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MEMORANDUM

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AZ CORP COMMISSION
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TO: Docket Control
Arizona Corporation Commission

Arizona Corporation Commission
DOCKETED
JUN 27 2005
DOCKETED BY

FROM: Ernest G. Johnson
Director
Utilities Division

Date: June 27, 2005

RE: STAFF REPORT FOR SANTA ROSA UTILITY COMPANY AND SANTA ROSA WATER COMPANY – APPLICATIONS FOR EXTENSION OF CERTIFICATES OF CONVENIENCE AND NECESSITY FOR WASTEWATER AND WATER SERVICES (DOCKET NOS. SW-04136A-05-0287 AND W-04137A-05-0286)

Attached is the Staff Report for Santa Rosa Utility Company and Santa Rosa Water Company applications for extension of their existing Certificates of Convenience and Necessity for wastewater and water services. Staff is recommending approval with conditions.

EGJ:BNC:red

Originator: Blessing Chukwu

Attachment: Original and 13 Copies

Service List for: Santa Rosa Utility Company and Santa Rosa Water Company
Docket Nos. SW-04136A-05-0287 and W-04137A-05-0286

Mr. Jim Poulos
9532 East Riggs Road
Sun Lakes, Arizona 85248

Mr. Christopher C. Kempley
Chief, Legal Division
Arizona Corporation Commission
1200 West Washington Street
Phoenix, Arizona 85007

Mr. Ernest G. Johnson
Director, Utilities Division
Arizona Corporation Commission
1200 West Washington Street
Phoenix, Arizona 85007

Ms. Lyn Farmer
Chief, Hearing Division
Arizona Corporation Commission
1200 West Washington Street
Phoenix, Arizona 85007

STAFF REPORT
UTILITIES DIVISION
ARIZONA CORPORATION COMMISSION

SANTA ROSA UTILITY COMPANY
AND
SANTA ROSA WATER COMPANY

DOCKET NOS. SW-04136A-05-0287
AND
W-04137A-05-0286

APPLICATIONS FOR EXTENSION
OF EXISTING CERTIFICATES OF
CONVENIENCEAND NECESSITY

JUNE 2005

STAFF ACKNOWLEDGMENT

The Staff Report for Santa Rosa Utility Company and Santa Rosa Water Company (Docket Nos. SW-04136A-05-0287 and W-04137A-05-0286) was the responsibility of the Staff members signed below. Blessing Chukwu was responsible for the review and analysis of the Companies' applications. John Chelus was responsible for the engineering and technical analysis.

Blessing Chukwu
Executive Consultant

John Chelus
Utilities Engineer

EXECUTIVE SUMMARY
SANTA ROSA UTILITY COMPANY AND SANTA ROSA WATER COMPANY
APPLICATIONS FOR EXTENSION OF CERTIFICATES OF CONVENIENCE AND NECESSITY
DOCKET NOS. SW-04136A-05-0287 AND W-04137A-05-0286

On April 18, 2005, Santa Rosa Utility Company ("SRUC" or "Wastewater Company") and Santa Rosa Water Company ("SRWC" or "Water Company") (collectively with Santa Rosa Wastewater Company referred to as "The Utilities", "Santa Rosa" or "Applicants") filed their respective application with the Arizona Corporation Commission ("ACC" or "Commission") for an extension of their respective Certificates of Convenience and Necessity ("CC&N") to provide wastewater and water services to an additional area in Pinal County, Arizona. On May 12, 2005, Staff filed a Sufficiency Letter in both dockets indicating that Santa Rosa's wastewater and water applications had met the sufficiency requirements of A.A.C. On May 25, 2005, the Applicants filed a Motion to Consolidate the above mentioned applications. On May 25, 2005, a Procedural Order was issued consolidating both applications for the purpose of hearing.

By these applications, SRUC and SRWC are seeking Commission authority to add approximately 473 acres to their existing 3,536 acres of certificated area. The combined 4,019 acres are Planned Area Development consisting of 17,144 residential units, a golf course, open spaces, 209 acres of commercial space, 64 acres for office complexes, and 120 acres of business parks. SRUC and SRWC are in the process of developing their wastewater and water master plan to serve the development. The Planned Area Development is located approximately 5 miles northwest of Stanfield, along Highway 347, just south of the Ak-Chin Indian Reservation in Pinal County.

Based on Staff's review and analysis of the application, Staff believes that the proposed water system will have adequate production and storage capacity to serve the existing and proposed CC&N area within a conventional five year planning period and can reasonably be expected to develop additional storage and production as required in the future. Also, Staff believes that the planned wastewater facility appears to be appropriate and adequate for the needs of the Rancho Sierra development.

Staff recommends the Commission approve Santa Rosa Utility Company and Santa Rosa Water Company applications for an extension of their respective CC&Ns within portions of Pinal County, Arizona, to provide wastewater and water services, subject to compliance with the following conditions:

1. To require SRWC and SRUC to charge their respective authorized rates and charges in the extension area.

2. To require SRWC to file with Docket Control a copy of the developer's Certificate of Assured Supply for the extension area, stating that there is adequate water supply, where applicable or when required by statute, within 365 days of the effective date of the final decision and order issued pursuant to this application.

3. To require SRWC to submit to Docket Control by June 30, 2006, documentation from Arizona Department of Environmental Quality ("ADEQ") demonstrating that this method of nitrate control is satisfactory. If this cannot be accomplished, then by December 31, 2006, SRWC shall submit to Docket Control an Approval of Construction from ADEQ for nitrate removal.

4. To require SRWC to file with Docket Control within thirty days of the decision in this matter documentation verifying the date(s) of its next required arsenic monitoring test on all the wells SRWC plans to use in serving the extension area.

5. To require SRWC that in the event its next required arsenic monitoring result shows that its water exceeds the EPA's new MCL, SRWC be required to file with Docket Control a plan of action for addressing the arsenic issue within sixty days of receiving that result.

6. To require SRWC and SRUC to file a copy of their respective Pinal County franchise agreement for the extension area, with Docket Control within 365 days of the decision in this matter.

7. To require SRWC and SRUC to comply with all requirements and conditions set forth in Decision No. 65753, issued March 20, 2003.

Staff further recommends that the Commission's Decision granting the requested CC&N extensions to SRWC and SRUC be considered null and void without further order from the Commission should SRUC fail to meet the Conditions Nos. 2, 3, 4, 5, 6 and 7 listed above within the time specified.

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Introduction

On April 18, 2005, Santa Rosa Utility Company ("SRUC" or "Wastewater Company") filed an application with the Arizona Corporation Commission ("ACC" or "Commission") for an extension of its Certificate of Convenience and Necessity ("CC&N") to provide wastewater service to an additional area in Pinal County, Arizona.

On April 18, 2005, Santa Rosa Water Company ("SRWC" or "Water Company") (collectively with Santa Rosa Wastewater Company referred to as "The Utilities", "Santa Rosa" or "Applicants") filed an application with the Commission for an extension of its CC&N to provide water service to an additional area in Pinal County, Arizona.

On May 12, 2005, Staff filed a Sufficiency Letter in both dockets indicating that Santa Rosa's wastewater and water applications had met the sufficiency requirements of A.A.C.

On May 25, 2005, the Applicants filed a Motion to Consolidate the above mentioned applications. Staff had no objection to the Motion to Consolidate. On May 25, 2005, a Procedural Order was issued consolidating both applications for the purpose of hearing.

Background

SRUC and SRWC are Arizona S corporations, in good standing with the Commission's Corporation's Division and certificated by Decision No. 65753 (March 20, 2003) to provide wastewater and water services, respectively, to Rancho Sierra, a planned residential development of 12,000 residential units (at build out) within Pinal County. SRUC and SRWC's wastewater and water systems are not currently in operation. According to the applications, Utilities affiliated to SRWC and SRUC through overlapping principals and management provide wastewater and water services to approximately 30,000 customers in other areas of Arizona.

By these applications, SRUC and SRWC are seeking Commission authority to add approximately 473 acres to their existing 3,536 acres of certificated area. The combined 4,019 acres are Planned Area Development consisting of 17,144 residential units, a golf course, open spaces, 209 acres of commercial space, 64 acres for office complexes, and 120 acres of business parks. SRUC and SRWC are in the process of developing their wastewater and water master plan to serve the development. The Planned Area Development is located approximately 5 miles northwest of Stanfield, along Highway 347, just south of the Ak-Chin Indian Reservation in Pinal County.

A check of the compliance database by the Utilities Division Compliance Section indicated that there are no delinquencies for the Utilities.

Finance of Utility Facilities

The Utilities indicated in the application that they will finance the required utility facilities through a combination of debt and/or shareholder equity. The application for financing will be filed later.

The Water System

The SRWC concept design report calls for the use of 10 of 14 existing wells on the property. The report concludes that each well will produce 1,250 gallons per minute ("gpm"). These wells will provide enough water for build out. Storage tank volumes of 2.4 million gallons ("MG") each will be provided at two sites for a total of 4.8 MG. This will be enough for build out. Pumping and distribution for the development will be designed to meet 2,250 gpm fire flow demand.

Staff concludes that the proposed water system will have adequate production and storage capacity to serve the proposed CC&N area within a conventional five year planning period, or can reasonably be expected to develop the needed storage and production.

Arizona Department of Environmental Quality ("ADEQ") Compliance

The water system has not yet been constructed. Since this is a proposed utility which has yet to become operational, there is no historical compliance data for the water segment.

Arizona Department of Water Resources ("ADWR") Compliance

There are five (5) Active Management Areas ("AMAs") in Arizona and each has a different goal depending on the water supply need of the area. SRWC is located in the Pinal AMA, as designated by ADWR. The goal of the Pinal AMA is to allow the development of non-irrigation water uses, extend the life of the agricultural economy for as long as feasible, and preserve water supplies for future non-agricultural uses. As a result, SRWC is subject to the reporting and conservation rules of ADWR. ADWR has indicated that SRWC is in compliance with the Pinal AMA requirements.

Staff recommends that SRWC be required to file with Docket Control a copy of the developer's Certificate of Assured Supply for the extension area, stating that there is adequate water supply, where applicable or when required by statute, within a year of the effective date of the final decision and order issued pursuant to this application.

ACC Compliance

According to the Utilities Division Compliance Section, SRWC has no outstanding ACC compliance issues.

Water Quality

The U.S. Environmental Protection Agency ("EPA") has reduced the arsenic maximum contaminant level ("MCL") in drinking water from 50 micrograms per liter ("µg/l") or parts per billion ("ppb") to 10 µg/l. The date for compliance with the new MCL is January 23, 2006.

SRWC identified 14 existing wells which have been previously used as irrigation wells. One well has been tested for water quality. The arsenic level in this well tested below 5 µg/l which is below the new standard of 10 µg/l. Staff recommends that SRWC file with Docket Control within thirty days of the decision in this matter documentation verifying the date(s) of its next required arsenic monitoring test on all the wells SRWC plans to use in serving the extension area. Further, Staff recommends that in the event SRWC's next required arsenic monitoring result shows that its water exceeds the EPA's new MCL, SRWC be required to file with Docket Control a plan of action for addressing the arsenic issue within sixty days of receiving that result.

All other parameters tested were below the MCL set forth in the Safe Drinking Water Act with the exception of nitrates. SRWC plans on installing blank casings over nitrate zones in its wells to reduce the nitrate levels. Staff recommends that SRWC submit to Docket Control by June 30, 2006, documentation from ADEQ demonstrating that this method of nitrate control is satisfactory. If this cannot be accomplished, then by December 31, 2006, SRWC shall submit to Docket Control an Approval of Construction from ADEQ for nitrate removal.

The Wastewater System

SRUC has 4.31 million gallons per day ("MGD") authorized capacity approved under the Central Arizona Council of Governments ("CAAG") Section 208 plan. SRUC has applied for an Aquifer Protection Permit from ADEQ and plans on starting construction by the end of 2005. The treatment plant will be constructed in three phases. The treatment will be conventional activated sludge with an anoxic zone providing nitrogen removal. The effluent will be further improved to tertiary standards and then disinfected by ultraviolet radiation. Noise and odor control are included in the design.

Effluent disposal will be accomplished by reuse on the golf courses, parks, and common areas. Effluent storage will be provided by golf course lakes. Any excess water will be recharged.

Staff concludes that the planned wastewater facility appears to be appropriate and adequate for the needs of the Rancho Sierra development.

ACC Compliance

According to the Utilities Division Compliance Section, SRUC has no outstanding ACC compliance issues.

Proposed Rates

SRUC and SRWC have proposed to provide utility services to the extension area under their respective authorized rates and charges.

County Franchise

Every applicant for a CC&N and/or CC&N extension is required to submit to the Commission evidence showing that the applicant has received the required consent, franchise or permit from the proper authority. If the applicant operates in an unincorporated area, the company has to obtain the franchise from the County. If the applicant operates in an incorporated area of the County, the applicant has to obtain the franchise from the City/Town.

Staff recommends that SRUC and SRWC be required to file a copy of their respective franchise agreement from Pinal County pursuant to this application with Docket Control within 365 days of the decision in this matter.

Recommendations

Water Service CC&N Extension

Staff recommends the Commission approve the SRWC application for an extension of its CC&N within portions of Pinal County, Arizona, to provide water service, subject to compliance with the following conditions:

1. To require SRWC to charge its authorized rates and charges in the extension area.

2. To require SRWC to file with Docket Control a copy of the developer's Certificate of Assured Supply for the extension area, stating that there is adequate water supply, where applicable or when required by statute, within 365 days of the effective date of the final decision and order issued pursuant to this application.

3. To require SRWC to submit to Docket Control by June 30, 2006, documentation from ADEQ demonstrating that this method of nitrate control is satisfactory. If this cannot be accomplished, then by December 31, 2006, SRWC shall submit to Docket Control an Approval of Construction from ADEQ for nitrate removal.

4. To require SRWC to file with Docket Control within thirty days of the decision in this matter documentation verifying the date(s) of its next required arsenic monitoring test on all the wells SRWC plans to use in serving the extension area.

5. To require SRWC that in the event its next required arsenic monitoring result shows that its water exceeds the EPA's new MCL, SRWC be required to file with Docket Control a plan of action for addressing the arsenic issue within sixty days of receiving that result.

6. To require SRWC to file a copy of the Pinal County franchise agreement for the extension area, with Docket Control within 365 days of the decision in this matter.

7. To require SRUC to comply with all requirements and conditions set forth in Decision No. 65753, issued March 20, 2003.

Staff further recommends that the Commission's Decision granting the requested CC&N extension to SRWC be considered null and void without further order from the Commission should SRWC fail to meet Conditions Nos. 2, 3, 4, 5, 6, and 7 listed above within the time specified.

Wastewater Service CC&N Extension

Staff recommends the Commission approve the SRUC application for an extension of its CC&N within portions of Pinal County, Arizona, as amended, to provide wastewater service, subject to compliance with the following conditions:

1. To require SRUC to charge its authorized rates and charges in the extension area.

2. To require SRUC to file a copy of the Pinal County franchise agreement for the extension area, with Docket Control within 365 days of the decision in this matter.

3. To require SRUC to comply with all requirements and conditions set forth in Decision No. 65753, issued March 20, 2003.

Staff further recommends that the Commission's Decision granting the requested CC&N extension to SRUC be considered null and void without further order from the Commission should SRUC fail to meet the Conditions Nos. 2, and 3 listed above within the time specified.

ATTACHMENT A

MEMORANDUM

DATE: June 7, 2005

TO: Blessing Chukwu
Executive Consultant III

FROM: John A. Chelus
Utilities Engineer

RE: Santa Rosa Water Company CC&N Extension – Water
Docket No. W-04137A-05-0286
Santa Rosa Utility CC&N Extension – Wastewater
Docket No. SW-04136A-05-0287

Introduction

Santa Rosa Water Company (SRWC) and Santa Rosa Utility Company (SRUC) have applied to extend their Certificates of Convenience and Necessity (CC&N). The requested service area will add approximately 473 acres to the existing 3,536 acres of certificated area. SRWC and SRUC are located approximately 5 miles northwest of Stanfield, along Highway 347, just south of the Ak-Chin Indian Reservation in Pinal County.

SRWC and SRUC will serve the new Rancho Sierra Development. SRWC and SRUC were granted water and wastewater CC&Ns on March 20, 2003 in Decision No. 65753. The systems are not currently in operation. SRWC and SRUC are in the process of developing their water and wastewater master plan to serve the development. The combined 4,010 acres are a planned area development consisting of 17,144 dwelling units, a golf course, open spaces, 209 acres of commercial space, 64 acres for office complexes and 120 acres of business parks.

Water Infrastructure

The SRWC concept design report calls for the use of 10 of 14 existing wells on the property. The report concludes that each well will produce 1,250 gallons per minute (gpm). These wells will provide enough water for build out. Storage tank volumes of 2.4 million gallons (MG) will be provided at each of two sites for a total of 4.8 MG. This will be enough for build out. Pumping and distribution for the development will be designed to meet 2,250 gpm fire flow demand.

Staff concludes that the proposed water system will have adequate production and storage capacity to serve the proposed CC&N area within a conventional five year planning period, or can reasonably be expected to develop the needed storage and production.

Arizona Department of Environmental Quality (ADEQ) Compliance

The water system has not yet been constructed. Since this is a proposed utility which has yet to become operational, there is no historical compliance data for the water segment.

Arsenic and Water Quality

The U.S. Environmental Protection Agency ("EPA") has reduced the arsenic maximum contaminant level ("MCL") in drinking water from 50 micrograms per liter ("µg/l") to 10 µg/l. The date for compliance with the new MCL is January 23rd, 2006.

SRWC identified 14 existing wells which have been previously used as irrigation wells. One well has been tested for water quality. The arsenic level in this well tested below 5 µg/l which is below the new standard of 10 µg/l. All other parameters tested were below the Maximum Contaminate Level (MCL) set forth in the Safe Drinking Water Act with exception of nitrates. SRWC plans on installing blank casings over nitrate zones in its wells to reduce the nitrate levels. Staff recommends that by June 30, 2006, SRWC submit documentation from ADEQ demonstrating that this method of nitrate control is satisfactory. If this cannot be accomplished, then by December 31, 2006, SRWC shall submit an Approval of Construction from ADEQ for nitrate removal.

Arizona Department of Water Resources (ADWR) Compliance

SRWC is located within the Pinal Active Management Area. It is recommended that SRWC file with the Commission a copy of the developer's Certificate of Assured Supply where applicable and when required by statute.

Wastewater Infrastructure

SRUC has 4.31 million gallons per day (MGD) authorized capacity approved under the Central Arizona Council of Governments (CAAG) 208 plan. SRUC has applied for an Aquifer Protection Permit from ADEQ and plans on starting construction by the end of 2005. The treatment plant will be constructed in three phases. The treatment will be conventional activated sludge with an anoxic zone providing nitrogen removal. The effluent will be further improved to tertiary

standards and then disinfected by ultraviolet radiation. Noise and odor control are included in the design.

Effluent disposal will be accomplished by reuse on the golf courses, parks, and common areas. Effluent storage will be provided by golf course lakes. Any excess water will be recharged.

Staff concludes that the planned wastewater facility appears to be appropriate and adequate for the needs of the Rancho Sierra development.

ACC Compliance

A check with the Utilities Division Compliance Section showed no outstanding compliance issues.

Summary

Conclusions

1. Staff concludes that the proposed water system will have adequate production and storage capacity to serve the existing and proposed CC&N area within a conventional five year planning period and can reasonably be expected to develop additional storage and production as required in the future.

2. Staff concludes that the planned wastewater facility appears to be appropriate and adequate for the needs of the Rancho Sierra development.

3. A check with the Utilities Division Compliance Section showed no outstanding compliance issues.

Recommendations

1. Santa Rosa Water Company is located within the Pinal Active Management Area. Staff recommends that Santa Rosa Water Company file with the Commission a copy of the developer's Certificate of Assured Supply where applicable and when required by statute for this extension area.

2. Staff recommends that by June 30, 2006, SRWC submit documentation from ADEQ demonstrating that this method of nitrate control is satisfactory. If this cannot be accomplished, then by December 31, 2006, SRWC shall submit an Approval of Construction from ADEQ for nitrate removal.

3. Staff recommends that any approval in this docket be conditional on Santa Rosa Water Company and Santa Rosa Utility Company complying with all requirements and conditions set forth in Decision No. 65753.

Attachment B

MEMORANDUM

TO: Jim Fisher
Executive Consultant II
Utilities Division

FROM: Barb Wells
Information Technology Specialist
Utilities Division

THRU: Del Smith
Engineering Supervisor
Utilities Division

DATE: May 12, 2005

RE: **SANTA ROSA UTILITY COMPANY (DOCKET NO. SW-04136A-05-0287)**

The area requested by Santa Rosa for an extension of sewer service has been plotted with no complications using the legal description provided with the application (a copy of which is attached).

Also attached is a copy of the map for your files.

:bsw

Attachments

cc: Docket Control
Mr. Jim Poulos
Ms. Deb Person (Hand Carried)
File

Map No. 25

COUNTY: *Pinal*

W-1445 (34)(3)
Arizona Water Company (Stanfield)

W-4137 (2)
Santa Rosa Water Company

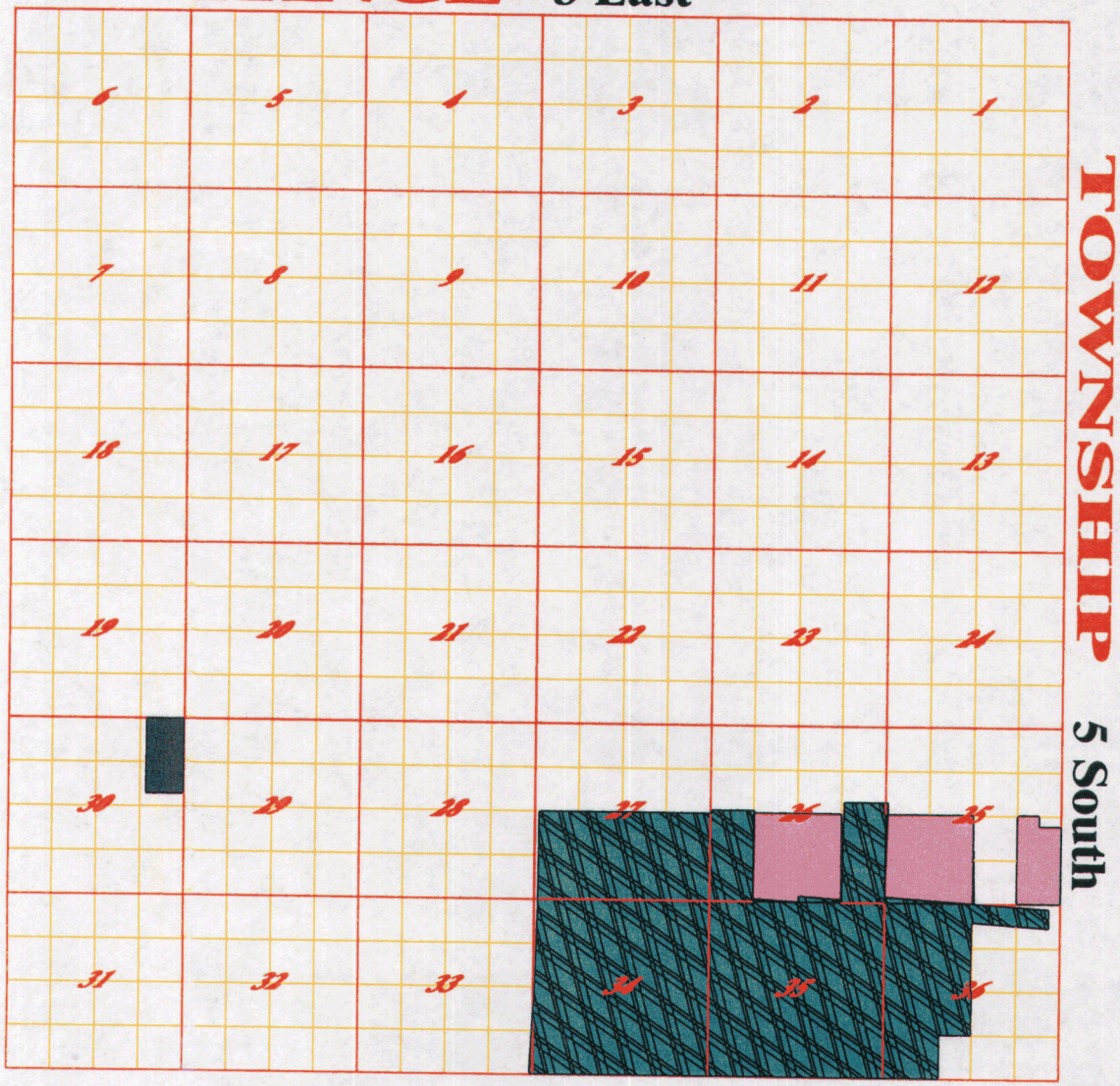
Sewer SW-4136 (2)
Santa Rosa Utility Company

Santa Rosa Utility Company
Docket No. SW-4136-05-287
Application for Extension

TR6S3E 20 MAR 2003

COUNTY: *Pinal*

RANGE 3 East



W-4137 (2)
Santa Rosa Water Company

Sewer SW-4136 (2)
Santa Rosa Utility Company

W-4195 (1)
The Ranches at Maricopa Homeowners Association
Adjudicated 'Not a Public Service Corporation'

Santa Rosa Utility Company
Docket No. SW-4136-05-287
Application for Extension

TR5S3E 06 APR 2004

LEGAL DESCRIPTION

Santa Rosa Utility Company
Proposed Addition to CC&N Area

March 29, 2005
Revised April 14, 2005

PARCEL NO. 1 (Portion of Section 25)
The East Half of the Southeast Quarter of Section 25, Township 5 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona.

EXCEPTING therefrom the North Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 25.

The above-described parcel contains 3,328,313 square feet or 76.41 acres, more or less.

PARCEL NO. 2 (Portion of Section 25)
The Southwest Quarter of Section 25, Township 5 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona.

The above-described parcel contains 7,524,575 square feet or 172.74 acres, more or less.

PARCEL NO. 3 (Portion of Section 26)
The West Half of the Southeast Quarter and the East Half of the Southwest Quarter of Section 26, Township 5 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona.

The above-described parcel contains 7,352,797 square feet or 168.80 acres, more or less.

PARCEL NO. 4 (Portion of Section 2)
The East 1,084.58 feet of the Northeast Quarter of Section 2, Township 6 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona.

EXCEPTING therefrom the north 1,313.89 feet.

The above-described parcel contains 2,393,937 square feet or 54.96 acres, more or less.

LEGAL DESCRIPTION

Santa Rosa Utility Company
Proposed Addition to CC&N Area (Cont.')

March 29, 2005
Revised April 14, 2005

PARCEL NO. 5 (Portion of Section 25)
That part of the Southeast Quarter of Section 25, Township 5 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the South Quarter corner of said Section 25;

THENCE North 00 degrees 34 minutes 53 seconds East, along the North-south midsection line, a distance of 1,580.97 feet;

THENCE South 01 degree 14 minutes 54 seconds East, a distance of 1,584.79 feet, to a point on the South line of said Section 25;

THENCE North 86 degrees 00 minutes 46 seconds West, a distance of 50.69 feet to the Point of Beginning.

The above-described parcel contains 39,999 square feet or 0.92 acres, more or less.

The aggregate area of the above-described parcels is 473.83 acres.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35869
KENNETH A.
MARKS
Date Signed 4-15-05
ARIZONA, U.S.A.

Description No. 502

J:\Heidi\Data\WINWORD\2005\RanchoSierra\Legals\April-05\SantaRosaCCN UtilAdd wtr #502.doc

MEMORANDUM

TO: Jim Fisher
Executive Consultant II
Utilities Division

FROM: Barb Wells
Information Technology Specialist
Utilities Division

THRU: Del Smith
Engineering Supervisor
Utilities Division

DATE: May 12, 2005

RE: **SANTA ROSA WATER COMPANY (DOCKET NO. W-04137A-05-0286)**

The area requested by Santa Rosa for an extension has been plotted with no complications using the legal description provided with the application (a copy of which is attached).

Also attached is a copy of the map for your files.

:bsw

Attachments

cc: Docket Control
Mr. Jim Poulos.
Ms. Deb Person (Hand Carried)
File

Map No. 25

COUNTY: *Pinal*

W-1445 (34)(3)
Arizona Water Company (Stanfield)

W-4137 (2)
Santa Rosa Water Company

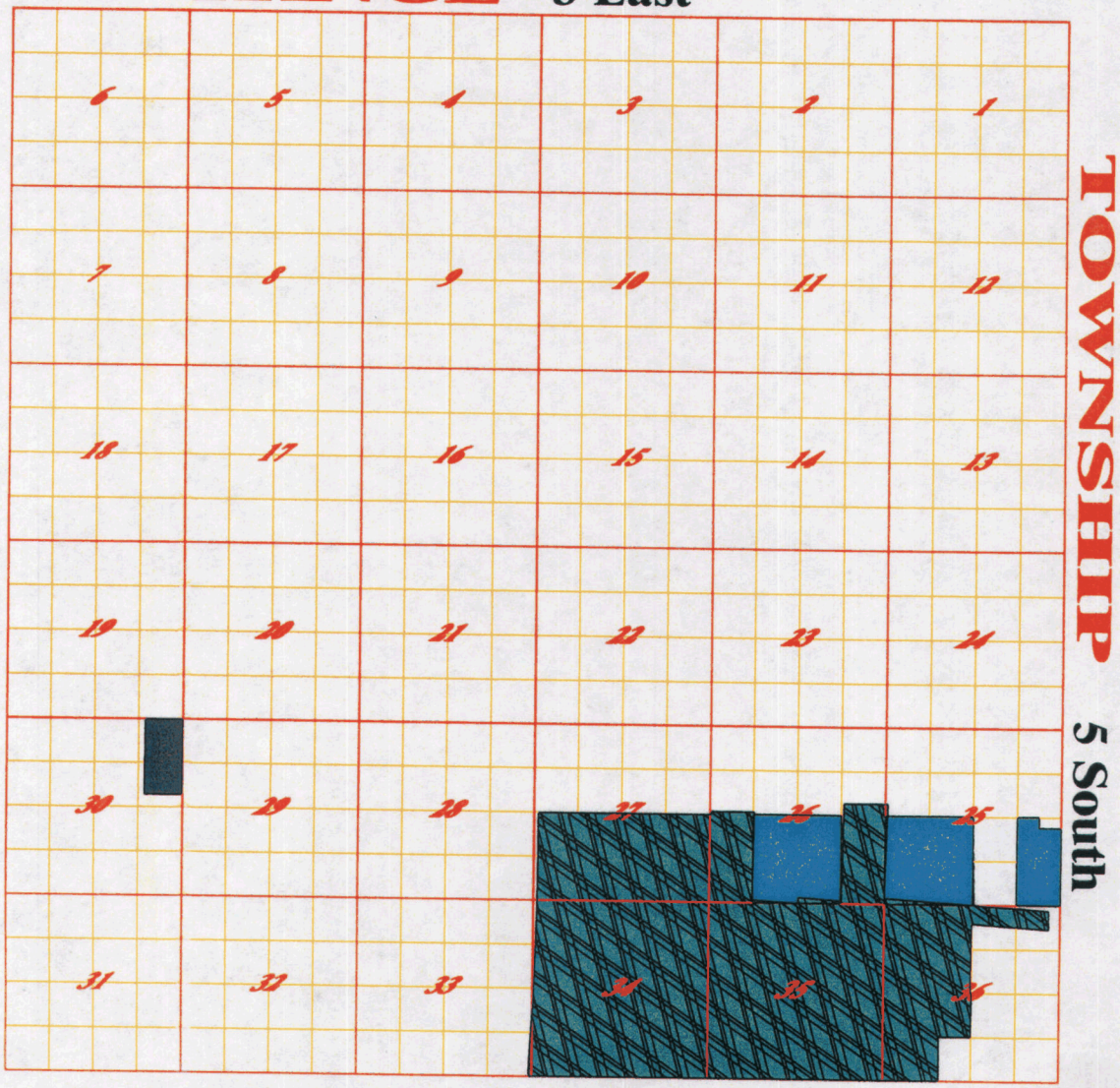
Sewer SW-4136 (2)
Santa Rosa Utility Company

Santa Rosa Water Company
Docket No. W-4137-05-286
Application for Extension

TR6S3E 20 MAR 2003

COUNTY: *Pinal*

RANGE 3 East



W-4137 (2)
Santa Rosa Water Company

Sewer SW-4136 (2)
Santa Rosa Utility Company

W-4195 (1)
The Ranches at Maricopa Homeowners Association
Adjudicated 'Not a Public Service Corporation'

Santa Rosa Water Company
Docket No. W-4137-05-286
Application for Extension

TR5S3E 06 APR 2004

LEGAL DESCRIPTION

Santa Rosa Water Company
Proposed Addition to CC&N Area

March 29, 2005
Revised April 14, 2005

PARCEL NO. 1 (Portion of Section 25)
The East Half of the Southeast Quarter of Section 25, Township 5 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona.

EXCEPTING therefrom the North Half of the Northeast Quarter of the Northeast Quarter of the Southeast Quarter of said Section 25.

The above-described parcel contains 3,328,313 square feet or 76.41 acres, more or less.

PARCEL NO. 2 (Portion of Section 25)
The Southwest Quarter of Section 25, Township 5 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona.

The above-described parcel contains 7,524,575 square feet or 172.74 acres, more or less.

PARCEL NO. 3 (Portion of Section 26)
The West Half of the Southeast Quarter and the East Half of the Southwest Quarter of Section 26, Township 5 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona.

The above-described parcel contains 7,352,797 square feet or 168.80 acres, more or less.

PARCEL NO. 4 (Portion of Section 2)
The East 1,084.58 feet of the Northeast Quarter of Section 2, Township 6 South, Range 3 East, Gila and Salt River Meridian, Pinal County, Arizona.

EXCEPTING therefrom the north 1,313.89 feet.

The above-described parcel contains 2,393,937 square feet or 54.96 acres, more or less.

LEGAL DESCRIPTION

Santa Rosa Water Company
Proposed Addition to CC&N Area (Cont.')

March 29, 2005
Revised April 14, 2005

PARCEL NO. 5 (Portion of Section 25)
That part of the Southeast Quarter of Section 25, Township 5 South, Range 3 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

BEGINNING at the South Quarter corner of said Section 25;

THENCE North 00 degrees 34 minutes 53 seconds East, along the North-south midsection line, a distance of 1,580.97 feet;

THENCE South 01 degree 14 minutes 54 seconds East, a distance of 1,584.79 feet, to a point on the South line of said Section 25;

THENCE North 86 degrees 00 minutes 46 seconds West, a distance of 50.69 feet to the Point of Beginning.

The above-described parcel contains 39,999 square feet or 0.92 acres, more or less.

The aggregate area of the above-described parcels is 473.83 acres.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
35869
KENNETH A.
MARKS
Date Signed 4-14-05
ARIZONA, U.S.A.

Description No. 501

J:\Heidi\Data\WINWORD\2005\RanchoSierra\Legals\April-05\SantaRosaCCN UtiliAdd wtr.doc
Prior Description No. 500