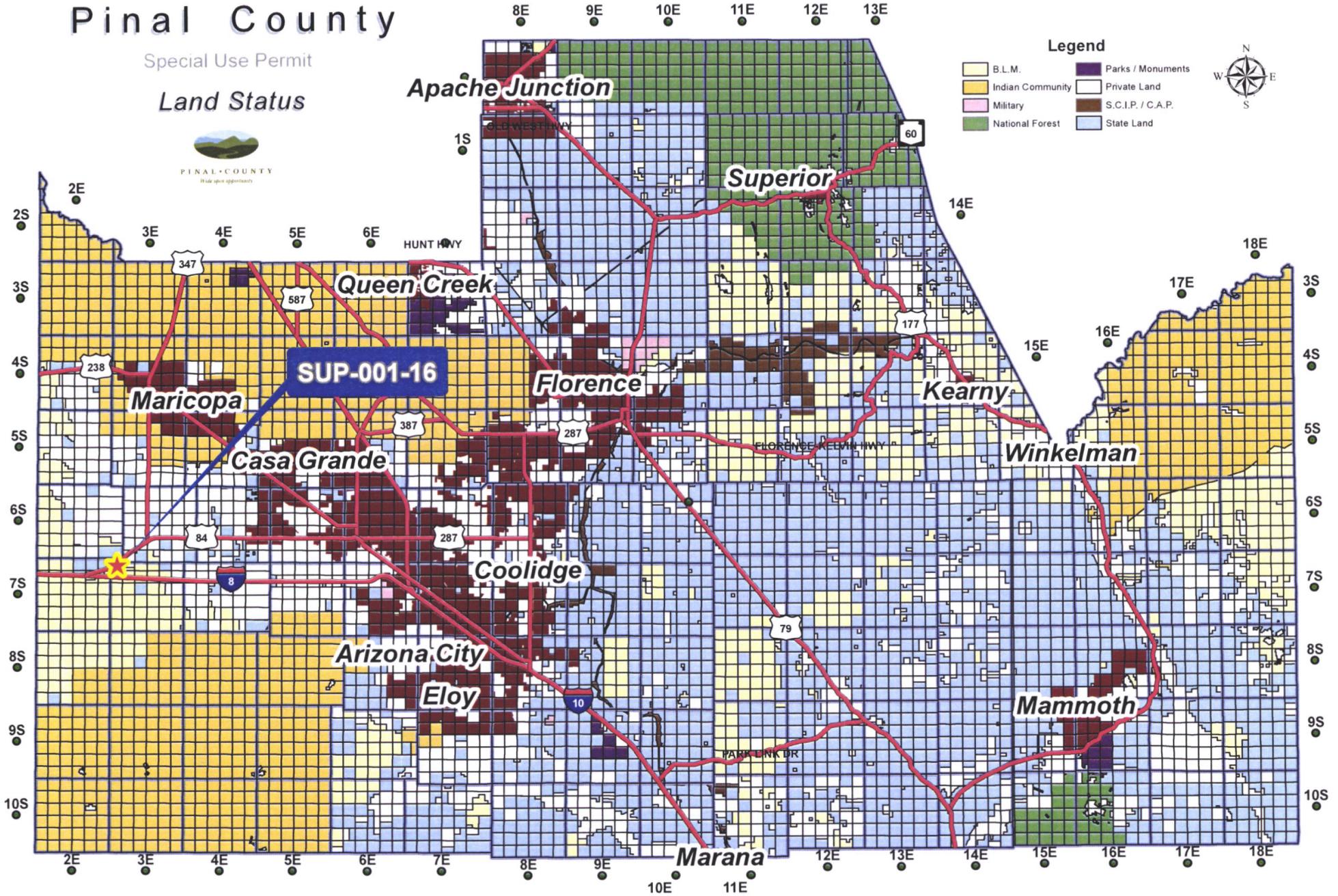
Pinal County

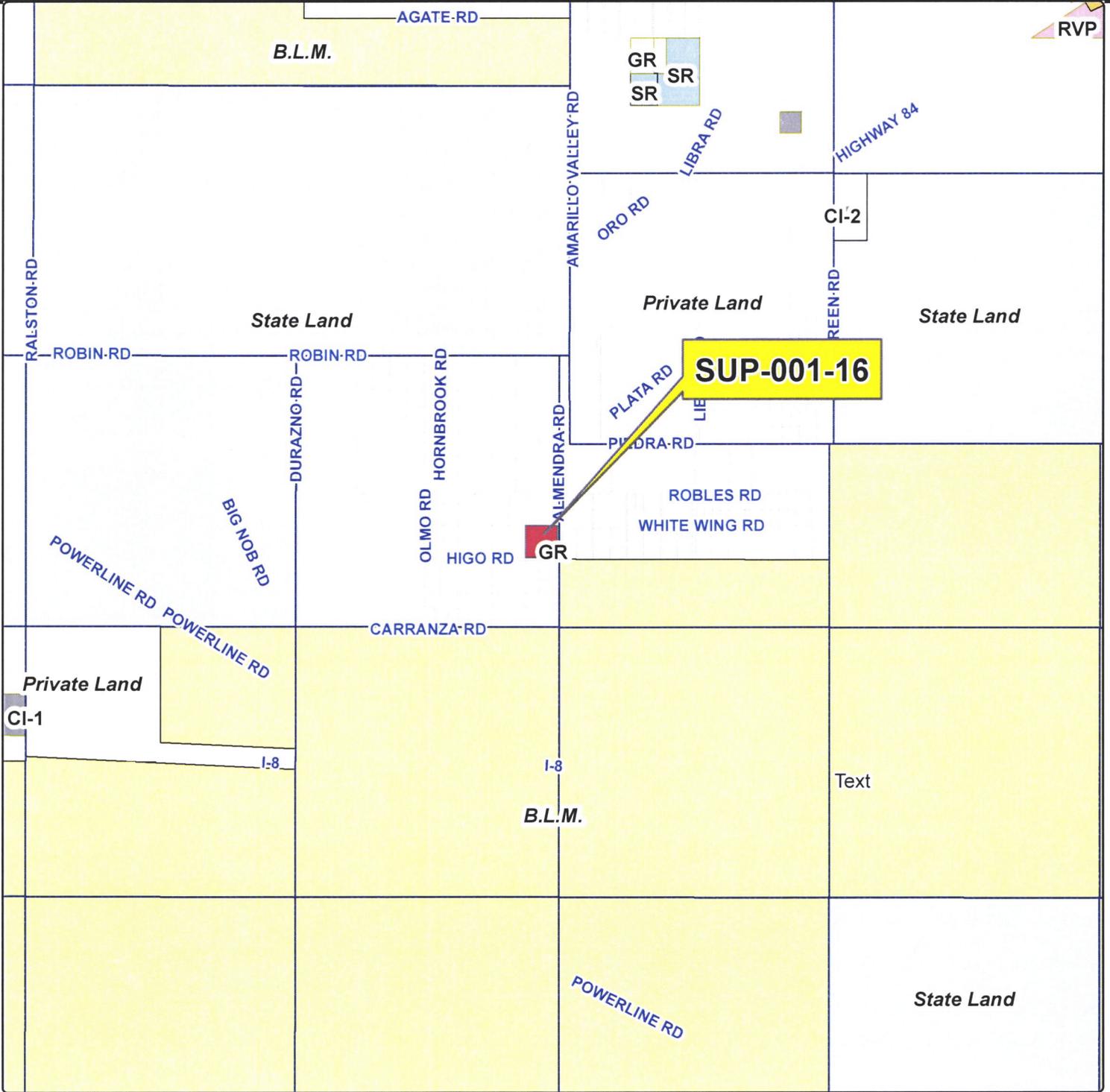
Special Use Permit

Land Status



PINAL COUNTY
It's all an opportunity





Special Use Permit
Community Development



PINAL COUNTY
Wide open opportunity

Terra Solutions, LLC.

Legal Description:

Situated in a portion of the Section 06, T07S R03E, G&SRB&M, Parcel 500-09-038 (legal on file) (located approximately 6 miles south of Highway 84 in the Maricopa area).

T07S-R03E Sec 06



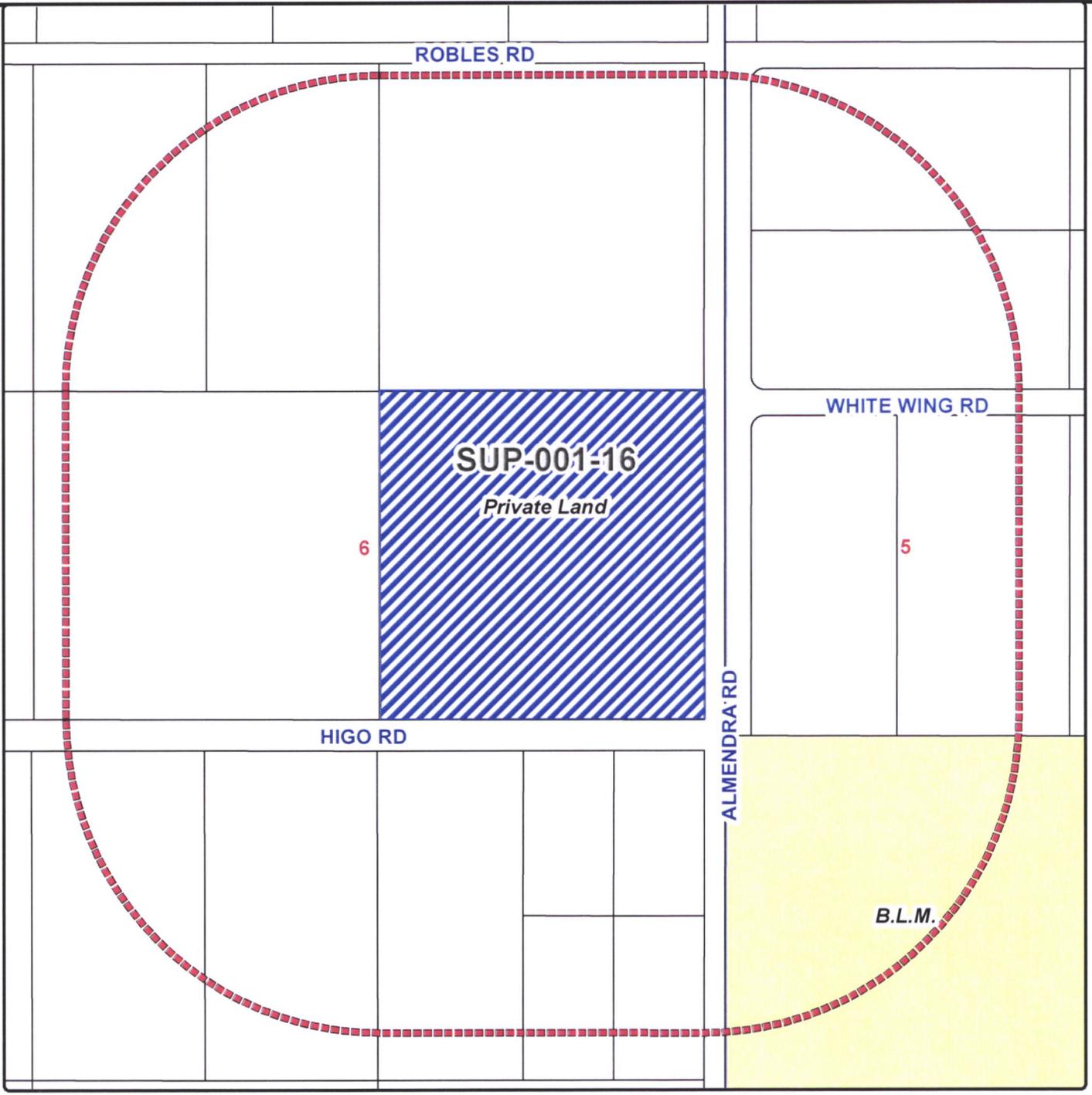
Sheet No.
1 of 1

Terra Solutions, LLC.

Drawn By: GIS / IT / LJT Date: 3/15/2016

Sections 06	Township 07S	Range 03E
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Case Number: SUP-001-16



Special Use Permit

SUP-001-16 – PUBLIC HEARING/ACTION: Terra Solutions, LLC., landowner/applicant, requesting approval of a Special Use Permit to operate a backwash storage and evaporation pond facility on a 8.97± acre parcel in the General Rural (GR) zone; situated in a portion of Sections 6, T07S, R03E G&SRB&M, tax parcel 500-09-038 (legal on file) (located approximately .6 miles south of Highway 84 in the Maricopa area).

Current Zoning: GR
 Request Zoning: Special Use Permit
 Current Land Use: MLDR



Legal Description:
 Situated in a portion of Section 06, T07S, R03E, G&SRB&M, Parcel 500-09-038 (legal on file)
 (located approximately .6 miles south of Highway 84 in the Maricopa area).

T07S-R03E Sec 06



Owner/Applicant: Terra Solutions, LLC.		
Drawn By: GBS / JT / LJT	Date: 3/7/2016	
Sheet No. 1 of 1	Sections 06	Range 03E
Case Number: SUP-001-16	Township 07S	



SUP-001-16

Special Use Permit



PINAL COUNTY
Wide open opportunity

SUP-001-16

OWNER:

TERRA SOLUTIONS
 CONTACT: GARY PEDERSEN
 3230 E. BROADWAY ROAD, SUITE C-235
 PHOENIX, AZ 85040
 PH: (480) 240-9277

ENGINEER:

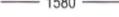
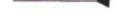
CIVIL
 GHD
 CONTACT: FREDERICK TACK
 7600 N. 16TH STREET, SUITE 205
 PHOENIX, AZ. 85020
 PH: (602) 216-7200
 FAX: (602) 216-7201

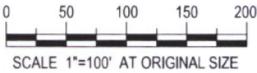
SURVEYOR:

SURVEYOR:
 A TEAM
 CONTACT: STONE WAHL
 10201 N. 21ST STREET, SUITE 10
 PHOENIX, AZ. 85021
 PH: (602) 906-0020
 FAX: (602) 906-0019

LEGEND

-  POND LINER
-  DG - DRIVEWAY
-  RIPRAP
-  EXST. SAGUARO
-  EXST. CRUCIFIXION THORN TREE
-  EXST. PALO VERDE TREE

-  1580 EXISTING MAJOR CONTOURS
-  1579 EXISTING MINOR CONTOURS
-  1580 PROPOSED MAJOR CONTOURS
-  1579 PROPOSED MINOR CONTOURS
-  PROPERTY LINE
-  CENTER LINE
-  PROPOSED FENCE
-  SLOPE ARROW



Expires: 12/31/18

SURVEY NOTE

THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT PREPARED BY SECURITY TITLE AGENCY, FILE NO. 58130199-058-VO, EFFECTIVE DATE OF MAY 17, 2013. THIS SURVEY MAKES NO WARRANTY AS TO THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD AND/OR RESTRICTIONS TO AFFECTED PARCELS

LEGAL DESCRIPTION:

NOTE: LEGAL DESCRIPTION WAS UNAVAILABLE AT THE PINAL COUNTY RECORDERS. THE LEGAL DESCRIPTION BELOW WAS PROVIDED IN THE PRELIMINARY TITLE REPORT.
 LOT 32, HIDDEN VALLEY ESTATES UNIT NO. 2, ACCORDING TO THE PLAT IN THE OFFICE OF THE PINAL COUNTY, ARIZONA, IN BOOK 9 OF MAPS, PAGE 22.
 EXCEPT ALL COAL, OIL, GAS, AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT RECORDED IN BOOK 54 OF DEEDS, PAGE 117.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON WGS84 OBSERVATIONS USING POSITIONING SYSTEMS.

BENCHMARK:

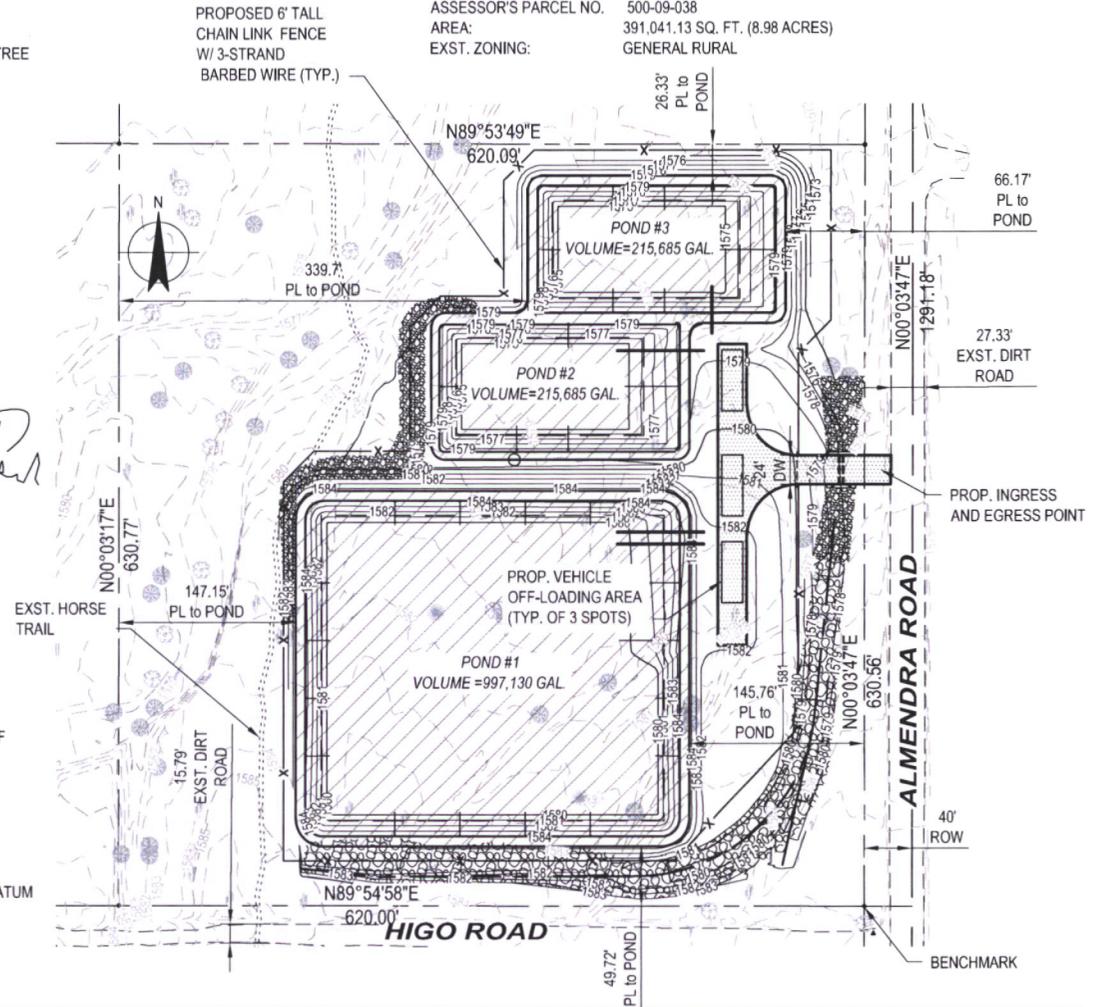
TBM IS A 5/8\"

FEMA FIRM INFORMATION:

04021C1500E
 ZONE X
 PANEL NOT PRINTED

SITE INFO:

LOT 32, HIDDEN VALLEY ESTATES UNIT NO. 2
 ASSESSOR'S PARCEL NO. 500-09-038
 AREA: 391,041.13 SQ. FT. (8.98 ACRES)
 EXST. ZONING: GENERAL RURAL



TERRA SOLUTIONS
 BACKWASH STORAGE
 AND EVAPORATION PONDS
 SITE PLAN

Job Number 84-11944
 Revision -
 Date 11/10/2015

Figure A

North: GR - Undeveloped
East: GR - Undeveloped
South: GR - Undeveloped
West: GR - Undeveloped

FINDINGS:

Site data:

Flood zone: "x" an area that is determined to be outside the 100 year floodplain.
Access: The site is accessed from Almendra Rd.

PUBLIC PARTICIPATION:

Neighborhood Meeting: February 18, 2016
Neighborhood and agency mail out: March 17, 2016
Newspaper Advertising: Week of April 25, 2016
Site posting: Applicant: April 22, 2016
Site posting: County: May 3, 2016

HISTORY: The subject property is zoned General Rural and no additional land entitlements have been granted to the property.

ANALYSIS: The applicant is requesting a SUP to operate a backwash storage and evaporation pond facility on a 8.97± acre parcel in the GR zone.

The project site is located in the western part of the County, approximately 8 miles west of Stanfield and approximately 13 miles south of the City of Maricopa. The property is approximately .6 miles south of Highway 84 at the intersection of Almendra Road and Higo Road.

The topography of the site is relatively flat with a wash present on the west side of the property. The proposal includes an access point from Almendra Road on the east side of the property and three storage ponds. It is anticipated that the proposed use will generate ten trips per week and will consist mainly of water trucks.

The applicant is proposing to utilize the site as a backwash storage and evaporation pond facility. The applicant has obtained the necessary permits from the Arizona Department of Environmental Quality (ADEQ) to operate this facility in this proposed location; a copy of the ADEQ permit was submitted as part of the application materials.

The site plan submitted by the applicant indicates that there will be no buildings constructed at the site. In addition, there is no outdoor lighting proposed at the site. Staff has included a stipulation to ensure that no lighting will be added to the site in the future, and another stipulation requiring the applicant to submit a landscape salvage plan at the time of Site Plan Review. The landscape salvage plan will require the applicant to relocate any existing trees and saguaro cacti from the areas of the property proposed to be developed to the perimeter of the property to enhance the screening of the use from adjoining properties. The combination of no vertical structures, no outdoor lighting and enhanced landscape screening will result in less of a visual impact to surrounding properties than other uses allowed in the General Rural zone.

The surrounding area does have some sparse rural residential development to the north and east of the subject property. There is also an aggregate quarry located approximately 1300' south of the subject property, which generates heavy truck traffic.

The area is located within the Moderate Low Density Residential land use designation of the Pinal County Comprehensive Plan. The proposed use is consistent with this land use designation.

To date, no letters in support and ten letters in opposition, four from within the 300' notification area, have been received regarding the requested Special Use Permit.

The SUP the Commission is considering is for a backwash storage and evaporation pond facility. The zoning ordinance identifies factors for consideration when reviewing special use permit requests under section 2.151.010(N). These factors include, but are not limited to:

- **traffic conditions;**
- **provision of services and utilities to the site;**
- **the relationship of the proposed special use and surrounding uses;**
- **whether the proposed use is beneficial to the public health, safety and general welfare of the community;**
- **access to streets that are adequately designed and constructed to handle the volume generated by the use;**
- **does not result in the use of a residential street for non-residential through traffic;**
- **whether adequate measures have been taken to mitigate off-site impacts such as dust, smoke, noise, odors, lights or storm water runoff;**
- **the need for the proposed special use in the neighborhood/community;**
- **public input.**

If the Commission deems there is sufficient evidence to grant this SUP staff has included stipulations relating to the operation and permitting of the facility.

The **Pinal County Department of Public Works** provided comments which are included within the correspondence section of this staff report.

The **Pinal County Air Quality Control District** provided comments which are included within the correspondence section of this staff report.

The **Pinal County Flood Control Section** reviewed the proposal and had no other comments other than it is in a Flood Zone "X" and there are washes present on the site.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this SUP under Planning Case **SUP-001-16**. Furthermore, the Commission must determine that this SUP will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

- A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- C) NEIGHBORHOOD IMPACT
- D) FLOOD CONTROL
- E) TRAFFIC IMPACT
- F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- G) BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: The applicant, Terra Solutions, LLC, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of an SUP.
2. To date, no letters in support and ten letters in opposition, four from within the 300' notification area, have been received regarding the requested Special Use Permit.
3. The site is accessed from Almendra Road.
4. The subject property is located within the Moderate Low Density Residential designation of the Pinal County Comprehensive Plan.
5. Granting of the SUP will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION:

Should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this SUP request 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 recommends that the Commission forward **SUP-001-16** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

- 1) The layout, design and set up and operation of the backwash storage and evaporation pond facility shall be as shown and set forth on the applicant's submittal documents and site plan;
- 2) there shall be no outdoor lighting at the site;
- 3) there shall be no detectable odor produced from the site; sound from operations

of the facility shall be undetectable from 50 feet away from property boundaries

- 4) applicant/owner/developer/operator shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;
- 5) at the time of Site Plan Review, the applicant shall provide a landscape salvage plan for review and approval showing the relocation of existing trees and saguaros from the disturbed areas of the property to the perimeter of the property to serve as additional screening for the site; eight (8) additional trees shall be planted along the north and south property lines subject to the review and approval of planning staff;
- 6) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
- 7) the applicant shall keep the property free of trash, litter and debris;
- 8) 55' half street right-of-way dedication may be required for Almendra Road (eastern boundary). All right-of-way dedication shall be free and unencumbered and all right-of-way conveyances shall be completed prior to the Site Plan approval or as approved by the County Engineer. The applicant is responsible for all processing fees associated with the dedication of right-of-way;
- 9) a drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
- 10) the drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-lot retention area; and
- 11) violation of these conditions at any time may invoke revocation proceedings by the Pinal County Planning & Development Services Department.

Date Prepared: 4/14/2016 - ewb
Revised: 5/6/2016 - ewb



Terra Solutions

Backwash Storage and Evaporation Ponds
Special Use Permit Application Narrative



March 2016

Table of contents

- 1. Special Use Application Narrative..... 3
 - 1.1 Purpose of the Request 3
 - 1.2 Description of Proposal..... 3
 - 1.3 Location & Accessibility 14
 - 1.4 Utilities & Services 15
 - 1.5 Contact Information..... 15
- 2. Neighborhood/Community Meeting 16
 - 2.1 Neighborhood/Community Meeting 16
 - 2.2 Public Inquiries and Comments Prior to the Community Meeting 17
 - 2.3 Meeting Agenda 19
 - 2.4 Community Meeting Comments 21

Table index

- Table 1 - Comprehensive Plan Goals and Policies and Proposal Evaluation 4

Figure index

- Figure 1 - Aggregate Quarry Proximity 11
- Figure 2 – View from Inside the Facility 12
- Figure 3 - View from Almendra Road..... 12
- Figure 4 - View from the North and West Neighbouring Properties..... 13
- Figure 5 - Project Vicinity Map 15

1. Special Use Application Narrative

1.1 Purpose of the Request

This narrative is prepared in support of the special-use permit of a parcel located within Pinal County for the specific development of a backwash storage and evaporation pond facility for the storage and of waste and backwash water from regional water production facilities. The purpose of the development of the evaporation ponds is to meet the OWNERS goal to reduce hauling and storage costs.

The proposed land is currently vacant and is defined by Pinal County as General Rural (GR) zone along with the surrounding properties. Our request is for a special use permit to develop the property with only the proposed planned use under direction from the Pinal County Community Development department.

1.2 Description of Proposal

1.2.1 Nature of the Project

The “Backwash Storage Pond” project consists of the design of a brine management facility for Terra Solutions. The nature of this project is to construct lined impoundments (ponds) to store the backwash water, which will be allowed to evaporate over time. As more water evaporates, more water will be placed in storage. The ponds are designed to hold a finite amount of water annually, and are designed in accordance with all rules and regulations as defined by the US Environmental Protection Agency, and the Arizona Department of Environmental Quality (ADEQ), which means that the ponds are design so that they will not over flow, and that the water will not permeate into the ground or ground water, and the facility will also be permitted by the ADEQ for the Approval to Construct (ATC) and the Approval of Construction (AOC).

The quality of water approved by ADEQ to be stored in the ponds is slightly higher in salinity than ambient surface or groundwater. This quality of water is not desirable by insects, or animals, therefore no increase in bugs is anticipated. Also The water approved by ADEQ to be stored in the ponds will have no organics. It is organics which would causes odor or insect issues. Additionally since the pond will be designed and constructed to prevent interaction with the soil, and will be free from stormwater runoff which would be the only way to introduce organics into the pond. Therefore no odor concerns are anticipated.

Additionally ongoing monitoring and reporting will be required per the ADEQ permit. Over time minimal residuals will collect at the bottom of the ponds which will be removed manually and disposed of in accordance with the ADEQ permit rules and regulations.

1.2.2 Proposed Land Use

This request is for a special use permit, under direction from the Pinal County Community Development department, to support the development of the proposed project on this parcel.

The facility will consist of a fence, a gravel driveway, drainage improvements and multiple ponds for the storage and evaporation of waste and backwash water from water treatment facilities. This

facility will be accessed by only the Owner and Owner representatives or employees when delivering water to the ponds or managing the environmental compliance.

1.2.3 Conformance to adopted Comprehensive Plan

The Comprehensive Plan land use designation for this site is Moderate Low Density Residential. This project conforms to the adopted Pinal County Comprehensive Plan in several ways. Key connections to the fundamentals of the Pinal County Comprehensive Plan is through economic sustainability, and environmental stewardship, where this project supports a Pinal County land owner to sustain his business and contribute to the County economy, and through the nature of the project which aims to improve air and water quality through the storage of backwash water that would be otherwise managed in a less than environmentally friendly manner. Additionally this proposed land use will not impact the night sky or clean air that is valued by County residents as identified in the Pinal County Comprehensive Plan.

Additionally this proposed land use does not qualify as a major amendment as identified in Chapter 10 – Implementation of the Pinal County Comprehensive Plan where a proposed amendment will be a Major Amendment if it meets any of the following as summarized in the table below.

Additionally this project was evaluated with the plans, goals, and policies of the Pinal County Comprehensive Plan and as summarized in the table below.

Table 1 - Comprehensive Plan Goals and Policies and Proposal Evaluation

NO.	Goal and Policies	Does our Parcel / Project conflict with or alter the Plan's goals and policies?	Why?
3.1	Goal: Carefully manage and guide growth in a manner that promotes economic development, integrates current and future multimodal transportation systems and is sensitive to the natural environment	NO	Careful planning has been completed to account for the natural environment
3.1.1.1	Encourage local organizations, both public and private, to promote community and economic development throughout the County.	NO	This project promotes economic development
3.1.1.2	Encourage, coordinate and support commercial and industrial land uses in appropriate areas to maximize adequate services including transportation, water, sewer, fire suppression and utilities.	NO	This project helps maximize services, and is an industrial land use in an appropriate area
3.1.1.3	Encourage retention of existing and creation of new (and diverse) employment opportunities, including mining, agriculture and farming, tourism, high-technology industries, services and retail in appropriate areas.	NO	This project creates new employment opportunities
3.1.1.4	Encourage the provision of buffers in the form of walls, berms, or landscaping, to protect residential, agricultural, and commercial/industrial areas and open	NO	This project will develop berms and landscaping to residential land uses from commercial/industrial uses.

	space from conflicting land uses.		
3.1.1.5	Locate more impactful commercial and industrial uses in areas away from homes where negative impacts can be mitigated.	NO	This parcel is located near the end of a road, bound by Interstate 8 to the south, with limited impact to homes, both now and in the future.
3.1.1.6	Encourage a suitable balance between employment opportunities and available housing, taking into consideration the labor force and other demographic and economic characteristics of the County.	NO	The employment demand, or land size of this land use does not unbalance the available housing or skew the demographics or characteristics of the County.
3.1.2	Objective: Provide for the coexistence of urban and rural land uses	NO	Our project or proposed land use promotes the coexistence of both land uses.
3.1.2.1	Encourage the protection, preservation, and maintenance of existing rural land uses and rural character.	NO	Our project and proposed land use promotes the preservation of the existing rural land character by protecting the existing drainage feature and promotes a corridor for habitat between the conservation area and the residential areas.
3.1.2.2	Encourage the preservation and protection of rural areas by safeguarding horse privileges and buffering from higher-density areas.	NO	Our project promotes the preservation of rural areas by maintaining habitat corridors and the existing horse trail.
3.1.2.3	Support the continuation of farming and farming-related uses through adequate buffering and other planning or regulatory techniques.	NO	Our project does not conflict with or prevent the continuation of farming related land uses in the area.
3.1.2.4	Encourage adequate buffering between intensive urban and rural land uses.	NO	Our proposed land use offers an additional buffer between the residential and conservation land uses.
3.1.2.5	Encourage new developments to locate where amenities and infrastructure already exist, are planned or will be provided.	NO	Our project was encouraged to locate at this location due to the existing infrastructure of the intersection of State Route 84 and Interstate 8.
3.1.3	Objective: Promote mixed use activity centers, planned area developments, and cluster development that provides a mix of housing types and land uses.	NO	Our project does not conflict with the language of the mixed use activity centers in the Comprehensive Plan
3.1.4	Promote a balance between conservation of the natural environment and development.	NO	Our project provides an additional buffer between the residential land use and the conservation land use.
3.1.4.1	Encourage the protection of ridgelines, foothills, significant mountainous areas, wildlife habitat and riparian areas.	NO	Our proposed project protects the existing drainage feature and promotes a corridor for habitat between the conservation area

			and the residential areas.
3.1.4.2	Encourage less development intensity, site coverage and vegetation removal as slopes steepness increase, to mitigate problems of drainage, erosion, siltation, landslides and visual impacts. Encourage the protection of hillsides and slopes greater than 15%.	NO	Our proposed project protects the existing drainage feature and promotes a corridor for habitat between the conservation area and the residential areas.
3.1.4.3	Encourage protection of wildlife movements and mitigate habitat fragmentation.	NO	Our proposed project protects the existing drainage feature and promotes a corridor for habitat between the conservation area and the residential areas.
3.1.4.4	Encourage and support techniques for acquisition and maintenance of open space.	NO	Our proposed land use does not discourage or conflict with the open space goals more than the existing land use.
3.1.4.5	Encourage development that sensitively integrates natural environment and maintains healthy ecosystems, including the consideration of adjacent parcels, connectivity and wildlife linkages.	NO	Our proposed project promotes a corridor for habitat between the conservation area and the residential areas.
3.1.4.6	Encourage new development projects to preserve significant desert habitats, natural resources, landscapes and cultural resources where feasible.	NO	Our proposed project promotes a corridor for habitat between the conservation area and the residential areas.
3.1.5	Objective: Coordinate and cooperate with the ASLD planning of state trust lands within Pinal County	NO	Our proposal is not on State Land.
3.1.6	Objective: Protect Pinal County residents from military and aviation related hazards and nuances.	NO	Our project proposed no military or aviation related hazards.
3.1.7	Objective: Communicate and collaborate with Native American communities on planning and development issues of joint concern	NO	Our proposal has no joint Native American community development.
3.2	Goal: Maintain the Oracle area's unique character and improve sustainability.	NO	Our parcel not located in the Oracle area.
3.3	Goal: Maintain the San Tan Foothills Area as a rural enclave.	NO	Our parcel not located in the San Tan Foothills area.
3.4	Goal: Create a self-sufficient, attractive community.	NO	Our parcel not located in the Arizona City area.
3.5	Objective: Encourage development within Growth Areas to occur in a coordinated and balanced fashion. Growth Goals – West Pinal County	NO	The Comprehensive Plan identifies that the development pattern within the West Pinal County Growth Area will change considerably based on changes in residential development and activity center development.
3.5.1	Encourage development within Growth Areas to occur in a coordinated and	NO	Our proposed land use and project adds economic

	balanced fashion.		development to an area without any, and helps promote direction towards a balance.
3.5.1.1	Develop and approve specific plans for each of the Growth Areas that identifies the vision and provides a more detailed study and analysis of the area including specific recommendations on land use, circulation, open space, design guidelines and infrastructure. If Growth Areas are located in municipal planning areas, develop these plans with the municipalities whenever possible.	NO	Our proposed land use
3.5.1.2	Encourage the municipalities to adopt the County's jobs per capita goal of 500 jobs per 1000 residents to promote the County's economic viability.	NO	Our proposed land use and project adds jobs and does not conflict or oppose the goal of developing jobs per resident.
3.5.1.3	Maintain and monitor public facilities and service levels and capabilities within Growth Areas.	NO	Our proposed project requires no public facilities, and no additional level of service or capability from what is presently provided to the residential area.
3.5.1.4	Evaluate within Growth Areas the cost and benefits of all major projects to assist in decision-making.	NO	This proposal provides the benefit of diversity of growth to the area.
3.5.1.5	Encourage Growth Areas to be a major component of any overarching economic development plan of current and future organizations such as Central Arizona Regional Economic Development Foundation or Economic Development Group of Eloy.	NO	Our proposal provides no conflict with the overarching economic development plan.
3.5.1.6	Identify and protect potential employment land within the Growth Areas.	NO	Our proposal does not threaten potential employment land.
3.5.1.7	Within each Growth Area, specific plans should encourage an economic development framework compatible with the Growth Area and aligned with the County's overall vision.	NO	Our proposal is compatible with the Growth area vision.
3.5.1.8	Continue the growth of regional economic opportunities to encourage distribution of quality jobs and investment within Growth Areas.	NO	Our proposal includes a regional economic opportunity.
3.5.1.9	Support economic vitality throughout Growth Areas, by monitoring economic vitality indicators, such as the balance of jobs, job compensation, and housing mix.	NO	Our proposed land use and project adds economic development to an area without any, and helps promote direction towards a balance.
3.5.1.10	Encourage the consideration of the natural environment including wildlife habitat, washes, surface and groundwater quality and quantity, and air quality as an integral component of planning within Growth Areas.	NO	Our project and proposed land use promotes the preservation of the existing rural land character by protecting the existing drainage feature and promotes a corridor for habitat between the conservation area and the

			residential areas.
3.5.1.11	Encourage the integration of the built and natural environment.	NO	Our project and proposed land use promotes the preservation of the existing rural land character by protecting the existing drainage feature and promotes a corridor for habitat between the conservation area and the residential areas.
3.5.1.12	Preserve existing stable and distinct neighborhoods by buffering and transitioning land uses.	NO	Our proposed land use offers an additional buffer between the residential and conservation land uses
3.5.1.13	Encourage the creation of a balanced multimodal transportation system, less dependent on the private automobile, supported by both the use of emerging technology and smart growth planning principles that encourage the location of jobs, housing, commercial activity, parks, and open space in close proximity.	NO	Our proposal does not conflict or impact the goal of a balanced transportation system.
3.5.1.14	Facilitate collaborative planning and economic development within each Growth Area.	NO	Our proposal includes a regional economic opportunity
3.5.1.15	Update the Capital Improvements Plan (CIP) every two years to address Growth Area infrastructure to facilitate timely and efficient development.	NO	Our proposal does not impact the ability of the County to update the Capital Improvements Plan and does not provide additional burden on that plan.
3.5.1.16	Coordinate the delivery of critical infrastructure with municipalities and the private sector in order to provide for the timely development of the Growth Area.	NO	Our proposal does not conflict or impact the goal of delivering critical infrastructure
3.5.1.17	Support higher density residential development and land use intensity within Growth Areas where the physical infrastructure (water, sewer, etc.) and public facilities/services can be provided.	NO	No physical infrastructure is present in the proposal area.
3.5.1.18	Encourage Growth Area infill development to minimize sprawl and maximize the investment that has been made in infrastructure and public facilities.	NO	Our proposal area is not in an infill location.
3.5.1.19	Encourage preservation of open space and land acquisition through land exchanges, purchase or transfer of development rights to protect habitat areas to avoid fragmentation.	NO	Our proposed land use offers an additional buffer between the residential and conservation land uses.
3.6	Goal: The Gateway/Superstition Vistas Growth Area will be a demonstration model for sustainable master planning in Arizona that maximizes the area's strategic location and integrates the natural environment.	NO	Our parcel not located in the Gateway/Superstition Vistas area.

3.7	Goal: The West Pinal Growth Area should become a sustainable, well planned Growth Area in the heart of Pinal County.	NO	Our proposal does not impact the sustainability of the area and is well planned.
3.7.1	Objective: Create a cohesive regional development pattern that results in economic sustainability and compatibility of land uses based upon a regional multimodal transportation system.	NO	Our proposal does not disrupt the development pattern based upon the regional multimodal transportation system.
3.7.1.1	Collaborate with municipalities and private landowners on a West Pinal Growth Area plan that knits together all of the public and private efforts and infrastructure development.	NO	Our proposal is an example of private landowners in the West Pinal Growth Area plan that knits together infrastructure development.
3.7.1.2	Explore a regional funding approach to address a comprehensive multimodal transportation system to maximize the Growth Area's strategic location.	NO	Our project does not employ public or regional funding.
3.7.1.3	Encourage development within or adjacent to existing approved service areas to maximize existing investment in infrastructure and public services.	NO	Our project was encouraged to locate at this location due to the existing infrastructure of the intersection of State Route 84 and Interstate 8.
3.7.1.4	Implement a multimodal circulation system that connects the activity centers and employment areas within the Growth Area.	NO	Our proposal is not an activity center and there are no activity centers near our project.
3.7.1.5	Locate compatible land uses along major transportation corridors and protect the viability of these as economic development opportunities.	NO	Our project was encouraged to locate at this location due to the existing infrastructure of the intersection of State Route 84 and Interstate 8.
3.7.1.6	Locate compatible land uses in and around existing and future municipal airports to protect the long-term economic viability.	NO	Our proposal is not near the municipal airport.
3.7.1.7	Communicate, coordinate and collaborate with neighboring Native American communities to explore Growth Area economic opportunities and regional transportation linkages while encouraging compatible land uses along borderlands.	NO	Our proposal is not adjacent to Native American communities.
3.8	Goal: The Red Rock Growth Area will develop as the Southern Pinal County economic center.	NO	Our parcel not located in the Red Rock area.
3.9	Goal: Promote compatible development within the Tri-Communities Growth Area that compliments the area's historic pattern and environmental character.	NO	Our parcel not located in the Tri-Communities area.

3.1.1.2 We find this parcel in an appropriate area for the type of special use due to its immediate proximity to the area colored as “Recreational/Conservation”, green on Figure 3-8: Land Use Plan – Tile C in the Comprehensive plan, which backs up to the Sonoran Desert National Monument on the south side of Interstate 8. This land use will promote vision components of the comprehensive plan including 1) economic development and 2) environmental stewardship, based on the nature of the proposed land use, and supports the values of night sky and clean air, diversity and clean air, water, and the environment, as identified by Pinal County residents in the comprehensive plan.

3.7 Growth Goals – West Pinal County

The development of these activity centers and employment areas will significantly add to the job base of Pinal County. The residential development planned within the activity centers, will also change the development pattern considerably within this Growth Area.

1.2.4 Special Circumstances

After conceptual discussion and review with the Pinal County Planning and Zoning department, a consensus was reached that based on the nature of this project, in which it is not predicted that many, or any other such facilities may be proposed in the future, and based on the low profile, and non-industrial nature of the proposed land use, it would be most appropriate for the implementation of a special use permit over a zoning change, which would allow a larger variety of industrial land uses in the future which may not conform to the general plan.

Additionally due to its isolated location along a road with limited access to the south and with its limited use of area due to the large wash crossing the site, this proposed use is a great fit for the area and for the specific land. Additionally due to its proximity with the intersection of SR-84 and I-8, this proposed development provides a central point for the Owner to serve the community at a time when the Owner has the capacity to provide service to the current regional needs. Additionally this project has been permitted by ADEQ (Inv.#511919, LTF ID #63152).

1.2.5 Impacts

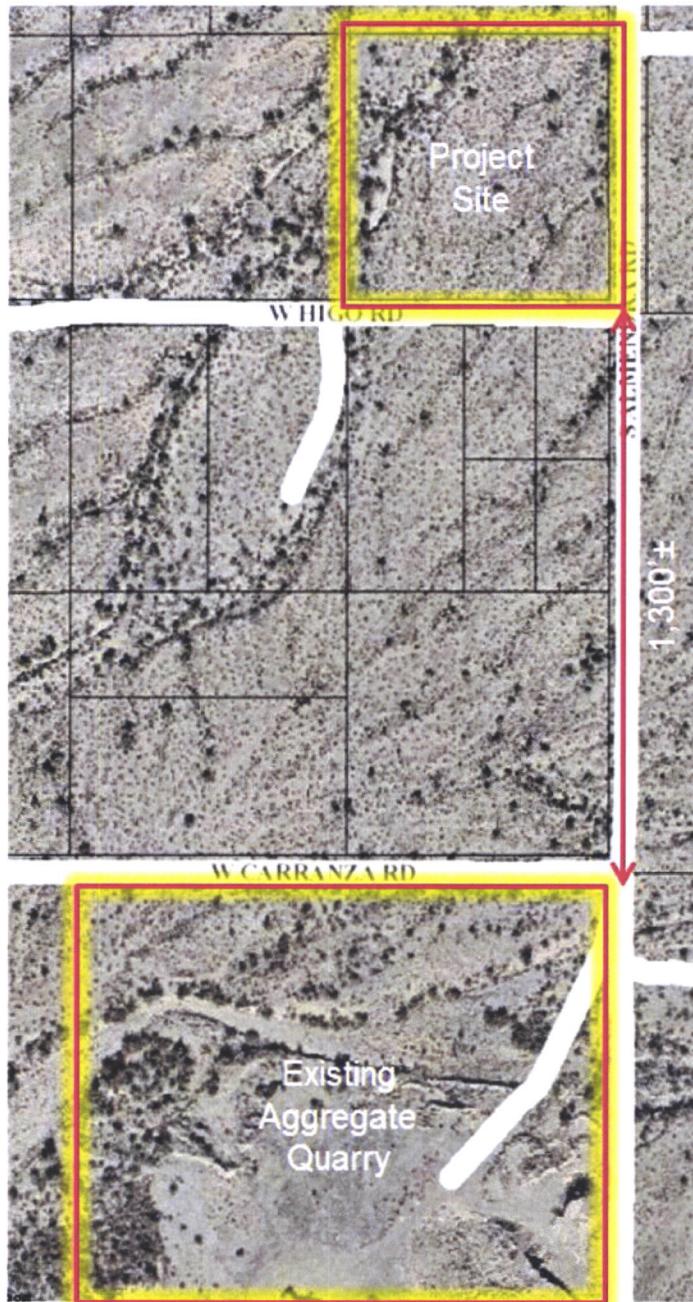
Traffic Impacts

The amount of trip generated to the site is estimated at an average of ten (10) trips per week with an anticipated maximum number of trips per day as five (5). This is less trips than a traditional single family residence would generate.

There is an existing aggregate pit at the south end of Almendra Rd., approximately 1,300 linear feet south of the project site, in which large commercial trucks, dump trucks and tractor trailer use Almendra Rd. to transport aggregate. The proximity of the aggregate quarry is depicted in the Figure below.

Based on the proposed land use under the special permit application, and the current use of Almendra Rd. for the adjacent aggregate quarry, no adverse impacts on local or regional trips are predicted based on this proposed land use.

Figure 1 - Aggregate Quarry Proximity



Nearby Properties

The proposed facility will adhere will all building and zoning setback and clearance requirements. Based on the low profile of the project there will be little visual and no physical impact on nearby properties. The Engineer has already reviewed this project with the Pinal County Flood Control District and has discussed the permitting required. Renderings of the proposed development is included below to depict the low profile nature and limited visual impact from the surrounding properties.

Figure 2 - View from Inside the Facility

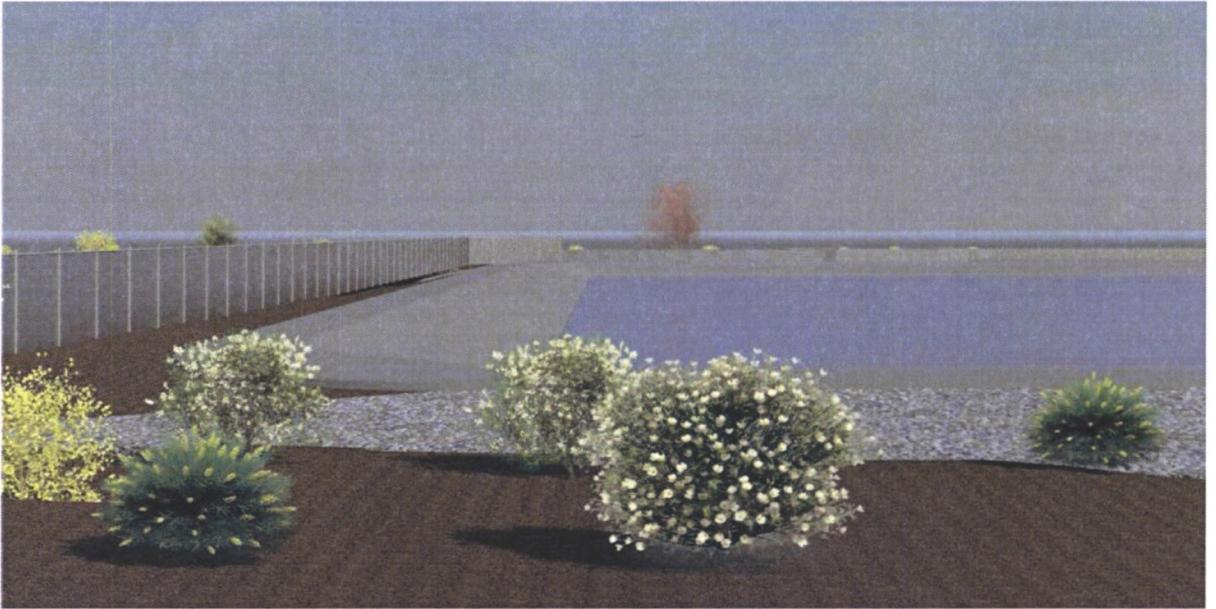


Figure 3 - View from Almendra Road



Figure 4 - View from the North and West Neighbouring Properties



Health and Safety of Persons Residing or Working in the Area

Health and safety is paramount to the Owner, Engineer and operator of this facility. This project has been planned and will be executed in compliance with requirements as set forth by the Arizona Department of Environmental Quality, which has already approved this project (ADEQ Inventory #511919, LTF ID #63152). The site will be protected by appropriate fencing and safeguards and will be safely operated by qualified operators certified by ADEQ.

1.2.6 Answers to the questions from the Supporting Information sheet

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010:

This proposed land use is in accordance with part "h" of section 2.151.010, Privately and commercially operated recreational lake, swimming pool or tennis court.

2. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public.

There currently are no utility services provided at the site including gas, water, sewer, electric or telecommunications. The proposed use of the property and the proposed improvements require no utility and currently has no improvements that would be paid for by the public.

3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan:

Ingress/Egress is depicted on the site plan. The amount of trip generated to the site is an average of ten (10) trips per week with an anticipated maximum number of trips per day as five (5).

4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan:

3 parking areas are provided within the proposed develop specifically for the type of activities. No visitor parking is provided outside the fenced area.

5. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

There is no excessive noise associated with this type of development. There will be no operating machinery, or place for children to play. Once in operation there is no function that would create smoke, dust, fumes or glare.

6. What type of landscaping are you proposing to screen this use from your neighbors?

The native landscape is proposed to be maintained outside of the fenced area which includes saguaros, palo verde and creosote bushes.

7. What type of signage are you proposing for the activity? Where will the signs be located?

There will be a facility sign to be attached to the main gate that will identify the ADEQ permit number and the contact info for the owner and operator.

8. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:

There is no manufacturing or production involved, however there is reduction. In short, water is placed in a lined pond, and that water is then allowed to evaporate. Minimal amounts of residuals will remain in the ponds, which will be removed periodically with no dust, or fumes.

9. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested:

A chain-link fence will surround the development, and the native landscaping, including saguaros, palo verde, and creosote bushes will remain between the existing dirt roadway and the fence of the development. The few developments in the area include 5-rail wrought iron fence and wove wire fence and retain the native landscaping around the perimeter of their property.

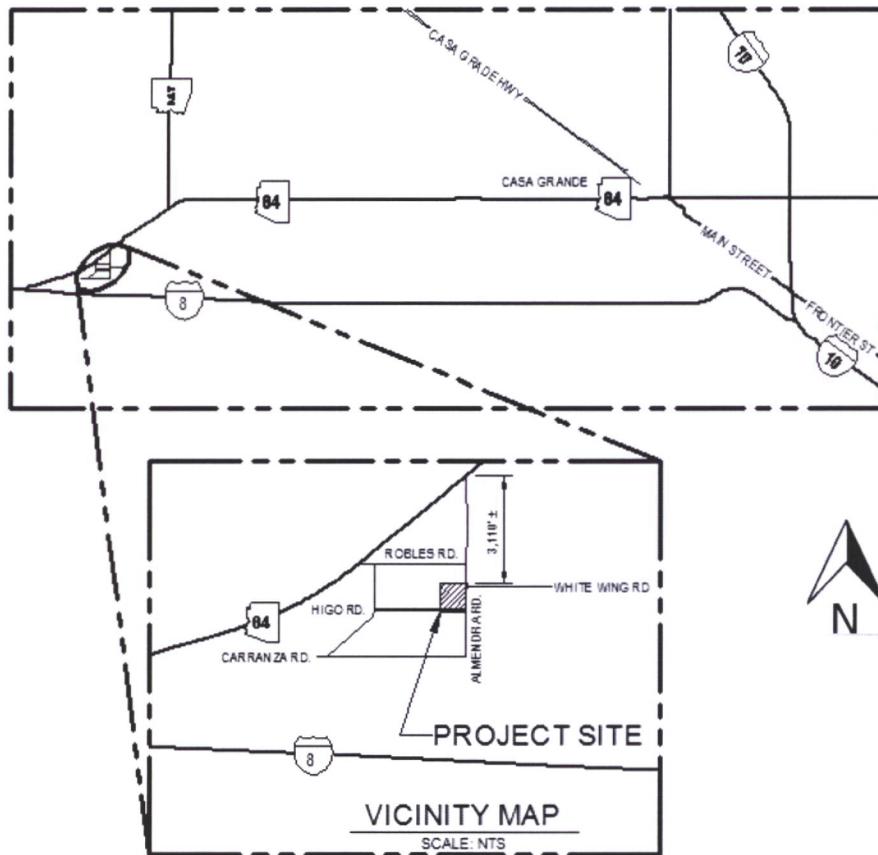
10. Have you discussed possible conditions that may be placed on the approval with the Planning Department? **NO**

11. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? **YES**

1.3 Location & Accessibility

The development is proposed on Parcel No. 500-09-038 located in Pinal County, southwest of Casa Grande, AZ. The project location is in the vicinity of the intersection of State Route 84 and Interstate 8 as depicted in the figure below.

Figure 5 - Project Vicinity Map



The site will be accessed from Alameda Rd. from the north at the intersection with Arizona State Route 84. Alameda Rd. is an existing dirt road maintained by the County that will be used for ingress and egress. Access to the site will be provided with a 24-foot wide gravel driveway allowing two-way flow of ingress or egress.

1.4 Utilities & Services

There currently are no utility services provided at the site including gas, water, sewer, electric or telecommunications. The proposed use of the property and the proposed improvements require no utility connection and currently has no improvements that would be paid for by the public.

1.5 Contact Information

1.5.1 Owner

Terra Solutions

Contact: Gary Pedersen

3230 East Broadway Road, Suite C-235, Phoenix, AZ 85040

gary@sretransport.com

(480) 240-9277

1.5.2 Engineer

GHD

Contact: Frederick Tack, PE

4242 North 22nd Street, Suite 200, Phoenix, AZ 85016

Frederick.Tack@ghd.com

(602) 216-7206

1.5.3 Information Addressing the factors listed for consideration in section 2.151.010(h) of the PCDSC.

This proposed land use is in accordance with part "h" of section 2.151.010, where "Privately and commercially operated recreational lake, swimming pool or tennis court". This project was reviewed with the Pinal County Planning and Zoning department to consider if it was applicable for an industrial zoning. Based on the Pinal County Planning and Zoning department direction, if the proposed land use and development Clean Water Act and its permitting requirements, then the zoning code would define the use as a wastewater treatment facility as "systems or structures designed to hold, cleanse, purify or to prevent the discharge of untreated or inadequately treated sewage or other polluted waters for purposes of complying with the Clean Water Act".

After review with the Arizona Department of Environmental Quality, who is the jurisdictional agency for the implementing the Clean Water Act, this proposed land use and facility is not subject to the Clean Water Act and its permitting requirements, and is permitted through the Aquifer Protection Permit (APP) program which is regulated by State groundwater law A.R.S. §§ 49-241 through 49-252, and A.A.C. R18-9-101 through R18-9-403 for statutes and rules related to APP.

The Clean Water Act (CWA) (33 U.S.C. §1251 et seq. (1972)) regulates discharges of any pollutant from a point source into navigable waters. EPA's National Pollutant Discharge Elimination System (NPDES) permit program controls discharges under jurisdiction of the CWA and in Arizona the NPDES is regulated by the Arizona Pollutant Discharge Elimination System (AZPDES).

1.5.4 Utilities & Services

No utility service is currently available at the site, and no utilities are required for this proposed land use, including electric, water, gas, sewer, or telecommunications.

2. Neighborhood/Community Meeting

2.1 Neighborhood/Community Meeting

A neighborhood/community meeting was held on Thursday, February 18th from 6 pm to 9 pm at the project location. Twenty-eight (28) owners of property within 1,200-feet of the project location were notified via registered mail regarding the time and location of the meeting along with a description of the reason for the meeting and a copy of the proposed development plan for the project. A copy of both the letter and site plan provided in advance is included with this report. Those notifications via registered mail were sent on January 29, 2016, prior to the submittal of the special use permit application.

On the day of the meeting the applicant and engineering consultants setup and were on-site for the meeting at 4:30 pm on Thursday, February 18, 2016. Thirteen (13) individuals attended, including

the two (2) applicants plus two (2) consultants from GHD, plus three (3) children of a resident. The first property owner arrived at 5:30 p.m. and the rest arrived between 5:45 p.m. and 6:00 p.m.. The meeting started promptly at 6:00 p.m. and ended at 8:00 p.m.. The applicants and engineering consultants remained on-site until 9:00 p.m. No other attendees arrived between that time.

A copy of the meeting sign-in sheet is included with this report. Note that only two (2) of the nine (9) property owners in attendance reside at a property within 1,200 feet of the project site. The remaining attendees reside in Maricopa County, AZ.

2.2 Public Inquiries and Comments Prior to the Community Meeting

Prior to the meeting several property owners who were notified via registered mail, and other neighbors outside of the 1,200-foot notification area, made inquiries regarding the nature of the project and permit. A list of those who contact the application or applicant representative (GHD) is provided below:

- Frank Winzeler, resident of Mesa, AZ
- Carolyn Marie Bergeron, resident of Arlington, WA
- Behrooz Massrouf, resident of Dallas, TX
- Don Miller, resident of Phoenix, AZ
- Debora Gardner, resident of Scottsdale, AZ
- Sam Rose (on behalf of Walter Rose), resident of Stanfield, AZ
- Paula Dickenson, resident of Monument, CO
- Bill McClure, resident of Stanfield, AZ

A summary list of the questions inquired and responses is included below:

1. What is this project?

The "Backwash Storage Pond" project consists of the design of a brine management facility for Terra Solutions. The nature of this project is to construct lined impoundments (ponds) to store the backwash water, which will be allowed to evaporate over time. As more water evaporates, more water will be placed in storage. The ponds are designed to hold a finite amount of water annually, and are designed in accordance with all rules and regulations as defined by the US Environmental Protection Agency, and the Arizona Department of Environmental Quality (ADEQ), which means that the ponds are design so that they will not over flow, and that the water will not permeate into the ground or ground water, and the facility will also be permitted by the ADEQ for the Approval to Construct (ATC) and the Approval of Construction (AOC). Additionally ongoing monitoring and reporting will be required per the ADEQ permit. Over time minimal residuals will collect at the bottom of the ponds which will be removed manually and disposed of in accordance with the ADEQ permit rules and regulations.

2. Why was I contacted?

A property you own, according to the Pinal County Assessor is located within 1,200-feet of the project location.

3. Will this affect my property value?

The applicant and engineering consultant, GHD, are not licensed or professional real estate brokers or consultants and are not able to accurately answer that question. We would encourage you to

consult with a local real estate brokers or consultant regarding that question. We can tell you that the applicant paid above market value for the property the project is proposed on.

Why is this water not being stored by the Utility?

During various times of the year, the utilities production volumes increase and they lack the capacity to store the water. The applicant, Terra Solutions, provide a service through their business to haul and store this water, which would otherwise be hauled off and stored or disposed of by others.

Has an environmental study been completed on the project?

Yes. The applicant has submitted the proposed project, including the proposed design, water quality information, and planned operations for the project with the Arizona Department of Environmental Quality (ADEQ), and has obtained the approval to operate the facility as currently planned and designed. (A copy of the ADEQ approval is included in this report).

Who is Terra Solutions?

Terra Solutions is a partner company with SRE Transportation. SRE Transportation hauls various waters and waste for public utilities and municipalities and private companies and individuals. Terra Solutions provides environmental solutions to support and reduce the operational costs and environmental impacts associated with hauling. The applicants are owners of the both companies.

What will the impacts to traffic and the existing dirt that are anticipated with the project?

A traffic analysis was completed with the application which identified that the amount of trips generated by the project is an average of ten (10) trips per week with an anticipated maximum number of trips per day as five (5). Currently the anticipated number of trips generated by a residential use of the same property is two (2) to three (3) per day, for an weekly average of fourteen (14) to twenty-one (21) per week. The types of trucks that will ingress and egress from the site include water and vault trucks. The road is currently maintained by Pinal County and there is an existing gravel pit located at the south end of Almendra Rd., which is accessed by similar trucks including dump trucks and tractor trailers.

Will there be any odors from the ponds?

The water approved by ADEQ to be stored in the ponds will have no organics which is what causes odors. Additionally since the pond will be designed and constructed to prevent interaction with the soil, and will be free from stormwater runoff which would be the only way to introduce organics into the pond. Therefore no odors are anticipated.

Will there be an increase in insects from the pond?

The quality of water approved by ADEQ to be stored in the ponds is slightly higher in salinity than ambient surface or groundwater. This quality of water is not desirable by insects, or animals, therefore no increase in bugs is anticipated.

What happens if the project or company no longer wants to operate?

Based on the requirements set forth by ADEQ, when the facility no longer is to be operated, a "Clean Closure" must be completed. This is a legally binding requirement that at the planned or unplanned end of use of the facility, the removal of the pond liner must be performed, including testing for any infiltration to the soil. The owner is then responsible for any remediation and to restore the site to the previous conditions (not including vegetation) and approval must be obtained from ADEQ that the site is clear, clean and ready for the continued monitoring to conclude. The applicant, who are the property owners then intend to use the property for residential purposes.

What assurances are in place other than the clean closure for the site?

Currently no bonding is required by ADEQ or Pinal County for this project.

Is there a potential for excessive noise or glare from the project?

There is no excessive noise associated with this type of development. There will be no operating machinery, or place for children to play. Once in operation, there is no function that would create smoke, dust, fumes or glare.

Will there be any improvements to the dirt roadway associated with the project?

There are currently no requirements for the roadway to be improved based on the project.

Additionally, local resident, Bill McClure, who resides near the project site along Almendra Dr., contacted the project owners to provide the following input:

- He stated he does not have any problems with what we are doing and he supports local business and developments – Bill McClure, Stanfield, AZ
- He stated that commercial trucks currently use the road to haul aggregate from the rock pit from the south end of Almendra – Bill McClure, Stanfield, AZ
- He stated that the project owners purchase of the land is a benefit to his property values – Bill McClure, Stanfield, AZ

A list of the paraphrased comments in addition to the questions posed prior to the community meeting are listed below.

- *We understand the nature of the project and we do not like the idea of such a facility near our property however we reside in Colorado and will not attend the meeting or the hearing. – Paula Dickinson, Monument, CO*
- *I understand why I was notified and have no comment on the project. - Behrooz Massrou, Dallas, TX*
- *I am looking forward to the community meeting to learn more about the project – Sam Rose, Stanfield, AZ*
- *I believe the applicant just wants to make money with their property. – Debora Gardner, Scottsdale, AZ*

2.3 Meeting Agenda

The following agenda was followed at the meeting:

1. Welcome and Sign-in Sheet
2. Introductions
 - a. GHD Inc.
 - b. Terra Solutions
3. Special Use Permit Application Review and Summary
4. Project Summary
5. Conformance with the Pinal County Comprehensive Plan
6. Public Comment and Questions

The community meeting goal was to transparently and publically discuss and describe the reasons for the special use permit application for the proposed use of developing a backwash storage and evaporation pond facility for the storage and of backwash water from regional water production facilities.

2.3.1 GHD Inc.

GHD is a licensed engineering and environmental consulting company who has planned and designed the proposed project and has obtained approved from ADEQ, and is assisting the applicant with the approval and permitting process through Pinal County. GHD will also provide ADEQ certified operators to maintain and operate the proposed facility under contract by the project and property owners.

2.3.2 Terra Solutions Summary

SRE Transportation is a service provide to regional water providers and offers the services of hauling of water and other media to collection and disposal facilities. Terra Solutions is an arm of SRE Transportation and aims to provide the service of storing the water as hauled by SRE Transportation. Terra Solutions is a company aimed and founded on environmental compliance and solutions, and is acting as a steward as the environment, based on the companies foundations of safety, professionalism, and a commitment to environmental protection.

2.3.3 Special Use Permit (SUP) Overview

The proposed land is currently vacant and is defined by Pinal County as a General Rural (GR) zone along with the surrounding properties. A special use permit has been requested, under direction from the Pinal County Community Development department, to support the development of a brine management facility on this property. The facility will consist of a fence, a gravel driveway, drainage improvements and multiple ponds for the storage of backwash water from regional water production facilities. A site plan has been provided.

- An application was submitted to Pinal County Planning and Zoning office. Minutes from the community meeting will also be provided to accompany the application.
- This application is slated for the April Planning and Zoning meeting for review and consideration.
- Notice will be made in the local paper prior to the Zoning Commission Meeting indicating the time and location of the hearing which the public is welcome to attend.
- A temporary signed will be posted at the site prior to the Zoning Commission Meeting which indicates the time and location of the hearing.
- Based on the SUP application conformance with the General Zoning Plan and input from the community and those property owners notified, the Commission will make a determination to either Approve the application as is, Approve with stipulations, Deny, or table till the next Zoning Commission hearing.
- If the application is approved, Terra Solutions will begin the construction permitting process.
- This project has already been reviewed and approved by the Arizona Department of Environmental Quality (ADEQ)

2.3.4 Summary of the Project

The "Backwash Storage Pond" project consists of the design of a brine management facility for Terra Solutions. The nature of this project is to construct lined impoundments (ponds) to store waste and backwash water, which will be allowed to evaporate over time. As more water evaporates, more water will be placed in storage. The ponds are designed to hold a finite amount of water annually, and are designed in accordance with all rules and regulations as defined by the US Environmental Protection Agency, and the Arizona Department of Environmental Quality (ADEQ), which means that the ponds are design so that they will not over flow, and that the water will not permeate into the ground or ground water, and the facility will also be permitted and regulated by ADEQ. Additionally ongoing monitoring and reporting will be required per the ADEQ permit. Over time minimal residuals will collect at the bottom of the ponds which will be removed manually and disposed of in accordance with the ADEQ permit rules and regulations.

2.3.5 Proposed Land Use

This request is for a special use permit, under direction from the Pinal County Community Development department, to support the development of the proposed project on this parcel.

The facility will consist of a fence, a gravel driveway, drainage improvements and multiple ponds for the storage and evaporation of waste and backwash water from water treatment facilities. This facility will be accessed by only the Owner and Owner representatives or employees when delivering water to the ponds or managing the environmental compliance.

2.3.6 Conformance to adopted Comprehensive Plan

The Comprehensive Plan land use designation for this site is Moderate Low Density Residential. This project conforms to the adopted Pinal County Comprehensive Plan in several ways. Key connections to the fundamentals of the Pinal County Comprehensive Plan is through economic sustainability, and environmental stewardship, where this project supports a Pinal County land owner to sustain his business and contribute to the County economy, and through the nature of the project which aims to improve air and water quality through the storage of backwash water that would be otherwise managed in a less than environmentally friendly manner. Additionally this proposed land use will not impact the night sky or clean air that is valued by County residents as identified in the Pinal County Comprehensive Plan.

2.4 Community Meeting Comments

Below is a summary and response to the public comments. Additionally the inquiries made prior to the meeting were also expressed at the meeting and were provided similar responses as included above. Therefore they are not repeated in the section below.

Comments by Frank Winezler, Scottsdale, AZ

I will fight this till the end.

Noted

Would you want to live next to brine ponds?

This type of project will be a quiet and dark neighbor, with a low profile that would not restrict your views of the surrounding terrain on the horizon.

I do not want the pristine desert destroyed. It should be left as it is. That is why I own that property.

Noted. Based on the current zoning and land use the property owners have the right to apply for building and drainage permit for the construction of a residential structure, and/or barn which could level more of the site than what is proposed, including a taller profile project that would encumber your views. This proposed project would be a better fit to ensure you horizon views.

Note that there is also a ranch at the north end of Almendra Rd. which corrals cattle and horses. The property owners could also aim to develop the property in that manner which would also change the pristine nature of the site.

If the pond would attract fowl, then it might be tolerable.

If the property owner was willing to construct a wetland pond to attract water fowl to offset your opposition to the project, this would attract an increase in insects, and introduce odors. The engineering consultant would not recommend that as an option.

Comments by Sam Rose, Stanfield, AZ

How was this site selected for this project?

The project owners conducted a search of the available properties that met their location goals and made inquiries and request for property owner's interest in selling their property. This location was one of only a few who responded. Additionally Pinal County Zoning staff was contact to confirm the feasibility of permitting the project at this location. A positive response was provide which triggered the project moving forward.

What benefit would everyone else get with this project?

The biggest benefit to neighbors would be that of a quiet neighbor with a low profile that would not restrict your views of the surrounding terrain on the horizon.

Could utilities (electric) be brought to the area for the other residents to use?

Currently the project requires no utilities therefore the project owner is not planning that expense for the community.

Why was not the BLM or agriculture property picked for this project?

The BLM land, and agricultural property has both higher value, which would not make the project economically feasible, and there was no positive response to the project owners inquiries during the siting and due diligence of the property search.

Could it be mandated that the dirt road be paved?

The property owner cannot comment if that is possible, however the cost may be restrictive for the project. Additionally similar size trucks access the gravel pit at the end of Almendra Rd., and no requirement for such improvement has been warranted yet.

Could it be mandated that the proposed chain link fence be a screen fence with either slats or block?

The project owner is open to developing the site in a manner that will be acceptable to the community and neighbors and is open to direction by Pinal County.

I am not directly opposed to this project and I reside next door, however I would like to get some benefit from this project.

Noted

Comments by Lorraine Cooper, Glendale, AZ

Our biggest concern is the impact to property value. What will the impact be?

The applicant and engineering consultant, GHD, are not licensed or professional real estate brokers or consultants and are not able to accurately answer that question. We would encourage you to consult with a local real estate brokers or consultant regarding that question. We can tell you that the applicant paid above market value for the property the project is proposed on.

What will the views be like from our property?

Renderings provided at the site were reviewed with the attendees to depict what the views would be like. Based on the approximate location of Lorraine, and the immediate neighbors, the only visible improvement would be the fence, as the ponds are designed to be screened by an earthen berm, and the fence.

Will there be more businesses that will try to develop in this area if this project is allowed?

This is a unique business that is solely based on location in this area. It is not anticipated that other commercial business would aim to develop in this area. However if the desired to do so, they would have to conduct the similar application and community notification.

Comments by Gordon Tam, Phoenix, AZ

Can you provide the location of similar installations in residential areas so that I can conduct independent research on the effect on market value?

Yes. A separate email was provided to Gordon that included the following information:

- *Located at the northeast corner of W. Bethany Home Rd and N. 419th Ave, Tonopah, AZ.*
- *Intel Brine Ponds, Located behind 2564 E Coconino Dr, Chandler, AZ*
- *Anthem Brine and Reclaimed Water ponds, Located southwest of the intersection of W. King Dr. and N. Gavilan Peak Parkway*
- *City of Scottsdale Water Campus Raw Water Pond (similar) Located south of the intersection of N. Grayhawk Dr. and E. Hualapai Dr., Scottsdale, AZ*

The other listings that are public are not in residential areas.

Can GHD provide any example if similar "Clean Closures" in Pinal County?

No. The closest recent clean closure completed by GHD in Pima County and Maricopa County. However there may be clean closures completed by others in Pinal County. That information should be available from ADEQ with a public records request.

Comments by Don Miller, Phoenix, AZ

Since the project requires a "Clean Closure" by ADEQ, how do you restore the property to the original condition?

The clean closure requirement only applies to the grade of the site and quality of the soil. No revegetation is required. Even if this property was developed as a residence you would not be able to restore it to the original condition.

Comments by Terry George, Maricopa, AZ

There is no value for the neighbors. What is in it for me?

Comments by Carol and Ted Skowronek, Scottsdale, AZ

We are concerned about the view of this type of project. What will this due to property values?

Renderings provided at the site were reviewed with the attendees to depict what the views would be like. The only visible improvement would be the fence, as the ponds are designed to be screened by an earthen berm, and the fence. The applicant and engineering consultant, GHD, are not licensed or professional real estate brokers or consultants and are not able to accurately answer that question. We would encourage you to consult with a local real estate brokers or consultant regarding that question. We can tell you that the applicant paid above market value for the property the project is proposed on.

What type and thickness of liner is required for the pond?

The liner presently designed for the ponds is a 60-mil thick High Density Polyethylene (HDPE) material. According to A.A.C. R18-9-D301, and ADEQ requirements for Type 3.01 General Permit: Lined Impoundments, the minimum liner thickness is 30-mil if a synthetic liner is used like a geomembrane, or the minimum liner thickness is 60-mil if HDPE.

Comments by Gary Pederson, Phoenix, AZ

I am one of the landowners of the property requesting the Special Use Permit. I believe that this project will be a positive for the county and area. On the surface, this project seems to be quite intrusive, but I believe it to be just the opposite. We have gone to great lengths to ensure that this project gets completed in the most responsible and least intrusive way possible. We have hired one of the most reputable environmental engineering firms in the country, who have vast experience in these types of projects and in this area of the state to make sure that things get done in the right way.

This project is nestled in between a fully operational ranch and a county operated gravel pit, with only 2 houses within eyeshot. Our project will not be visible from the road (with the exception of the fence), it will not interrupt any skyline views, nor will it introduce light or sound pollution as there will not be any operating machinery or lighting. With the exception of a few trucks a day, we will be quiet, clean, responsible and non-intrusive upon our other neighbors. We are constructing this project so as to impact the property vegetation in as little of a way as possible. As the land owners, we have the right to do many things to the property, including build buildings, store equipment, level the ground and vegetation, etc., things which could be eye-sores. We are going to build and operate this facility in an environmentally responsible manner – to such a degree that at the end of the usefulness of the project my wife and I plan on building a home on the property to spend our retirement years. We have already increased the area property value as we paid well over market price to purchase the land. We are as invested in preserving this area as much as anyone else and we plan on being responsible stewards to the land while we try to come up with solutions to help the local water industry.

That concludes the public comments received on the project based on the public notification. The above information is accurate and representative of the interactions between the community neighbors, and the property owners, and engineering consultant, to the best of my understanding and as based on minutes and notes from phone conversations and the meeting.



January 29, 2016

Owner
Address
City, State Zip

Re: Notification of Special Use Permit for Parcel 500-09-038 in Pinal County, Arizona

Dear Sir or Madam:

The purpose of this letter is to notify you of a neighborhood/community meeting in regards to the request of a special use permit for Parcel 500-09-038 which is located on the northwest corner of Almendra Road and Higo Road in Pinal County, Arizona. According to the Pinal County's Assessor website, your property in Pinal County as registered under your name is located within 1,200 feet of Parcel 500-09-038. Per Section 2.166.050E of the Pinal County Development Services Code, we are required to notify you of the request for a special use permit that has been issued for the parcel mentioned above.

The proposed land is currently vacant and is defined by Pinal County as a General Rural (GR) zone along with the surrounding properties. A special use permit has been requested, under direction from the Pinal County Community Development department, to support the development of a brine management facility on this property. The facility will consist of a fence, a gravel driveway, drainage improvements and multiple ponds for the storage of backwash water from regional water production facilities. A site plan has been included with this letter to graphically display the proposed improvements.

A meeting will be held on **Thursday, February 18, 2016 at 6 p.m.** to inform property owners in the community about the proposed improvements to and special use permit for Parcel 500-09-038. The meeting will be held on site at the proposed site. A vicinity map has also been included with this letter for your reference. Please feel free to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Frederick Tack'.

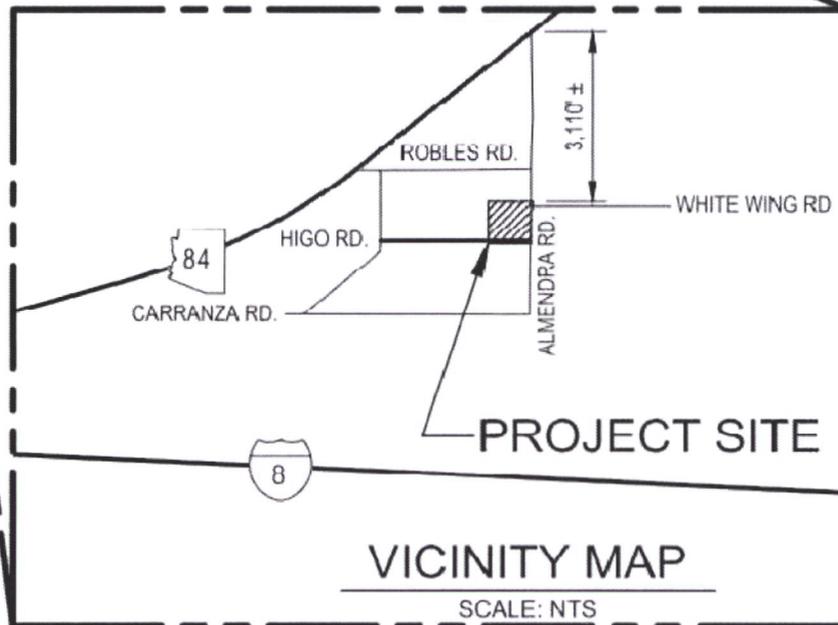
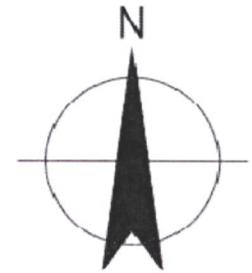
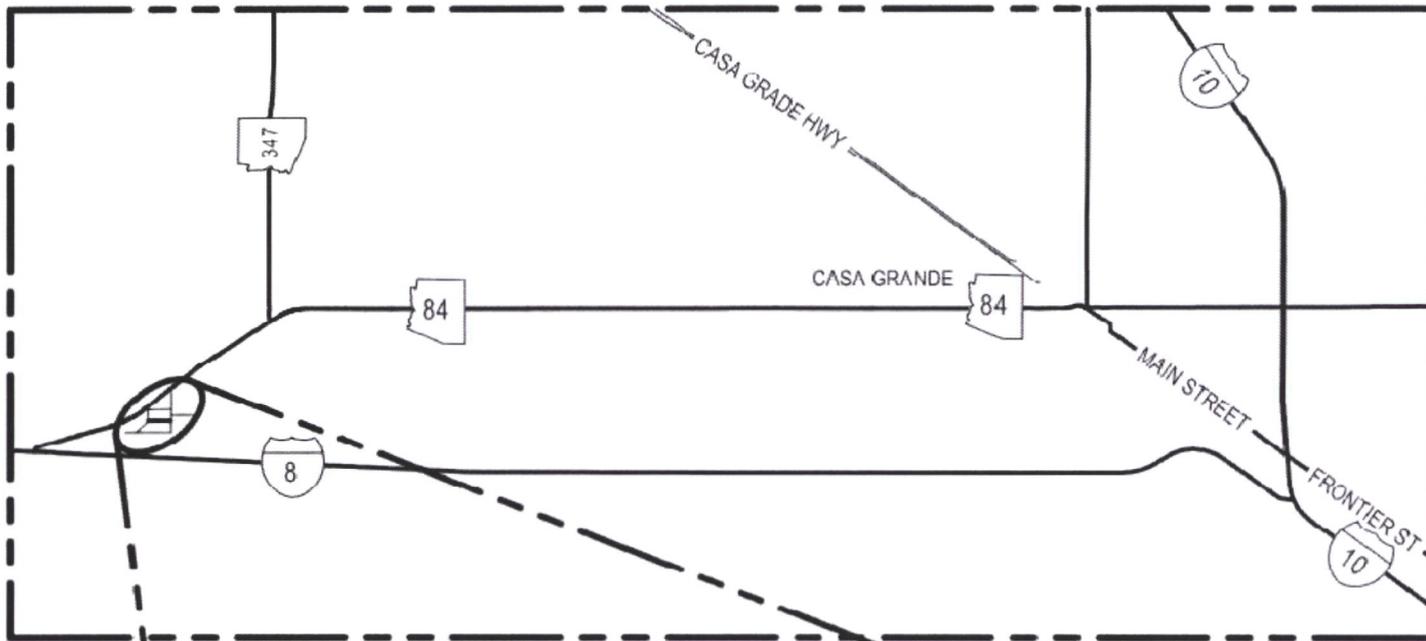
Frederick Tack
Project Manager

GHD
4747 N 22nd Street, Suite 200
Phoenix, AZ 85048
602-216-7206
Frederick.Tack@ghd.com

Project Name: Backwash Evaporation Pond
 GHD Project Number: 8411944

Parcels Within 1,200 feet of Property Proposed for Rezoning

#	Assessor Parcel Number	Parcel Address/ Lot, Subdivision	Owner	Mailing Address	Notes
1	500-06-003H	N/A	Zetta Company LLC	PO Box 7911, Chandler, AZ 85246	
2	500-06-003J	N/A	Zetta Company LLC	PO Box 7911, Chandler, AZ 85246	
3	500-07-0010	Lot 1, Saguaro Valley Ranchettes	Parinaz Par & Hooshang Hodjati	6509 E Helm Dr, Scottsdale, AZ 85254	*600 feet away from 500-09-038
4	500-07-0020	47791 W Robles Rd, Maricopa, AZ 85139/ Lot 2, Saguaro Valley Ranchettes	Maria Bonchis & Jennifer Bonchis	5224 E Anderson Dr, Scottsdale, AZ 85254	
5	500-07-0150	Lot 15, Saguaro Valley Ranchettes	Behrooz Massrouf	PO Box 801344, Dallas, TX 75380	
6	500-07-0160	Lot 16, Saguaro Valley Ranchettes	Carolyn Marie Bergeron	17608 Redhawk Dr, Arlington, WA 98223	*600 feet away from 500-09-038
7	500-07-0170	Lot 17, Saguaro Valley Ranchettes	Frank E Winzeler	4202 E Broadway Rd Unit 210, Mesa, AZ 85206	*600 feet away from 500-09-038
8	500-07-0180	Lot 18, Saguaro Valley Ranchettes	Marie Newman	3105 W Polk St, Phoenix, AZ 85009	*600 feet away from 500-09-038
9	500-07-0190	Lot 19, Saguaro Valley Ranchettes	Iraj Mottahedian	PO Box 10066, Casa Grande, AZ 85130	
10	500-07-0200	47689 W White Wing Rd, Maricopa, AZ 85139/ Lot 20, Saguaro Valley Ranchettes	Walter W Rose	PO Box 752, Stanfield, AZ 85172	
11	500-08-004A	N/A	R John & Paula J Dickinson	535 Harness Rd, Monument, CO 80132	
12	500-08-0050	N/A	Two Stanfield LLC Etal	23300 Telegraph Rd, Southfield, MI 48034	
13	500-08-0060	N/A	Two Stanfield LLC Etal	23300 Telegraph Rd, Southfield, MI 48034	
14	500-08-010B	N/A	Mei-Man Kuo	14077 E Coyote Rd, Scottsdale, AZ 85259	
15	500-08-011B	N/A	Peaceful Land Happy Group LLC	4F NO100-1 Sichuan Rd Sec, Banqiao City 220, Taiwan	
16	500-09-0270	Lot 22, Hidden Valley Estates Unit No 2	Theodore G & Carol J Skowronek	6720 E Wilshire Dr, Scottsdale, AZ 85257	
17	500-09-028A	Lot 23, Hidden Valley Estates Unit No 2	Donald Parker	530 E Hunt Hwy #103-105, San Tan Valley, AZ 85143	
18	500-09-028B	Lot 23, Hidden Valley Estates Unit No 2	Donald Parker	530 E Hunt Hwy #103-105, San Tan Valley, AZ 85143	
19	500-09-0290	Lot 24, Hidden Valley Estates Unit No 2	Scott Martin	4487 Highway 82, Elgin, AZ 85611	
20	500-09-030A	Lot 25, Hidden Valley Estates Unit No 2	Don & Kathleen Miller	110 E Coronado Rd Unit 5, Phoenix, AZ 85004	*600 feet away from 500-09-038
21	500-09-030B	Lot 25, Hidden Valley Estates Unit No 2	Don & Kathleen Miller	110 E Coronado Rd Unit 5, Phoenix, AZ 85004	*600 feet away from 500-09-038
22	500-09-030C	Lot 25, Hidden Valley Estates Unit No 2	Don & Kathleen Miller	110 E Coronado Rd Unit 5, Phoenix, AZ 85004	*600 feet away from 500-09-038
23	500-09-030D	Lot 25, Hidden Valley Estates Unit No 2	Don & Kathleen Miller	110 E Coronado Rd Unit 5, Phoenix, AZ 85004	*600 feet away from 500-09-038
24	500-09-030E	Lot 25, Hidden Valley Estates Unit No 2	Don & Kathleen Miller	110 E Coronado Rd Unit 5, Phoenix, AZ 85004	*600 feet away from 500-09-038
25	500-09-0310	Lot 26, Hidden Valley Estates Unit No 2	Lorraine L Cooper	6621 N 62nd Ave, Glendale, AZ 85301	*600 feet away from 500-09-038
26	500-09-0320	Lot 26, Hidden Valley Estates Unit No 2	Reo Properties LLC	520 W Warner Rd, Tempe, AZ 85284	*600 feet away from 500-09-038
27	500-09-033A	Lot 27, Hidden Valley Estates Unit No 2	Jean Marie Skowronek	3519 Chambers Ct, Scottsdale, AZ 85251	
28	500-09-033B	Lot 27, Hidden Valley Estates Unit No 2	Debora A & David A Gardner, Gregory A Skowronek	5926 W Lewis Ave, Scottsdale, AZ 85257	
29	500-09-0360	Lot 30, Hidden Valley Estates Unit No 2	Gordon Tam	3150 E Beardsley Rd Unit 1053, Phoenix, AZ 85050	
30	500-09-0370	Lot 31, Hidden Valley Estates Unit No 2	Edward G Dana & Noveda E Trs	8015 S 35th St, Phoenix, AZ 85042	*600 feet away from 500-09-038
31	500-09-0390	Lot 33, Hidden Valley Estates Unit No 2	Ozella Whitlow	3216 E Larkspur Dr, Phoenix, AZ 85032	*600 feet away from 500-09-038
32	500-09-0400	Lot 34, Hidden Valley Estates Unit No 2	Jeong Bang	2314 W El Alba Way, Chandler, AZ 85224	*600 feet away from 500-09-038
33	500-09-041A	Lot 34, Hidden Valley Estates Unit No 2	Rita M Boyle	PO Box 1014, South Orleans, MA 02662	*600 feet away from 500-09-038
34	500-09-041B	Lot 35, Hidden Valley Estates Unit No 2	James E Gardner & Ellen H Rev Liv Trust, C/O First International Bank & TR Dept	2231 E Camelback Rd # 107, Phoenix, AZ 85016	
35	500-09-0420	48585 W Robles Rd, Maricopa, AZ 85139/ Lot 35, Hidden Valley Estates Unit No 2	Dorothy Ann Reilly	5443 E Hanbury St, Long Beach, CA 90808	
36	USA500020	N/A	N/A	N/A	



OWNER:

TERRA SOLUTIONS
 CONTACT: GARY PEDERSEN
 3230 E. BROADWAY ROAD, SUITE C-235
 PHOENIX, AZ 85040
 PH: (480) 240-9277

ENGINEER:

CIVIL
 GHD
 CONTACT: FREDERICK TACK
 7600 N. 16TH STREET, SUITE 205
 PHOENIX, AZ. 85020
 PH: (602) 216-7200
 FAX: (602) 216-7201

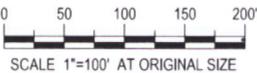
SURVEYOR:

SURVEYOR:
 A TEAM
 CONTACT: STONE WAHL
 10201 N. 21ST STREET, SUITE 10
 PHOENIX, AZ. 85021
 PH: (602) 906-0020
 FAX: (602) 906-0019

LEGEND

-  POND LINER
-  DG - DRIVEWAY
-  RIPRAP
-  EXST. SAGUARO
-  EXST. CRUCIFIXION THORN TREE
-  EXST. PALO VERDE TREE

-  1580 EXISTING MAJOR CONTOURS
-  1579 EXISTING MINOR CONTOURS
-  1580 PROPOSED MAJOR CONTOURS
-  1579 PROPOSED MINOR CONTOURS
-  PROPERTY LINE
-  CENTER LINE
-  PROPOSED FENCE
-  SLOPE ARROW



Expires: 12/31/18

SURVEY NOTE

THIS SURVEY WAS CONDUCTED WITH THE BENEFIT OF A PRELIMINARY TITLE REPORT PREPARED BY SECURITY TITLE AGENCY, FILE NO. 58130199-058-VO, EFFECTIVE DATE OF MAY 17, 2013. THIS SURVEY MAKES NO WARRANTY AS TO THE EXISTENCE OF ANY ADDITIONAL EASEMENTS OF RECORD AND/OR RESTRICTIONS TO AFFECTED PARCELS

LEGAL DESCRIPTION:

NOTE: LEGAL DESCRIPTION WAS UNAVAILABLE AT THE PINAL COUNTY RECORDERS. THE LEGAL DESCRIPTION BELOW WAS PROVIDED IN THE PRELIMINARY TITLE REPORT.
 LOT 32, HIDDEN VALLEY ESTATES UNIT NO. 2, ACCORDING TO THE PLAT IN THE OFFICE OF THE PINAL COUNTY, ARIZONA, IN BOOK 9 OF MAPS, PAGE 22.
 EXCEPT ALL COAL, OIL, GAS, AND OTHER MINERAL DEPOSITS AS RESERVED IN THE PATENT RECORDED IN BOOK 54 OF DEEDS, PAGE 117.

BASIS OF BEARING:

THE BASIS OF BEARING FOR THIS SURVEY IS BASED ON WGS84 OBSERVATIONS USING POSITIONING SYSTEMS.

BENCHMARK:

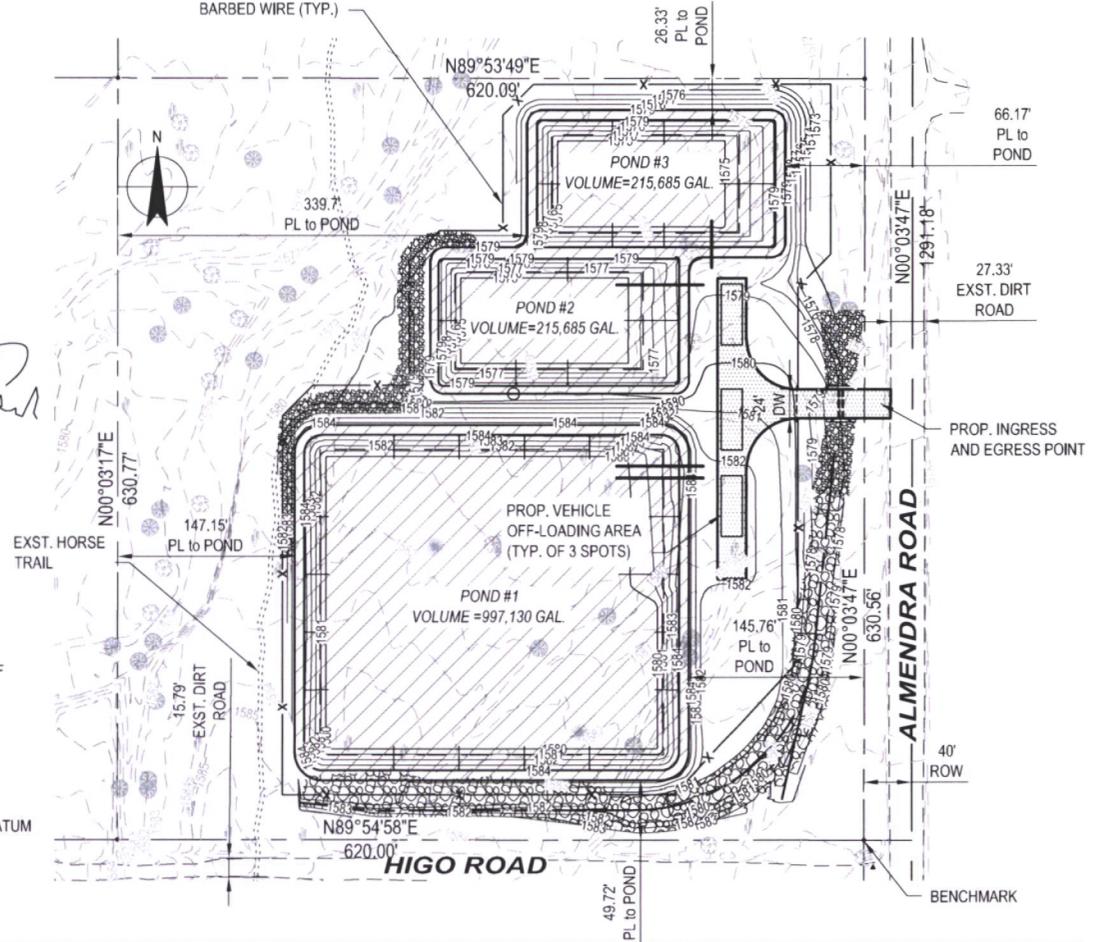
TBM IS A 5/8" HEXBAR STAMPED "A TEAM LS21765" AT THE SOUTH EAST CORNER OF LOT 32. ELEV. = 1583.00 NAVD88 DATUM

FEMA FIRM INFORMATION:

04021C1500E
 ZONE X
 PANEL NOT PRINTED

SITE INFO:

LOT 32, HIDDEN VALLEY ESTATES UNIT NO. 2
 ASSESSOR'S PARCEL NO. 500-09-038
 AREA: 391,041.13 SQ. FT. (8.98 ACRES)
 EXST. ZONING: GENERAL RURAL



TERRA SOLUTIONS
 BACKWASH STORAGE
 AND EVAPORATION PONDS
 SITE PLAN

Job Number | 84-11944
 Revision | -
 Date | 11/10/2015

Figure A

www.ghd.com





P I N A L • C O U N T Y
wide open opportunity

Greg Stanley
County Manager

Memorandum

Date: April 21, 2016

To: Steve Abraham, Planning Division Manager
Community Development Department

From: Lester Chow, Engineering Division Manager
Community Development Department

Cc: Scott Bender, P.E.
Pinal County Engineer

Subject: Rezoning Application for TERRA SOLUTIONS, Case SUP-001-16

The Engineering Division has reviewed the Rezoning Application for TERRA SOLUTIONS, Case No. SUP-001-16 and recommends that it be approved subject to the following conditions:

- 1) 55' half street right-of-way dedication may be required for Almendra Road (eastern boundary). All right-of-way dedication shall be free and unencumbered and all right-of-way conveyances shall be completed prior to the Site Plan approval or as approved by the County Engineer. The applicant is responsible for all processing fees associated with the dedication of right-of-way;
- 2) A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
- 3) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-lot retention area;

rev: L. Chow

COMMUNITY DEVELOPMENT
ENGINEERING DIVISION

**MEMORANDUM FROM AIR QUALITY**

Date: April 13, 2016
To: Steve Abraham
Cc: P & Z Review Committee
From: Anu Jain - Permit Engineer
Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
4/21/16	PZ-001-16	Highland Communities, LLC	Rezone to allow 17 lot subdivision on 20 acres	See Comments 1, 2 & 3
4/21/16	SUP-001-16	Terra Solutions	Storage of backwash water	See Comments 1, 2 & 3

***Comments:**

1. Dust registration is required if 0.1 acres or more land is disturbed.
2. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.
3. The above proposed Site Plan Review case(s) should have a paved road arterial access to the project, paved road access within the project and paved parking lots.

PROJECT APPROVAL BY ADEQ



Douglas A. Ducey
Governor

ARIZONA DEPARTMENT
OF
ENVIRONMENTAL QUALITY



Misael Cabrera
Director

December 3, 2015

Mr. Gary Pedersen
SRE Transportation
3230 E Broadway Rd., Suite C-235
Phoenix, AZ 85040

**RE: Aquifer Protection (APP) Type 3.01 General Permit for SRE Transportation -
Ponds 1, 2, & 3**

Inventory Number: 511919
USAS Number: 512560

LTF ID: 63152
Place ID: 148840

Dear Mr. Pedersen:

Enclosed is a signed copy of the Type 3.01 General Permit for the above referenced facility. This permit was developed pursuant to A.A.C. Title 18, Chapter 11, Article 4, Aquifer Water Quality Standards, and A.A.C. Title 18, Chapter 9, Article 1, Aquifer Protection Permit (APP) rules. If you have any questions regarding this permit or the facility, please feel free to contact me at (602) 771-4465.

Sincerely,

Shivani Shah, EES
APP Unit
Water Permits Section
Water Quality Division

Enclosures (2)
By Certified Mail

cc: Luke Peterson, Manager, APP Unit, WPS, WQD, ADEQ
Frederic Tack, P.E., Project Manager, GHD

APP15:0515



ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

DISCHARGE AUTHORIZATION
FOR A TYPE 3.01 GENERAL AQUIFER PROTECTION PERMIT

Inventory No. 511919
LTF No. 63152
USAS No. 512560

Permittee Information:

Name: SRE Transportation
Address: 3230 E Broadway Rd, Suite C-235
Phoenix, AZ 85040

Permitted Facility Information(if different from above):

Name: Ponds 1, 2, & 3
Address: 0.6 miles south of the intersection of Almendra Road and Arizona Highway 84, Maricopa, AZ 85139

Latitude: 32° 50' 43" North Longitude: 112° 05' 05" West

Determination is based on the Notice of Intent (NOI) dated October 22, 2015.

Discharge Authorization. Your submittal satisfies the requirements in Arizona Administrative Code (A.A.C.) R18-9-A301(A)(3) and R18-9-A301(B). This Discharge Authorization is No. P-511919. Effective on the date of signature, the permittee is authorized to discharge from the facility at the location specified in the NOI under the terms of A.A.C. R18-9-D301. The permittee must comply with all design, installation, operation, monitoring, recordkeeping, reporting and closure requirements specified in this general permit. The permittee must also comply with all other applicable requirements of 49 A.R.S. 2, and 18 A.A.C. 9, including the General Provisions of Article 3. This Authorization is effective on the date of signature and expires FIVE (5) YEARS from that date. If you wish to renew this Discharge Authorization and no changes have been made to the discharging facility, an NOI must be submitted no later than 30 days before DEC 1 2020 otherwise, the authorization to discharge will expire (see R18-9-A303(B) and (C)).

This authorization can be revoked and an individual permit required in the event the permittee fails to comply with the terms of the general permit described in the rules or if the discharge activity causes or contributes to the violation of an Aquifer Water Quality Standard at the applicable point of compliance.

[Signature]
Jerry Smit, Manager
Water Permits Section
Water Quality Division

Date 12/1/15

300'



From: [Pamela J Zielinski](#)
To: [Evan Balmer](#)
Subject: RE: Application for Special Use Permit (SUP-001-16) to construct Brine Management Facility on South Almendra Road
Date: Monday, April 04, 2016 9:21:42 AM

Dear Mr. Balmer:

My mother, Ozella Whitlow, is the owner of the property next to where Terra Solutions, LLC is requesting to construct a brine management facility. She has asked me to contact you to let you know she opposes the zoning change that is being requested.

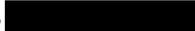
It is alarming that a company can buy land in a General Rural area, knowing that it is zoned as such, and request for it to be rezoned for industrial use. When families purchased in this area, they purchased for investment opportunities and to possibly build homes. What Terra Solutions is asking, rezoning the land for industrial use, would ruin opportunities for everyone who owns land in the area. Who would want to buy the land or live next to a "backwash storage and evaporation pond facility"? What a slap in the face to all who already own property on Almendra and the surrounding area.

We ask that you deny Terra Solutions, LLC request to use the land for industrial business. One company should not have the right to destroy the integrity and purity of the area around it. As landowners, we will not be able to either live on or sell our properties. It is a beautiful desert area, allow our community to stay that way.

Please let this letter communicate our opposition as my mother, Ozella Whitlow, will not be able to attend the public hearing on 4/21/2016.

Thank you,

Pam Zielinski 
Daughter of Ozella M. Whitlow

Ozella Whitlow 
3216 E. Larkspur Drive
Phoenix, AZ 85032

Parcel Number: 500-09-0390
Hidden Valley Estates #2, Lot 33

300'

1. SUP-001-16

2. Frank Winzeler
4202 E. Broadway Rd.
Unit 210
Mesa Az 85206



Parcel number: 500-07-01705

3. Oppose (Read attached letter.)

4. Will definitely appear
and want to be heard.

4202 E. Broadway Rd.
Unit 210
Mesa, Arizona 85206
March 25, 2016

Pinal County
Planning and Development
PO Box 2973
Florence, Arizona 85132

Mr. Evan Balmer:

Located near two national monuments, Ironwood Forest and Sonoran Desert, this land is some of the most pristine in America.

Teeming with desert flora including saguaro, ocotillo, mesquite, palo verde, and ironwood, it is awesome to behold. Accented by picturesque mountains in the background, the land is hilly and rugged.

A variety of fauna can be found here including quail, coyote, fox, rabbits, mountain lions, and deer plus small desert animals like snakes, lizards, desert tortoises, and all sorts of birds.

None of these will be enhanced ^{by} the presence of brine ponds. Even with an ugly six feet cyclone fence surrounding the perimeter, animals will still enter and drink this hazardous water. Also, migratory birds such as Canadian geese will make a possible fatal mistake landing here. Plants will die from inevitable leaks in the liners and runoff from flooding rains.

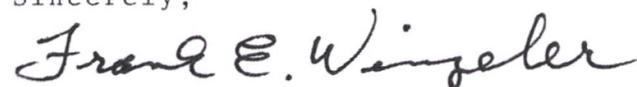
The road which already is dirt will become eroded and worn from heavy truck traffic. Peace and serenity will be gone.

In addition, the excavation for these ponds will kill many existing plants, displace wildlife, and disturb the natural flow of washes and desert terrain.

looking for land that reminded me of the North Scottsdale area in the sixties before development, I purchased my land twenty-five years ago and have enjoyed ^{it} ever since. Thank goodness the Scottsdale planners had foresight not allowing brine ponds in those early years and choosing preservation instead, creating the Mc Dowell Mountain Preserve and being very judicious about impending development.

In summary, other than being a home for mosquitoes and gnats, brine ponds have no place in this pristine Sonoran Desert area.

Sincerely,



Frank E. Winzeler
Lot 17
Almendra and Whitewing

300'

From: [Don Miller](#)
To: [Evan Balmer](#)
Subject: SUP-001-16
Date: Monday, March 28, 2016 9:40:00 PM

Case #SUP-001-16

My name is Don Miller and my wife Kathy and I own tax parcels
500-09-030A,B,C,D & E.

Our address is 110 E. Coronado Road, Unit #5, Phoenix, AZ 85004 My phone
is [REDACTED]

We oppose this application for the following reasons:

- A) This will destroy a pristine desert environment.
- B) The proposed Industrial commercial use of this property is totally inconsistent with current zoning.
- C) This will bring heavy truck traffic to the dirt road which is the main access artery to this area.
- D) The stagnant water ponds may breed insects with serious health hazards.
- E) This application is for the benefit of one owner and the detriment of all others.

I plan to attend and wish to speak at the April 21 hearing.

Don Miller

--

-Don

300'

PLANNING CASE # SUP-001-016

PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PO BOX 2973
FLORENCE, AZ 95132
ATTN: EVAN BALMER, PLANNER I

I Carolyn Bergeron oppose the Brine Mgmt Facility on South Almendra Rd.

My mother Dorothy Ballard bought this land in the 1960's because she loved the desert. She didn't buy an industrial site with a chain link fence and stinky ponds.

It's a big desert, they can put this site out where people aren't settling.

I regretfully am not able to attend the hearing on April 21st due to travel restrictions, but wanted to voice my concern and opinions to opposing this development.

Carolyn Bergeron
PARCIL TAX# 500-07-0160 SAGUARO VALLEY RANCHETTES
17608 Redhawk Dr
Arlington, WA 98223

[REDACTED]

[REDACTED]

From: [terry Ambus](#)
To: [Evan Balmer](#)
Subject: Special Use Permit (SUP-001-16)
Date: Monday, April 04, 2016 1:57:24 AM

Mr. Balmer:

I own land in close proximity to the proposed brine management facility on South Almendra Road (APN 500-06-003K and APN 500-06-002A). Based on the initial meeting on the property last month i believe i speak for the majority of the adjacent land owners. I'd like to officially voice my emphatic opposition to the issuance of a Special Use Permit to construct such a facility. A project of this nature will be very detrimental to the surrounding properties for several reasons:

1. It will deface the natural beauty of the surrounding desert.
2. It will bring heavy truck traffic
3. It will create health and safety concerns resulting from standing/stagnant water
4. It will stigmatize and devalue our properties.

A project of this nature is completely inconsistent with the current use, zoning and character of the area. While the project might benefit this one owner, it will unfairly and permanently stigmatize the surrounding properties.

We are willing to take our fight to the next level if necessary in order to ensure that such a project does not come to fruition.

Respectfully,

George Ambadiotakis
Chania LLC

From: [marina ambus](#)
To: [Evan Balmer](#)
Subject: Proposed Brine Management Facility- South Almendra Road
Date: Monday, April 04, 2016 1:48:05 AM

Mr. Balmer:

We own land in close proximity to the proposed brine management facility on South Almendra Road (APN 3 The intent of this letter is to voice our emphatic opposition to the issuance of a Special Use Permit to construct such a facility. A project of this nature will be very detrimental to the surrounding properties for several reasons:

1. It will deface the natural beauty of the surrounding desert.
2. It will bring heavy truck traffic
3. It will create health and safety concerns resulting from standing/stagnant water
4. It will stigmatize and devalue our properties.

We are not opposed to development of land when it makes sense. A project of this nature, however, is completely out of line with the current use, zoning and character of the area. While the project might benefit this one owner, it will unfairly and permanently stigmatize the surrounding properties.

We are willing to take our fight to the next level if necessary in order to ensure that such a project does not come to fruition.

Respectfully,

Terry and Marina Ambus

memo

To: Pinal County Planning Department/ Attn: Evan Balmer
From: Robert Owens/ Principal REO Properties LLC
Date: 3-21-16
Re: Opposition to backwash storage pond (#500-09-038) – SUP-001-16

To Whom it may concern,

My name is Robert E. Owens. My address is 520 W. Warner Road Tempe, Arizona 85284. My phone number is [REDACTED]

I am the owner of a parcel of land (parcel #500-09-032) which is very close (within 1200ft) of the proposed backwash storage and evaporation pond facility.

I am opposed to this backwash storage facility due to the following reasons:

1. The purpose of my purchase of the 5 acre parcel of land was to build my retirement home/ranch.
2. This backwash facility would dramatically reduce the value of my property for a custom home site and would impact the beauty of my area.
3. This facility would be an very "industrial looking" and does not fit with a ranch rural setting.
4. This facility may produce a bad odor and mesquitos.
5. This facility would have an unsightly 6ft tall chain link fence with barb wire around the entire perimeter . This would look like a prison yard.
6. My future custom home/ranch is within 1200ft of this proposed backwash storage.
7. This facility needs to be placed in an area zoned for "industrial". This facility should not be placed in a premier natural desert area that future homes will be built.

8. The roads leading into and out of this facility are all dirt. This would create horrible dust from large trucks accessing the facility.

I will not be able to attend the meeting to voice my opposition. Please feel free to call or contact me at any time to discuss.

Thank you,

Robert E. Owens

From: [James Corley](#)
To: [Evan Balmer](#)
Cc: donmillerphoenix@gmail.com
Subject: Application for Special Use Permit (SUP-001-16) to construct Brine Management Facility on South Almendra Road
Date: Monday, March 28, 2016 5:14:08 PM

LANDOWNER
APN# 500-07-018
Pinal County, Arizona

Dear Sir:

My mother, Marie Newman, is the owner of this property referenced above. She has no access to a computer and has no idea how to respond to you, so she has requested that I do it for her. My mother is elderly, 77 yrs old.

Marie Newman is opposed to the project for the following reasons:

1. Destruction of the beautiful desert that will result in devaluation of the surrounding properties.
2. The heavy truck traffic that will stir up dust and contribute to poor air quality in the area.
3. Health and safety concerns from stagnant water such as: mosquitoes and gnats, etc.
4. This project is not consistent with current use zoning and the natural beauty of this area.

Please do not pass this new project.

Marie Newman
3105 W. Polk St.
Phoenix, AZ 85009

Shirley Corley (Daughter w/ Power of Attorney)
7524 W. Crittenden Lane
Phoenix, AZ 85033



From: [Cowboy](#)
To: [Evan Balmer](#)
Cc: donmillerphoenix@gmail.com
Subject: ...notice of contention against Special Use Permit (SUP-001-16).
Date: Monday, March 28, 2016 9:09:42 AM

Mr. Evan Balmer
Pinal County Planner 1
520-866-6452

1) Planning Case Number:
(SUP-001-16)

2) Name, Address, Telephone # & property Tax parcel:
Donald Parker, 214-448-5383, 500-09-028A & 500-09-028B

3) Statement and opposing reason:
I oppose the proposed local construction of backwash storage and evaporation pond facility for reasons of inconsistency with use, zoning and natural beauty of the area but mostly due to the health concerns from stagnant water and mosquitoes.

4) Do I wish to appear/be heard at hearing: Unfortunately, due to other requirements, I am unable to attend.

Please accept this communication as my notice of contention against Special Use Permit (SUP-001-16).

Sincerely,
Donald Parker

April 7, 2016

To The Attention Of: Mr. Evan Balmer and/or The Pinal County Permitting Committee.

Concerning Case # SUP-001-16

Tax Parcel # 500-09-038

Applicant: Terra Solutions, LLC.

Proposal: To operate a backwash storage and evaporation pond facility.

Dear Sir or Permitting Committee Members,

My family and I are writing to inform you and the permitting committee that we are opposed to Terra Solutions, LLC., of their request for a special use permit for the land/tax parcel #500-09-038. The applicants intention to build and operate a backwash storage and evaporation pond facility on a 8.97 +-acres of pristine Desert Southwest land should not be granted. There are three reasons why the applicants should not be granted this special use permit: 1) the severe destruction and depreciation of the Arizona Southwest ecosystem. 2) The future economic and community impact that directly impacts current landowners and homeowners who reside near this backwash storage and evaporation pond facility, commonly called brine water holding ponds. 3) The conflicts and future implications that will occur within the already existing current zoning regulations.

The first reason for rejecting the applicants proposed brine water holding ponds facility is the mass destruction and removal of valuable desert vegetation which will ultimately alter the desert ecosystem. The plants and trees which reside on this 8.97+- acres consists of the state protected Saguaro Cactuses, the native Palo Verde and Mesquite trees, and many more random desert southwest plant life

which adds real value and serves a purpose for the community of people who are here or have ownership of property/land in this area. This land, which currently is not occupied by a family or people, is rich in natural desert landscape and has great intrinsic worth unto itself. The worth is in the future possibilities that "It" holds. A future in which the natural desert ecosystem would not be decimated but rather protected and appreciated by allowing a more complimentary facility to occupy this 8.97+- acres of prized real estate by preserving it for the current and future community. A community in which the citizens care about the land and are active caretakers of it and most importantly will add a positive monetary long term investment to the county and states revenue treasury. The brine water holding ponds facility is a short term vision which would greatly deface our beautiful desert landscape, devalue this areas future possibilities and most importantly will not generate maximum dollars for our county and state in the futures to come.

The second reason why the applicants should be denied of a special use permit for this site is the overwhelming negative community and economic impact it will have on the current landowners/homeowners .This is a community. We are in a community. Despite the fact that the nearest neighbors are either a mile away or own land that has yet to be developed we are a community and we are neighbors. It is important to understand why families /individuals like us are drawn to this area and the land. This land and the land that Terra Solutions would like to put brine ponds on is precious to us because it provides possibilities; Possibility for a better way of living .Possibilities of land ownership and the possibility of an asset that someday would appreciate monetarily and or personally. We individuals are greatly impacted in all this sense because it matters to us and it affects us personally, monetarily, and as a community in whole. Allowing them this special use permit degrades and devalues this community and opens a corridor for companies such as these and others like them the ability to build in a zoning area which is not approved for their type of usage. Please do not let this happen. Do not grant them their permit. Make them build their brine ponds in a zoned appropriate place.

The third reason why this permit should not be granted is the zoning that exists in this area conflicts with this companies proposed business endeavors. The zoning which exists currently does not allow this and is zoned for a subdivision community and or other enterprises which would complement. Enterprises like family housing, a church, and playgrounds for kids. Parks, schools, diners, and the things of this nature would be an asset to our community and thus conform to the zoning rules and regulatory standards, but this brine holding pond is not. There are many, many, sites already available for Terra Solutions usage. They do not need this land. They can build and develop in designated sites zoned for their purpose. Terra Solutions have the financial capabilities to do so and the Pinal County Permitting Committee should uphold them to it. This is this company's way of fixing a problem fast and cheap by putting it in someone else's backyard. It appears they would like to put in "ours". My family along with my fellow homeowners and land owners and future residents ask you and the approving permit committee to help us save and preserve our community for now and in the future. Deny Terra Solutions this special use permit.

In closing,

Thank You for the opportunity in allowing my family to express our opposition to this special use permit application. Included with this letter are some pictures showing a general idea of what this property and others look like.

Kind Regards,

The Somkuan and Walter Rose Family

Residents at 47689 West White Wing Road

Maricopa, Az. 85139







PINAL-COUNTY *Public Hearings*

Case Number: SUP-001-16 **Public Hearing In**
Existing Zoning: General Rural
Proposed SUP/IUP Use: ~~Private operated recreational lake~~
Acreage: 8.98 acres *BACK-WASH STORAGE AND EVAPORATION POND FACILITY*

NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date: 4/1/2016



Applicant Name: Gary Pedersen, Terra Solutions, LLC
Applicant Phone Number: 602-828-0321
Case Information Available at Pinal County Planning and Development Services
(520) 866-6442









P I N A L • C O U N T Y
wide open opportunity

PROCEDURE OUTLINE

FOR A PROPOSED SPECIAL USE PERMIT (SUP) IN UNINCORPORATED PINAL COUNTY

1. Submit a **Concept Review Application** for a Concept Review (pre-application) meeting with the Planning Department and other affected County agencies. - *(The Concept Review Application is a separate application prior to applying for a PAD Overlay District).*
2. Hold a **Neighborhood / Community Meeting** per requirements outlined in Section – [2.176.050 (D)] of the PCDSC.
3. Submit a **Special Use Permit Application** with the required supporting documentation.
4. Submit the following fees made payable to Pinal County in accordance with Section [2.151.010(I)(2)a] of the PCDSC:
 - a. 0-499 mail-outs = \$500.00
 - b. 500 or more mail-outs = \$750.00
 - c. With a accompanying zone change= \$500.00
5. Attend **Planning & Zoning Commission Public Hearing** for Commission recommendation to the Board of Supervisors. - *(Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).*
6. Attend **Board of Supervisors Public Hearing** for decision. – *(Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).*

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

COMMUNITY DEVELOPMENT
Planning Development

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: This proposed land use is in accordance with part "o" of section 2.151.010, where other uses as the planning commission may deem appropriate in the public interest.
2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: There currently are no utility services provided at the site. The proposed use of the property and the proposed improvements require no utility and currently has no improvements that would be paid for by the public.
3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: Ingress/Egress is depicted on the site plan. The amount of trip generated to the site is an average of ten (10) trips per week with an anticipated maximum number of trips per day as five (5).
4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: 3 parking areas are provided within the proposed develop specifically for the type of activities planned at the site. No visitor parking is provided outside the fenced area.
5. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? There is no excessive noise associated with this type of development. There will be no operating machinery, or place for children to play. Once in operation, there is no function that would create smoke, dust, fumes or glare.
6. What type of landscaping are you proposing to screen this use from your neighbors? The native landscape is proposed to be maintained outside of the fenced area which includes saguaros, palo verde and creosote bushes.
7. What type of signage are you proposing for the activity? Where will the signs be located? There will be a facility sign to be attached to the main gate that will identify the ADEQ permit number and the contact info for the owner and operator.
8. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative: There is no manufacturing or production proposed with this facility.
9. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested: A chain-link fence will surround the development, and the native landscaping, including saguaros, palo verde, and creosote bushes will remain between the existing dirt roadway and the fence of the development. The few developments in the area include 5-rail wrought iron fence and wove wire fence and retain the native landscaping around the perimeter of their property.
10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
11. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? YES NO

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 600 feet of the subject parcel boundary.

Parcel No.: 50-07-0010
Name: Parinaz Par & Hooshang Hodjati
Address: 6509 E Helm Dr
City/ST/Zip: Scottsdale, AZ 85254

Parcel No.: 500-09-0310
Name: Lorraine L Cooper
Address: 6621 N 62nd Ave
City/ST/Zip: Glendale, AZ 85301

Parcel No.: 500-07-0160
Name: Carolyn Marie Bergeron
Address: 17608 Redhawk Dr
City/ST/Zip: Arlington, WA 98223

Parcel No.: 500-09-0320
Name: Reo Properties LLC
Address: 520 W Warner Rd
City/ST/Zip: Tempe, AZ 85284

Parcel No.: 500-07-0170
Name: Frank E Winzeler
Address: 4202 E Broadway Rd Unit 210
City/ST/Zip: Mesa, AZ 85206

Parcel No.: 500-09-0370
Name: Edward G Dana & Noveda E Trs
Address: 8015 S 35th St
City/ST/Zip: Phoenix, AZ 85042

Parcel No.: 500-07-0180
Name: Marie Newman
Address: 3105 W Polk St
City/ST/Zip: Phoenix, AZ 85009

Parcel No.: 500-09-390
Name: Ozella Whitlow
Address: 3216 E Larkspur Dr
City/ST/Zip: Phoenix, AZ 85032

Parcel No.: 500-09-030
Name: Don & Kathleen Miller
Address: 110 E Coronado Rd Unit 5
City/ST/Zip: Phoenix, AZ 85004

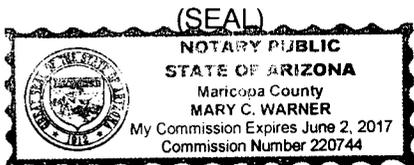
Parcel No.: 500-09-0400
Name: Jeong Bang
Address: 2314 W El Alba Way
City/ST/Zip: Chandler, AZ 85224

I hereby verify that the name list above was obtained on the 29th day of January, 2016, at the office of SUMMIT CONSULTING, and is accurate and complete to the best of my knowledge.

[Signature]
Signature

1/29/16
Date

Acknowledged before me by Mary C Warner, on this 29th day off January, 2016.



Mary C Warner
Signature of Notary Public

(If additional copies of this form are needed, please photocopy)

PROPERTY OWNERSHIP LIST
(required for filing all applications)

Instructions: Print name, address, city, state, zip code and tax parcel number for each property owner within 600 feet of the subject parcel boundary.

Parcel No.: 500-09-041A
 Name: Rita M Boyle
 Address: PO Box 1014
 City/ST/Zip: South Orleans, MA 02662

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
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Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

Parcel No.: _____
 Name: _____
 Address: _____
 City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 29th day of January, 2016, at the office of SUMMIT CONSULTING, and is accurate and complete to the best of my knowledge.

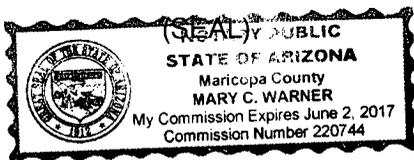
Rita M Boyle

 Signature

1/29/16

 Date

Acknowledged before me by Mary C Warner, on this 29 day off January, 2016.



Mary C Warner

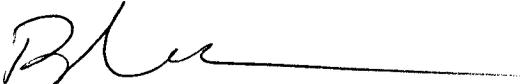
 Signature of Notary Public

(If additional copies of this form are needed, please photocopy)

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.

~~Gary Pederson~~ ^(BV)
BRAD VANDERSEE
3230 E. Broadway Rd. C-235 Phoenix, AZ 85040 (602) 828-0321

Name of Applicant	Address	Phone Number
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Signature of Applicant

E-Mail Address

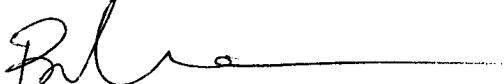
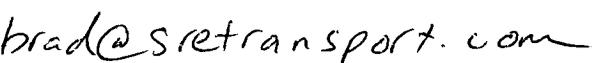
Name of Agent/Representative	Address	Phone Number
------------------------------	---------	--------------

Signature of Agent/Representative	E-Mail Address
-----------------------------------	----------------

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

~~Gary Pederson~~ ^(BV)
BRAD VANDERSEE
3230 E. Broadway Rd. C-235 Phoenix, AZ 85040 (602) 828-0321

Name of Landowner	Address	Phone Number
-------------------	---------	--------------


Signature of Landowner

E-Mail Address

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

CONSENT TO PERMIT

TO: PINAL COUNTY
c/o Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Terra Solutions LLC

[Insert Name of owner and if a corporation, company, partnership, etc., insert State of Formation]

hereinafter referred to as "Owner," is/are the owner(s) of 8.97 acres located at Hidden Valley Estates #2, Lot 32, and further [Insert Address of Property]

identified as tax parcel number 500-09-0380 and legally described as follows: [Insert Parcel Number]

[Insert Legal Description]

Said property is hereinafter referred as "the Property."

Owner consents to Terra Solutions LLC's application for a special use permit for the construction of lined impoundments on the property for the storage of backwash waters from regional water production facilities prior to ultimate disposal. [Insert Name of Applicant] [Describe Use] and consents to the issuance of the permit for the stated use on the Property.

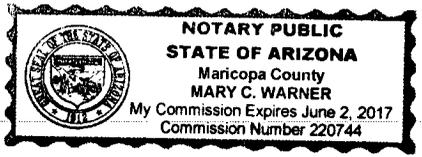
[If an Individual, use the following Signature Block and Acknowledgment]

Signature block with handwritten signatures and dates. Includes fields for State of AZ and County of Pinal ss.

The foregoing instrument was acknowledged before me, the undersigned Notary Public, this 29 day of January, 2016, by Mary C. Warner [Insert Name of Signor(s)]

Notary Public signature block for Mary C. Warner

My Commission Expires: 6-2-17



[If a corporation or company, use the following signature block and acknowledgment]

TERRA SOLUTIONS
[Insert Company Name]

By: [Signature]
[Signature of Authorized Officer]

Title: MBR

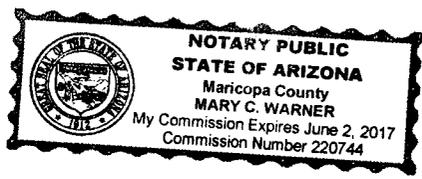
Dated: 1/29/14

STATE OF AZ)
COUNTY OF PINAL) ss.

On this 29TH day of JANUARY, 2014, before me, the undersigned Notary Public, personally appeared BRAD VAN DERSTEE who
acknowledged himself/herself to be MANAGER of TERRA SOLUTIONS of
a(n) LLC, and being authorized to do so on
[State of Incorporation or Formation] behalf of said entity, executed the foregoing instrument for the purposes therein contained.

Mary C Warner
Notary Public

My Commission Expires: 6-2-17



APPLICATION CHECKLIST

FOR A PROPOSED SPECIAL USE PERMIT (SUP) IN UNINCORPORATED PINAL COUNTY



A. Hold a Neighborhood/Community Meeting:

- 1. Notify all property owners within 1200' (feet)
- 2. Hold the meeting within five (5) miles of the subject property
- 3. Hold the meeting between 5:00 pm – 9:00 pm
- 4. Include with the application the following:
 - a. Copy of Notice of Neighborhood/Community Meeting
 - b. List of property owners notified - (**Use page 5 of this application**)
 - c. Minutes of the meeting
 - d. Attendance sign-in sheet with names & addresses



B. **Submit** a completed “**Agency Authorization**” and/or “**Consent to Permit**” form (*if applicable*).



C. **Submit** a written **Narrative** concerning the proposed development to include:

- 1. Title Page
- 2. Purpose of Request
- 3. Description of Proposal
 - a. Nature of the Project
 - b. Proposed Land Use
 - c. Conformance to adopted Comprehensive Plan
 - d. Special circumstance or conditions applicable to the location of the property, which would make the proposed special use appropriate on this property, though not in the zoning district at large.
 - e. Impact on:
 - 1) Traffic
 - 2) Nearby Properties
 - 3) Health & Safety of persons residing or working in the area.
 - f. Answers to the questions from the **Supporting Information** sheet.
- 4. Location & Accessibility

- 5. Information Addressing the factors listed for consideration in section 2.151.010(N) of the PCDSC.
- 6. Utilities & Services
- 7. Neighborhood Meeting Information
- 8. Appendix (*as applicable*)



D. Submit a Site Plan. The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

- 1. Legal description of total site.
- 2. Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- 3. North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- 4. Location of all Existing & Proposed Structures & Buildings
- 5. Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- 6. All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- 7. All Points of Ingress & Egress.
- 8. Location & Types of Existing & Proposed Landscaping.
- 9. Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.



E. Submit a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (*A Tax Assessor Parcel Map is acceptable*). - (*This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well*).



F. Aware that earth fissure maps are available online from the Arizona State Geologic Survey.



G. Submit the Non-Refundable fees for a Special Use Permit as follows

- 1. Special Use Permit Application or application in conjunction with Zone Change= \$500.00
- 2. Special Use Permit Application (500+ mail-outs) = \$750.00



H. **Submit one (1) hard copy** of all documentation outlined in the SUP application and one **(1) digital copy** in a multi-PDF format per item of the application with all supporting documentation on **one (1) CD**.

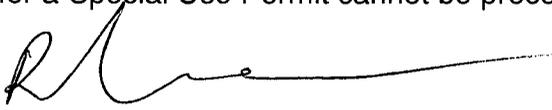


I. **A Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** *(See page 15 & 16 of this application for illustrative details).*



J. Signature at the end of the **“Checklist”** stating you have reviewed and addressed all areas within it.

I certify that I have submitted all the required information listed above, and I understand that this application for a Special Use Permit cannot be processed until all required information is submitted.



1/29/16

Signature

Date