



BEFORE THE ARIZONA CORPORATION COMMISSION

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2
3 **JEFF HATCH-MILLER**
4 **Chairman**
5 **WILLIAM A. MUNDELL**
6 **Commissioner**
7 **BARRY WONG**
8 **Commissioner**
9 **MIKE GLEASON**
10 **Commissioner**
11 **KRISTIN K. MAYES**
12 **Commissioner**

Arizona Corporation Commission
DOCKETED

SEP 11 2006

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IN THE MATTER OF THE APPLICATION OF
WEST END WATER COMPANY FOR AN
EXTENSION OF ITS CERTIFICATE OF
CONVENIENCE AND NECESSITY.

DOCKET NO. W-01157A-05-0706

**APPLICANT'S LIST OF
PROPOSED WITNESSES AND
EXHIBITS**

Applicant, West End Water Company, plans to call the following witnesses and introduce the following testimony at the hearing on September 13, 2006:

WITNESSES

Gary K. Jones (pursuant to subpoena): Mr. Jones describes himself as the "owner's representative for Wittman 510 LLC." Mr. Jones is expected to testify with respect to his letters to West End of March 3, 2005, and August 30, 2006. Mr. Jones' testimony is also expected to cover the events and circumstances leading to the August 30, 2006, letter, and ownership issues generally.

Gene Morrison (pursuant to subpoena): Mr. Morrison is a principal of Woodside Homes. The August 30, 2006, Jones letter to Marvin Collins indicates that Mr. Morrison received a copy of it. Mr. Morrison is expected to testify with respect to his personal knowledge of the Jones letters, the events and circumstances that led to the August 30

1 letter, ownership issues generally with respect to the extension area, the current and on-
2 going zoning case in Maricopa County covering the development proposed for the
3 extension area and land within the current West End service area, and negotiations with
4 the City of Surprise.

5 Blessing Chukwu: If necessary, Ms. Chukwu will testify regarding real property
6 ownership.

7 Marvin Collins: Mr. Collins will testify with respect to his request for and receipt
8 of West End's additional exhibits related to Maricopa County Planning and Zoning
9 Commission Case No. DMP2004001 (Walden Ranch Development Master Plan). Mr.
10 Collins will also testify with respect to his understanding of the nature, intent, origin, and
11 meaning of Exhibits A and B to Surprise's July 18, 2006, Notice of Filing of Request for
12 Service and Will Serve Letter, and the August 30, 2006 Gary Jones letter to Mr. Collins.
13 Mr. Collins will testify as to the basis for such understanding, including, but not limited
14 to, discussions with Gene Morrison and Gary Jones. Mr. Collins will also testify
15 regarding the Maricopa County Planning Commission meeting on September 7, 2006, on
16 the Walden Ranch zoning application.

17 Ray Jones. Mr. Jones' testimony will cover his personal knowledge of West
18 End's exhibits for the September 13, 2006, hearing. Mr. Jones will also testify regarding
19 his understanding of the nature, intent, origin, and meaning of Exhibits A and B to
20 Surprise's July 18, 2006, Notice of Filing of Request for Service and Will Serve Letter,
21 and the August 30, 2006, Gary Jones letter to Marvin Collins. Mr. Jones will also testify
22 as to the basis for such understanding, including, but not limited to, discussions with
23 Gene Morrison and Gary Jones. Mr. Jones will also testify regarding his personal
24 knowledge of the Maricopa County Planning case for Walden Ranch, including, but not
25 limited to, the Planning Commission meeting of September 7, 2006.

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1 ORIGINAL + 13 copies filed this 11th
2 day of September, 2006, with:

3 Docket Control
4 ARIZONA CORPORATION COMMISSION
5 1200 West Washington Street
6 Phoenix, Arizona 85007

7 COPY hand delivered this 11th day of
8 September, 2006, to:

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Development Master Plan: DMP2004001

District 4

(Continued from September 23, 2004)

Applicant: Earl, Curley & Lagarde for Walden Farms, LLC, et al
Location: One-half mile west of Grand Ave., generally bordered by Lone Mountain Rd. on the north, 211th Ave. on the east, Peak View Rd. on the south, and Crozier Rd. on the west (in the Surprise area)
Request: Development Master Plan consisting of single-family residential, commercial, public facility, and open space land uses (approx. 520.6 ac.) –
Walden Ranch

Mr. Andy Piper, Planner, presented this request to the Commission as noted above. The White Tank/Grand Avenue Area Plan designates the site for Rural Residential (0-1 du/ac.) uses. The proposed density does not comply with this Plan. The Surprise General Plan designates the site for Rural-Residential (0-1 du/ac.). The proposal does not comply with this Plan. To date, staff has received 63 letters of opposition, 10 telephone calls in opposition, three telephone calls in support, three letters in support and five telephone calls of general inquiry. Staff still has concerns regarding the lack of employment related uses. Therefore, staff would recommend a stipulation "v" (if approved), which would provide 15.2 acres of employment and 4.78 acres of commercial/retail. The City of Surprise has provided a letter indicating general support of this request and stated it intends to provide sewer services to the project pending a pre-annexation services agreement. The City also intends to initiate annexation of the subject site.

However, the applicant has indicated it will receive their water services from the West End Water Company. Mr. Piper stated that most of the subject property falls within the existing serving area (of the West End Water Company), but that it does not include the southern portion of the subject site. Currently there is pending litigation between the two water servicing entities. Consequently, the Maricopa County Environmental Services Department has not signed off on this request, due to the lack of clarity over the water service provider for the project. Staff is recommending an indefinite continuance of the subject request. If the Commission decides to recommend the case to the Board of Supervisors, staff recommends denial of DMP2004001.

Commissioners Munoz and Harris asked staff if the applicant has had any recent dialog in an effort to rectify all the existing problems concerning this request. Mr. Piper indicated that the applicant has had conversation with the City of Surprise. However, there does not appear to be any clarity regarding the water issue.

Commissioner Makula stated that her concern is the water issue. She asked how the Commission could move forward on a project with ongoing litigation regarding the water supply.

Mr. Piper noted that the applicant requested to be placed on the agenda without the proper signoffs. Mr. Matthew Holm, Principal Planner, indicated that technically an assured water supply does not have to be provided until the Final Plat stage. However, because of this outstanding issue, staff does not know who the service provider is or how long it will be before there is an actual service provider identified. Staff's issue is that prior to moving forward with these projects and the subject entitlement, staff would like to have some clarity as to who is the water provider for an assurance. Commissioner Makula agreed.

Mr. Scott McCoy, representing the applicant, stated that they have been diligently working on the issues identified at today's hearing and are in agreement that there should be some continuance on this request. He indicated that a great deal of progress has been made regarding the water issue, and that he expects by the end of the day to receive a will serve letter from the City of Surprise. He asked the Commission for a two week continuance rather than an indefinite continuance.

Mr. McCoy indicated that they plan on donating a 12-acre parcel of land to the Nadaburg School District for a school site.

There was further discussion regarding a continuance of this request and it was decided to hear this request at the July 27, 2006 Commission hearing.

Mr. Craig Hoyer, a resident in the area, stated that he has received more information from this hearing than he has in the past year. He stated that his property adjoins the subject property and that he is not sure just what the applicant is proposing. He and his neighbors have not been given much information. Chairman Barney explained today's process to Mr. Hoyer.

Mr. McCoy stated that they have notified all neighbors within 300' of the subject property.

COMMISSION ACTION: Commissioner Makula moved to continue DMP2004001 to the Planning and Zoning Commission regular meeting of July 27, 2006. Commissioner Jones seconded the motion, which passed with a unanimous vote of 8-0.

Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Case: DMP2004001 Walden Ranch Development Master Plan
Meeting Date: July 27, 2006 (Continued from July 13, 2006)
Agenda Item: 3
Supervisor District: 4
(* Denotes changes or information added since the July 27, 2006 staff report.)

Applicant: Earl, Curley & Lagarde for Walden Farms, LLC, et al
Owner: Walden Farms, LLC & Woodside Walden, LLC
Request: Development Master Plan (DMP) approval
Proposed Use: Master planned community consisting of single-family residential, commercial, public facility, and open space land uses
Site Location: Approx. one-half mile west of Grand Ave., generally bordered by Lone Mountain Rd. on the north, 211th Ave. on the east, Peak View Rd. on the south, and Crozier Rd. on the west (in the Surprise area)
Site Size: 520.6 gross acres
Proposed Density: 3.0 du/ac. (approx. 3.4 du/ac. for residential parcels)
County Island Status: N/A
Compliance with Adopted Land Use Plans:
County Plan: The White Tank and Grand Avenue Area Plan designates the site for Rural Residential (0-1 du/ac.) uses. The proposed density does not comply with this plan.
City/Town Plan: The Surprise General Plan designates the site for Rural-Residential (0-1 du/ac.). The proposal does not comply with this plan.
Support/Opposition: To date, staff has received 63 letters of opposition, 10 telephone calls in opposition, 3 telephone calls in support, 3 letters in support, and 5 telephone calls of general inquiry.
Recommendation: Continue indefinitely

Description of Proposal:

1. Walden Ranch is a proposed DMP located near the unincorporated community Wittmann. The project consists of 1,572 single-family units (estimated buildout population approx. 5,030) on 520.6 acres. The site is irregularly shaped but is generally bordered by Lone Mountain Rd. on the north, 211th Ave. on the east, Peak View Rd. on the south, and Crozier Rd. on the west. Average gross densities within the residential parcels range from approximately 2.4 du/ac to 6.2 du/ac, with an average gross density of 3.4 du/ac on the residential parcels (3.0 du/ac over all parcels). The site is relatively flat undeveloped desert traversed with small to medium size washes.
2. The current zoning for the entire site is Rural-43 and the applicant is not proposing to rezone or plat the property at this time. The site has been delineated into 24 parcels for future development. The following table shows the breakdown of land uses proposed for Walden Ranch. The project is primarily single-family residential land uses (87.7%), with much smaller areas designated for open space, public and community facilities, commercial, and employment uses.

Proposed Development Master Plan – Walden Ranch			
Land Use Category	Uses	Gross Acreage	% Total Ac.
Residential Uses: **		<u>456.6</u>	<u>87.7%</u>
SLR – Small-Lot (2-5 d.u./ac.)	Single-Family Residential	414.3	79.6%
MDR – Medium-Density (5-15 d.u./ac.)	Single-Family Residential	42.3	8.1%
Open Space: ***		<u>28.4</u>	<u>5.5%</u>
ROS – Recreation Open Space	Recreation	8.6	1.7%
D/NDOS – Dedicated/Non- Developable Open Space	Wash Corridors	19.8	3.8%
Public/Community:		<u>15.7</u>	<u>3.0%</u>
Educational	Schools	12.0	2.3%
Public Facilities	Water Storage Facility	3.7	0.7%
Commercial:		<u>12.0</u>	<u>2.3%</u>
NRC – Neighborhood Commercial	Retail	12.0	2.3%
Employment:		<u>8.2</u>	<u>1.6%</u>
OEC – Office Employment Center	Office	8.2	1.6%
TOTAL		<u>520.6</u>	<u>100%</u>

** The total proposed number of units is 1,572.

*** Open space does not include acreage planned for streets, internal open spaces, and retention tracts.

3. The narrative report indicates that the site is within the service boundaries of the West End Water Company, except for the portion south of Dixileta Drive. The applicant intends to enter into a service agreement with West End Water Company to provide water service to the site. However, the site is located within the City of Surprise's municipal planning area and they do not support West End Water Company's CC&N expansion by the Arizona Corporation Commission, which is currently the subject of a lawsuit and remains an unresolved issue. The project is also located within the City's MAG 208 sewer service area. The narrative states that a proposed off-site wastewater treatment plant (WWTP) will provide sewage treatment to the entire site. Surprise has informed staff that pending a pre-annexation service agreement they will provide wastewater services to the project. Various options are being considered to dispose of effluent treated by the WWTP, including the possibility of recharge through a regional park facility.
4. In general, Walden Ranch is predominantly a single-family residential project of varying densities. There is one approximately 12-acre Neighborhood Retail Center that will provide residents with local retail and services, and one approximately 8-acre parcel proposed for employment land uses, which falls well short of the 10 ac. per 1,000 in population outlined in the DMP guidelines. However, the narrative report asserts that not as many employment related land uses are needed in Walden Ranch because of the proximity to planned employment centers identified in the City of Surprise General Plan, and existing employment centers within a 30-minute commute. Noted employment locations include the Town of Wickenburg (17 miles), Interstate-17 north of the Phoenix Deer Valley Airport (25 miles), Bell Road/101 Freeway (18 miles), and 101 Freeway/I-10 Freeway (25 miles).
5. According to the narrative report, the open space system will include one approximately 8.6-acre community park, and 20 acres of wash corridors divided among four natural open space areas. It will also include several neighborhood parks of approximately 3 ac. each, although their locations are not identified, and several smaller pocket parks although the number and acreage of these parks is also not specified. Their locations will be identified at the time of subdivision platting per staff recommendation. The neighborhood parks will include multi-use turf areas, basketball courts, volleyball courts, tot lots, and shade ramadas, but will also include desert vegetation. The washes will be maintained as natural open space and be used as part of a trail system that will connect to the surrounding community, as well as serving as drainage and wildlife corridors.
6. The subject site is within the Nadaburg School District. The applicant proposes an elementary school site for an approximately 12-acre parcel. The applicant's initial land use plan located the school site along 211th Avenue on an 11-acre site. The Nadaburg School District recommended that the school site be located closer to the center of the development for safety reasons. The Nadaburg School District also expressed the need for additional space to accommodate up to 900 elementary school students based on the planned number of housing units. The current land use plan increased the site area to 11.97 acres and relocated the site to a more central location adjacent

to the community park. In addition, the narrative report states that the developer intends to enter into a Developer's Assistance Agreement with the school district. The most recent correspondence from the school district is dated March 2004. However, in a recent phone conversation with the school district's business manager, staff learned that the applicant has not had any contact with the school district in over a year, so it is unclear whether the current proposal by the applicant is satisfactory.

7. Existing improvements on the Walden Ranch site include Crozier Rd. and 211th Ave., both two-lane paved roads. There are existing rights-of-way for Crozier Rd., Lone Mountain Rd., and 211th Ave., but none for Dixileta Dr. There are no other improvements on site.
8. Existing access to the site is off Grand Ave. from the east via Dixileta Dr., from the north via 211th Ave. and Crozier Rd. (219th Ave.), and from the south via Crozier Rd. from Patton Rd. Four major collectors are anticipated to serve the DMP: Peak View Rd., Montgomery Rd., 215th Ave., and 217th Ave. The north/south collector street through the middle of Walden Ranch is 215th Ave., which links Lone Mountain Rd. on the north and Peak View Rd. on the south. The City of Surprise General Plan identifies 211th Ave. as a major arterial south of Dixileta Dr., but does not designate it north of Dixileta Dr. The applicant agrees to resolve any discrepancies between Surprise and MCDOT prior to development. Dixileta Dr. is designated by Surprise as a major arterial between Grand Ave. and a future north-south parkway at approximately the 251st Ave. alignment. Crozier Rd. is planned by Surprise as a minor arterial from the Sun Valley Parkway to the unincorporated community of Wittmann. Lone Mountain Rd. and Patton Rd. are also designated as minor arterials. All collector and local streets in the development will include a series of loop, cul-de-sac, and curvilinear street designs. All streets are anticipated to meet MCDOT standards and specifications.
9. The proposed elementary school site will not have vehicular access from arterial streets, and will allow the school to accommodate separate frontages for pedestrian traffic and bus/vehicle traffic for drop-offs and pickups. The applicant plans to work with the school district to determine where safe crossings are needed for Dixileta Dr., 215th Ave., and other streets when more detailed plats are proposed.
10. According to the narrative, no public transit currently exists or is planned in this part of Maricopa County. The applicant agrees to plan for future bus bays, park-and-ride lots, or any other transit accommodations to comply with any approved transit plans that encompass the DMP.
11. No affordable housing component is included in the Walden Ranch proposal. However, the applicant asserts that the mixture of single-family residential densities allows opportunities for reasonably priced housing. The house products on the smaller lots should provide households at the median income for Maricopa County an opportunity to purchase a home in Walden Ranch. Smaller lot sizes provide opportunities for small to medium size houses on small lots with limited on-site

maintenance responsibilities. The applicant asserts that narrow lot widths reduce street frontage and associated infrastructure costs.

12. The subject site is in an area of mostly undeveloped desert. A series of small and medium size washes run through the site. The slope of the land is predominately from northwest to southeast. According to the submitted drainage master plan report, U.S. Highway 60 (Grand Ave.) serves as an effective barrier to block the majority of flows from the north. The exception to this is Wittmann Wash. A bridge is in place at U.S. 60 to allow this flow to pass under the highway. A 100-yr FEMA designated floodplain has been delineated for Wittmann Wash. The western project boundary is Crozier Rd., which forms a sub-basin boundary and blocks flows from reaching the site. Offsite flows reach the project's northern boundary along Lone Mountain Rd. at four locations. These flows will be routed either through the site via existing washes, or redirected a short distance before being returned to their historic path. Retention basins and drywells are proposed to provide for storm water in excess of the 100-yr., 2-hr event. There is also an existing 100-yr FEMA designated floodplain and floodway that traverses the eastern edge of the site. The U.S. Army Corps of Engineers has determined that several washes fall under the jurisdiction of Section 404 of the Clean Water Act. The drainage system will be engineered at the time of subdivision platting, when a more specific explanation of site drainage will be provided.
13. Fire and police protection services will be provided by the Wittmann Fire District and the Maricopa County Sheriff's Office (MCSO) respectively. The nearest district fire stations are located at 215th and Grand Avenues (0.5 mile to the north) and 203rd Ave. and Patton Rd. (1.5 miles to the southeast). According to the narrative, the fire district states that their response time to Walden Ranch is three minutes. The district requires fire hydrants and other improvements to serve the area. The nearest MCSO substations are located in Sun City to the southeast and in Wickenburg to the northwest. The nearest library is located 12 miles away north of Grand Ave. off of Meeker Blvd. The Northwest Regional Library, a county facility, is located 15 miles away in Surprise.
14. The closest elementary school is located in Wittmann approximately one mile to the north. As previously noted, the applicant proposes an elementary school site for Parcel 6, a 11.97-acre site located centrally in the DMP. However, the Nadaburg School District states that the school district governing board requires that the applicant enter into a "developer assistance agreement" to help ensure appropriate consideration is given to the district with respect to its ability to accommodate future residents and students. The closest high schools include Wickenburg High School in the Wickenburg Unified School District or Centennial High School in the Peoria Unified School District. Wickenburg High School is approximately 20 miles from Walden Ranch, and Centennial High School is approximately 25 miles from the DMP.
15. It is anticipated that Walden Ranch will be developed in two phases. The first phase is expected to begin in January 2007 and will include parcels 3 (the community park), 5, 8, and 11-16, in the southern half of the DMP. The second phase is expected to begin in January 2008 and will include parcels 1 (the neighborhood shopping center), 2 (the

office employment center), 6 (the elementary school), 7, 9, 10, and 17-24. However, staff notes that this time table is obviously unrealistic, and not reflective of the fact that this case was inactive for an entire year. During phase 2, the elementary school will be constructed by the Nadaburg School District as funding is provided through the State Schools Facilities Board. In the interim, students would attend Nadaburg Elementary School in Wittmann.

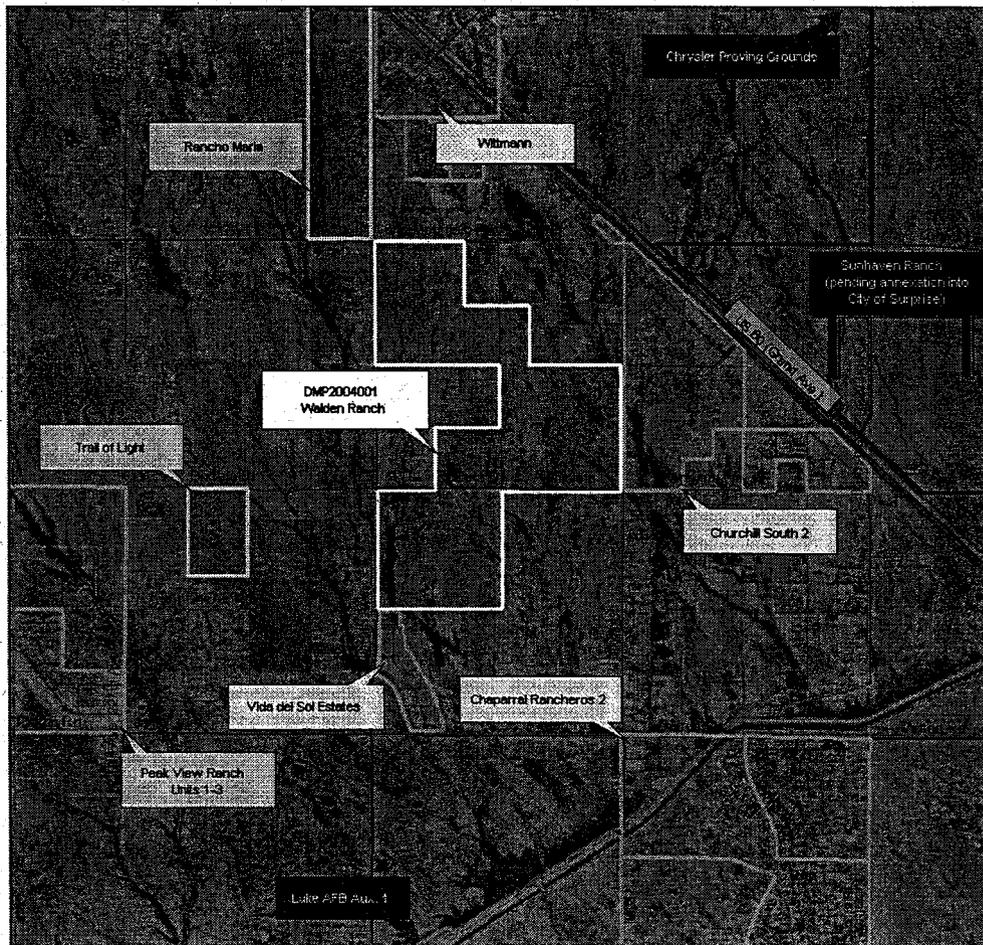
Analysis of Conformance with Adopted Plans:

16. **Maricopa County Comprehensive Plan:** The Comprehensive Plan designates this site as being within the White Tank/Grand Avenue Area Plan.
17. **White Tank/Grand Avenue Area Plan (county area plan):** The White Tank and Grand Avenue Area Plan designates the site for Rural Residential (0-1 d.u./ac.) uses. The DMP proposal is not in conformance with the plan's proposed land use and densities. However, DMP's are the preferred method of development in the county and are allowed within any land use designation, subject to the standards identified in the DMP guidelines.
18. **Surprise General Plan:** The entire site is within the Surprise General Plan area, which designates the area for Rural Residential uses (0-1 d.u./ac). The project does not comply with the Surprise General Plan. However, Surprise has indicated support for the project subject to a pre-annexation services and development agreement.
19. **Wickenburg Highway Scenic Corridor Development Guide:** The Wickenburg Highway Scenic Corridor Development Guide identifies the subject site as being within "Class One" (1/4-2 miles from the Wickenburg Hwy. right-of-way) and is therefore subject to specific requirements in the Maricopa County Zoning Ordinance. These requirements tend to involve design issues such as landscaping, setbacks, and building heights. The narrative report does not address compliance with the scenic corridor regulations. This will have to be addressed at the zoning stage of the project development.

Area Land Use Analysis:

- *20. The area surrounding Walden Ranch is generally rural in nature. The most prominent feature is Grand Avenue (U.S. Hwy. 60), which runs diagonally northwest to southeast, approximately one half mile north and east of the site. The Atchison, Topeka and Santa Fe Railroad (AT&SF), parallels Grand Avenue on the northeast side. The Walden Ranch site is surrounded mostly by undeveloped desert, with scattered single-family residences surrounding the site. Lot sizes range from approximately one acre to 80 acres, with the most common lot size of 5 acres. The unincorporated community of Wittmann is located one-half mile to the north. Approximately one and a half miles north of the site is the 4,000-acre Chrysler Proving Grounds, which operates with a Special Use Permit. The Central Arizona Project (CAP) canal and Luke AFB Auxiliary Field #1 are both approximately one and a half miles south of the site. Several older large lot residential developments are near the site, including Churchhill South 2 at the northeast corner of 211th Ave./Dixileta Dr.; Chaparral Rancheros 2 at

the southeast corner of 211th Ave./Patton Rd.; and Vida del Sol Estates (not built) at the northeast corner of Crozier and Patton Rds. Other more recent pending or approved residential developments in the area include Rancho Maria, Trail of Light, and Peak View Ranch Units 1-3. The following 2005 aerial photograph from the Maricopa County Assessor's website shows the subject site in relation to surrounding land uses.



21. Almost all of the land surrounding the Walden Ranch site is zoned Rural-43. The community of Wittmann is largely zoned R1-6, except for a strip of C-2 zoning that runs along Grand Avenue. This C-2 commercial strip runs most of the length of Grand Avenue from Surprise to Wickenburg; however, due to highway widening much of the C-2 strip zoning has been removed from private holdings and the remaining strip is mostly less than 50' deep preventing any significant commercial development.
22. Approximately one mile east of the site is the Sunhaven Ranch DMP. Approved by Maricopa County in February 2003, Sunhaven Ranch consists of approximately 2,100 acres, and is approved for 9,012 residential units along with various commercial, industrial, and employment land uses. Approximately eight miles southeast of Walden Ranch is Sun City Grand in the City of Surprise.

23. Walden Ranch is located approximately one and a half miles north of the Luke AFB Auxiliary Field 1, and is approximately one and a quarter miles from the 65-Idn noise contours. As such, the development will be subjected to approximately 13,000 flight operations per year, at altitudes as low as 1,500 feet above ground. The auxiliary field is used for instrument approach training operations by the United States Air Force with flight tracks approaching from the northwest and departing to the southeast. Although the site is not within the noise contours of the auxiliary base, it is within the state-defined "territory in the vicinity of a military airport" and is therefore subject to noise attenuation and notification requirements per state law. Luke AFB has indicated that the project meets the guidelines of its Graduated Density Concept.
24. The narrative report states that there are no earth fissures, subsidence or unusual soil conditions on the site. A Phase 1 Environmental Assessment of the entire Walden Ranch site was provided with the Walden Ranch application. It concluded that there was no evidence of recognized environmental concerns in connection with the subject property, and no additional environmental assessment services were recommended.

Adjacent Road Status:

25. The applicant will be required to enter into a development agreement with MCDOT prior to zoning which will include specific transportation improvements required for Walden Ranch. However, what follows is a generalized discussion of the arterial roadway network in and around Walden Ranch.
- **Lone Mountain Road:** An E/W section line alignment that forms the northern boundary of the site. Currently, the road appears to be unimproved 2-lane. The applicant's circulation plan identifies this as a 4-lane minor arterial. The applicant will be required to provide a 65' half-width right-of-way.
 - **Montgomery Road:** An E/W mid-section line alignment that has not been built. The narrative indicates this road is planned as a collector east of 215th Ave. where it intersects with 211th Ave. near the Wittmann Wash. The alignment is adjacent to the rear property lines of existing large lot properties that have access off of local roads to the north. The applicant will be required to provide 80' of full-width right-of-way (where the entire roadway is within the development) and 40' half-width right-of-way (where the roadway is on the perimeter of the site).
 - **Dixileta Drive:** An E/W section line alignment that currently appears unimproved. The circulation plan identifies this as a 4-lane minor arterial. The applicant will be required to provide 130' of full-width right-of-way, or 65' half-width right-of-way.
 - **Peakview Road:** An E/W mid-section line alignment that forms the southern boundary of the site, and has not been constructed. The circulation plan identifies this as a minor arterial/major collector. The applicant will be required to provide a 40' half-width right-of-way.

- **Grand Avenue (US Hwy. 60):** State-maintained 4-lane divided, limited access interregional thoroughfare. No additional improvements or dedication will be required at this time.

26. **North/South Arterial and Mid-Section Roads:**

- **Crozier Road (219th Avenue):** A N/S section line alignment that forms the western boundary of the site. Crozier Road, currently a 2-lane paved road, links Wittmann on the north to Patton Road on the south. The circulation plan identifies this as a major arterial. Crozier Rd. is planned to be an ultimate 6-lane principal arterial to MCDOT standards. The applicant will be required to provide a 65' half-width right-of-way.
- **215th Avenue:** A N/S mid-section alignment that forms the eastern border of the site, south of Dixileta Dr. This road currently does not appear to exist on the site, although several existing large lot properties appear to have access off of an unimproved road along the alignment. The circulation plan identifies this as a minor arterial/major collector. The applicant will be required to provide a half-width right-of-way of 40'.
- **211th Avenue:** A N/S section line alignment that forms the eastern boundary of the site between Montgomery Rd. and Dixileta Dr. It appears that this road is currently a 2-lane paved road, except near Grand Ave. south of Lone Mountain Rd., where it curves and connects to Grand Ave. The circulation plan identifies it as a 4-lane minor arterial. The applicant will be required to provide a 65' half-width right-of-way.

Existing On-Site and Adjacent Zoning:

27. On-site: Rural-43
 North: Rural-43 (R1-6 and C-2 zoning in Wittmann), SUP for mobile home park, small parcel of R-5.
 East: Rural-43 (mix of residential and non-residential zoning districts in the nearby Sun Haven Ranch DMP).
 South: Rural-43.
 West: Rural-43 (small parcel with MHR overlay to allow manufactured housing, which was a separate zoning overlay district prior to 1994 but now would require a Special Use Permit).

Existing On-Site and Surrounding Land Use:

28. On-site: Vacant
 North: Vacant; scattered large-lot single-family residential; small-lot residential development in unincorporated community of Wittman
 East: Vacant; scattered large-lot single-family residential; Churchill South 2 (existing large-lot single-family residential, sparsely built)

South: Vacant; scattered large-lot single-family residential and rural uses; Vida del Sol Estates (existing large-lot development, not built)
West: Vacant; scattered large-lot single-family development

Existing Utilities and Service Status:

29. **Water:** West End Water Company - currently do not have service agreement, and part of the project is not within the company's service area
30. **Sewer:** Within the City of Surprise sewer service area; however, will require a service agreement with the city.
31. **Fire Protection:** Wittman Fire District – fire station at 215th Ave./Grand Ave.
32. **Police Protection:** Maricopa County Sheriffs Office - nearest identified substations in Wickenburg and Sun City
33. **Refuse Collection:** Private (not specified)
34. **Public Schools:** Nadaburg Elementary School District
Wickenburg Unified School District (high school)
Peoria Unified School District (high school)
35. **Electric:** Arizona Public Service (APS)
36. **Natural Gas:** Southwest Gas
37. **Telephone:** Not specified
38. **Irrigation:** None

Reviewing Agencies: (Reviewed at March 16, 2004 and June 21, 2005 T.A.C. meetings.)

39. **Department of Transportation (MCDOT):** Per memo dated June 20, 2006, MCDOT has no objection to the project, with stipulations (See the attached memo).
40. **Environmental Services Department (MCESD):** MCESD does not support this project (see the attached email thread). MCESD identified that the DMP will require a private utility to obtain a CC&N expansion for water service. This project is in the Surprise general planning area. Because the CC&N expansion is being challenged by Surprise, it is uncertain that Arizona Corporation Commission will allow a private utility to serve this area.

41. **Flood Control District (FCD):** FCD has no objection to the project, with stipulations (See the attached memo.)
42. **Drainage Review:** Drainage Review has no objection to the project, with stipulations (See the attached memo.)
43. **City of Surprise:** Per letter dated May 16, 2006, Surprise indicates support for the land uses shown in the most recent DMP submittal, and their intent to provide wastewater services to the property contingent upon the approval and execution of a pre-annexation development agreement (See attached letter). However, as previously noted, they are not supporting the CC&N expansion application from the project's proposed water service provider.
44. **Luke AFB:** Per letter dated April 11, 2006, Luke AFB indicates that the proposed gross residential densities were consistent with LAFB's Graduated Density Concept "in the absence of a more restrictive state, county, or municipal general or comprehensive plan." The letter also states that the development starts approximately 1 to 2 ¾ miles west and north of the 2004 65 Ldn, "high noise or accident potential zone". They encourage a strong notification program on the part of the applicant to inform potential residents and other parcel users about Luke AFB operations. These operations include approximately 13,000 flights operations per year at altitudes as low as 1,500 feet. The letter also recommends the review of sound attenuation requirements found in A.R.S. § 28-8482 (See attached letter).
45. **MC Parks Dept.:** Per letter dated March 23, 2004, the Maricopa County Parks & Recreation Department requests a stipulation requiring the property owner provide a \$150 contribution to their department for each building permit issued within the DMP to defray operational and maintenance costs incurred by the impact of residents on White Tank Mountain Regional Park. In addition, per letter dated August 2, 2004, the Maricopa County Parks & Recreation Department requests an additional stipulation requiring the property owner or the home builder to provide a \$150 contribution to their department for every building permit issued within the DMP to benefit the Maricopa Trail for design, construction, enhancement, operation, and maintenance.
46. **MC Sheriff's Office:** Per letter dated April 3, 2006, the Maricopa County Sheriff's Office indicates that the Walden Ranch development is within the MCSO, District III jurisdiction. As communities in unincorporated areas continue to produce higher density housing developments and population increases, it becomes necessary to increase the allotted manpower required by the Sheriff's Office to continue the same quality level of service currently provided (See attached letter for list of increase in personnel and equipment required).
47. **MC Library District:** Per letter dated June 3, 2005, the library district has no objections, however they are requesting a \$596 per housing unit quality of life assessment in order to help meet future needs associated with this project (see attached letter).

48. **AZ Dept. Water Resources:** Per letter dated June 2, 2005, ADWR indicates that a Certificate of Assured Water Supply must be obtained for this development prior to recordation of any final plat.
49. **AZ Dept. of Transportation (ADOT):** Per letter dated April 13, 2006, ADOT states that the proposed Master Plan at this time will have no impact on ADOT highway facilities in this area (See attached letter).
50. **State Historic Preservation Office (SHPO):** Per the letter dated April 13, 2006, SHPO recommends that a qualified cultural resources specialist survey the project area to determine the presence or absence of historic properties. Based on SHPO's records, the project area of the proposed Walden Ranch has not been surveyed and should be inspected for cultural resources (See attached letter).
51. **Nadaburg School District (NSD):** Per letter dated March 16, 2004, the Nadaburg School District indicated that before the district will lend its support to a development project, the governing board requires the developer to enter into the district's Developer Assistance Agreement (See the attached letter). The developer met with NSD after the T.A.C. meeting to discuss their requirements. The NSD expressed concerns about the original school site being located on 211th Avenue, a potentially dangerous location. The developer altered the land use plan so that the school site is more centrally located and adjacent to the community park. The developer also agrees to donate an 11.97-acre elementary school site and enter into a Developer's Assistance Agreement with NSD. However, in a recent phone conversation with the school district's business manager, staff learned that the applicant has not had any contact with the school district in over a year, so it is unclear whether the current proposal by the applicant is satisfactory.
52. **Wittmann Fire District:** Per letter dated October 18, 2004, the Wittman Fire District indicated that there are two fire stations located near the site, and that they will provide services to the development (See attached letter).
53. **Other:** The application material was also routed to the Wickenburg Sun newspaper, Maricopa Association of Governments (MAG), Arizona State Land Dept., Arizona Game and Fish Dept., Arizona Department of Environmental Quality, and Arizona Office of the Attorney General. To date, no written comments have been received from these agencies.

Public Participation:

54. The required stakeholder notification was completed, although the applicant sent notification letters to an outdated list of property owners within 300 ft. of the site before staff asked them to revise their mailing list. In addition, only three signs were posted to announce the public hearings, when eight are required according the public hearing site posting requirements. After staff notified the applicant about the

discrepancy, they agreed to post five additional signs and send notification letters to all property owners within 300' according to the latest assessor's records, and also to residents and other stakeholders who had indicated an interest in the case as part of the applicant's public participation plan.

55. The citizen participation plan included two meetings with affected stakeholders. The first neighborhood meeting was held on May 4, 2004 in which approximately 25 residents, a representative of the Nadaburg School Board, and the applicant's representatives discussed the proposed project. Some of the questions raised by stakeholders concerned traffic issues, impact fees, use of trails and parks, right-of-way requirements, fire service, price and size range of houses, wash crossings, street lighting, and timing of development. A second neighborhood meeting was held on July 27, 2005, which was attended by approximately 35 residents. Many of the same issues that were discussed at the first meeting were still concerns for many of the residents living in the area, including density, lot sizes, traffic generation, roadway improvements, provision of services such as water, sewer, police and fire protection, and overcrowded schools. Some of the questions and concerns were addressed by the developer and consultant as follows:

- The developer has agreed to donate the school site and make a \$1,000 per unit donation to the school district.
- The developer will make major street improvements adjacent to the DMP and will pay an impact fee per unit to MCDOT minus the value of the adjacent major street improvements.
- The trails and parks are private but will be accessible to allow public use of the park facilities as long as non Walden Ranch residents respect the use of the parks.
- The price of the houses will probably range between \$150,000 and \$300,000.
- The smallest houses will probably be 1,300 square feet on the smallest lots and over 3,000 square feet on the largest lots.
- Odor complaints can be mitigated by writing language into the CC&Rs that the area is rural and surrounding properties have farm animals and no complaint can be filed based on odor from surrounding rural properties.
- The wash crossing Dixileta Dr. will most likely run under a culvert with a concrete head wall to make this a "dry crossing."
- Are not sure what the street lighting requirements are in the county, but will ask if lighting intensity can be kept to as low a level as possible.
- If everything is approved, it is anticipated that development would start in January 2007 and the first residents would move in by December 2008.

- The issue of how future additional right-of-way and paving improvements would be made along arterials next to homes that are already too close to the street could not be completely answered.

Discussion and Evaluation:

56. Throughout review of this project, staff has expressed concern about the lack of non-residential uses in this master-planned community. In particular, staff is concerned about the lack of sufficient employment related land uses and very few commercial land uses to serve future residents.
57. At buildout, the Walden Ranch project will contain approximately 5,030 residents - the same as is currently found in the Town of Wickenburg - but sets aside only 2.3% of the project for retail commercial land uses and 1.6% for employment land uses. The result is not a mixed use master-planned community as identified in Maricopa County's Development Master Plan Guidelines, but in effect a large, mostly residential project. Staff is also concerned that only 5.5% of the project is set aside for active park space. As currently proposed, this project does not provide the types and balance of land uses as required per Maricopa County's adopted comprehensive plan, White Tank and Grand Avenue Area Plan, and Development Master Plan guidelines.
58. Staff maintains its concerns about the land use plan as proposed. *Eye to the Future 2020*, the Maricopa County Comprehensive Plan, is clear in identifying that Development Master Plans are the preferred type of development in Maricopa County because they can and should offer mixed land use opportunities. This is necessary because most unincorporated DMPs occur in outlying areas where urban services are limited or nonexistent, and therefore could place an undue financial burden on county taxpayers. This concept is consistently reinforced throughout the Comprehensive Plan as demonstrated by the following language:

"Objective G1: Encourage timely, orderly, and fiscally responsible growth within...mixed use Development Master Plans."

-Growth Areas Element, Eye to the Future 2020

"Development Master Plans provide opportunities for creative and innovative design and development techniques. These communities have the potential to provide mixed land use opportunities, a wide range of housing choices, open space and recreational opportunities, and an appropriate multi-modal transportation system connected to schools, parks, retail and employment centers."

-Land Use Element, Eye to the Future 2020

"Objective L5: Promote master planned communities that provide a mix of housing types and land uses.

Policy L5.1: Encourage the creation of master planned communities that provide diverse land uses."

-Land Use Element, Eye to the Future 2020

"Development master plans (DMPs) allow for creative design techniques and require a high level of commitment to ensure adequate facilities and infrastructure are provided. While development master plans vary by size and location, they should demonstrate the following features:

- *Mixed land use opportunities and a range of housing types*
- *Multimodal transportation opportunities to reduce automobile dependency and increase access and mobility*
- *Employment opportunities that contribute to a community's economic base while increasing the residents to jobs balance"*

-Maricopa County Development Master Plan Guidelines

59. The Walden Ranch narrative provides an explanation for why additional commercial and employment uses are not feasible or necessary in this project, relying primarily on other areas to provide these uses. However, other large master-planned communities approved in unincorporated Maricopa County—also located in close proximity to planned (although not built) employment and commercial uses—contain a mix of uses to help ensure that their projects meet the intention of the Maricopa County Development Master Plan Guidelines, and is as balanced and self-sufficient as possible. Examples include Vistancia (a.k.a. Lakeland Village), which contains approximately 19% Commercial and Employment uses, and Sunhaven Ranch, which contains approximately 15% Commercial and Employment uses. Further, without an appropriate land use mixture, this project will capture very few of the daily vehicle trips generated, placing a greater burden on the adjacent and regional transportation system. This is one reason why capturing ADTs in large master-planned communities is so important.
60. With respect to Walden Ranch, staff does not anticipate that large corporate, business, or industrial parks would be viable in this project. However, staff does believe that this project can and should include professional, semi-professional, and business offices. This would include those uses allowed in Maricopa County's *Commercial Office* zoning district, including medical/dental offices, public buildings, and those that typically cater to finance, insurance, real estate, banking, employment services, legal, and other professional/semi-professional occupations. Such uses not only provide employment opportunities for residents, but also valuable services beyond retail commercial.
61. To address concerns about the limited amount of employment related land uses in the project, staff has recommended a stipulation that would require all 8.2 ac. of parcel 2, and not less than 7 ac. of parcel 1 to be rezoned to Commercial Office (C-O). Although this would still leave the project short of the recommended DMP guidelines, it would result in a more balanced mix of land uses and make Walden Ranch a more self-sufficient community as envisioned in the DMP guidelines.

62. Staff is concerned that the applicant did not adequately notify local residents about their final proposal and about the public hearings. Although there was a significant amount of public opposition prior to the previous public hearing in September 2004, very few additional responses have been received in the interim. It is not clear whether this is the result of changes made to the applicant's proposal, or whether residents' are unaware that the case has been reactivated. However, the applicant's initial lack of conformance with the site posting and notification requirements, along with their request to be placed on the agenda without all county reviewing agencies' sign off gives the appearance that there was not a sincere effort to engage the local community in a true public participation process.
63. Staff received approximately 18 phone calls: five of general inquiry, three in favor of the project, and 10 against the project. Most calls were from residents of Wittmann; others owned land near the subject site. Staff received 61 letters/comments opposed to the project and 3 letters in support of the project. Most were residents of "greater Wittmann," which is the area zoned Rural-43 near the community of Wittmann. One of these letters contained the names and addresses of 15 Wittmann residents or landowners who also oppose the project.
64. The City of Surprise has provided a letter indicating general support of the project and outlines their intent to provide sewer services to the site subject to a pre-annexation service agreement. This letter reverses their initial opposition to the project and states that they intend to initiate annexation of Walden Ranch when possible. However, since this project is located within the City of Surprise planning area, and Surprise has also indicated that they oppose expansion of the proposed water service provider's CC&N because they wish to be the sole water provider for projects within their municipal planning area; if recommended for approval, staff recommends a stipulation that a pre-annexation service agreement with Surprise be required prior to any rezoning of the site.
65. There is pending litigation over the expansion of the CC&N by West End Water Company, the proposed water service provider for the project, and the City of Surprise. MCESD has not signed off on the case due to lack of clarity over the water service provider for the project, which affects the viability of this project.
- *66. This case was continued from July 13, 2006 to allow the applicant an opportunity to get a "will-serve" letter for water service from the City of Surprise. No written confirmation of an agreement to provide water service has been received from Surprise at the writing of this report.

Recommendation: (DMP2004001)

67. Staff recommends an **indefinite continuance** of **DMP2004001** for the following reasons:
- MCESD has not signed off on the case due to lack of clarity over the water service provider for the project
 - There is pending litigation over the expansion of the CC&N by West End Water Company, the proposed water service provider for the project, and the City of Surprise.
68. However, if the Commission decides to recommend the case to the Board of Supervisors, staff recommends denial of DMP2004001 for the same reasons.
69. However, should the Commission recommend approval of this request, staff recommends that it be subject to the following stipulations:
- a. Development shall comply with the Development Master Plan document entitled "Walden Ranch Development Master Plan", a bound document, dated revised March 15, 2006 and stamped received March 22, 2006, including all exhibits, maps, and appendices, except as modified by the following stipulations.
 - b. Development shall comply with the Development Master Plan document entitled "Walden Ranch Land Use Plan", consisting of one page, dated June 22, 2006 and stamped received June 23, 2006, except as modified by the following stipulations.
 - c. Changes to the Walden Ranch Development Master Plan with regard to use and intensity, or changes to any of the stipulations approved by the Maricopa County Board of Supervisors, shall be processed as a revised application with approval by the Board of Supervisors upon recommendation by the Maricopa County Planning and Zoning Commission. Revised applications shall be in accordance with the applicable Development Master Plan Guidelines, subdivision regulations, and zoning ordinance in effect at the time of application(s) submission. The Maricopa County Planning and Development Department may approve minor changes administratively as outlined in the Maricopa County Development Master Plan Guidelines in effect at the time of amendment. Non-compliance with the approved Walden Ranch Development Master Plan narrative report, maps, and exhibits, or the stipulations of approval will be treated as a violation in accordance with the provisions of the Maricopa County Zoning Ordinance.
 - d. All stipulations of approval shall remain in effect in the event of a change in name of the Walden Ranch Development Master Plan.

- e. If the initial final plat has not been approved within four (4) years from the date of Board of Supervisors approval of this development master plan approval, this development master plan will be scheduled for public hearing by the Maricopa County Board of Supervisors, upon recommendation by the Maricopa County Planning and Zoning Commission, to consider revocation of the adopted development master plan. Further, should this development master plan be rescinded, all zoning and other entitlement changes approved as part of the Walden Ranch Development Master Plan shall also be considered for reversion by the Board of Supervisors and upon recommendation of the Commission, to the previous entitlements.
- f. Prior to approval of any zone change, the master developer shall enter into a development agreement with Maricopa County that addresses short- and long-term service, infrastructure, operation, maintenance, and financial assurance needs of Maricopa County agencies necessary to provide adequate services and infrastructure to future residents of the Walden Ranch Development Master Plan. Further, prior to approval of any final plat this development agreement shall be signed by both the master developer and the designated Maricopa County representative(s) and provided to the Maricopa County Planning and Development Department for public record. Maricopa County reserves the right to modify the development agreement if it is determined that such changes are necessary due to changing circumstances or conditions, although such modifications are subject to approval by the Board of Supervisors. The master developer may also petition for modifications, which are also subject to Maricopa County Board of Supervisors approval.
- g. Prior to approval of any zone change for the Walden Ranch Development Master Plan, the master developer shall provide the Maricopa County Planning and Development Department with a pre-annexation services and development agreement with the City of Surprise, which identifies their intention to provide water and/or wastewater services to the property. This pre-annexation agreement shall be signed by both the Walden Ranch master developer and the City of Surprise.
- h. Until such time that organization takes place, notification shall be provided to future residents that they are not located within an organized high school district, and that high school students will have to attend a high school either in the Town of Wickenburg or the City of Peoria. Such notification shall be placed on all final plats, be permanently placed on the front door of all home sales offices on not less than an 8½ x 11 inch sign, and be included in all covenants, conditions, and restrictions (CC&Rs), and include identification of which high schools have capacity and have agreed to accept students from outside their district.
- i. Master developer shall provide notification to future homeowners that they are located in close proximity to the Luke Air Force Base Auxiliary Airfield #1

facility, and thus will be subject to loud noise from military aircraft overflights, with the following language:

"You are buying a home or property in the "vicinity of a military airport" as described by State of Arizona statute A.R.S. §28-8481. Your house should include "sound attenuation" measures as directed by State law. You will be subject to direct over flights and noise by Luke Air Force Base jet aircraft in the vicinity.

Luke Air Force Base executes over 200,000 flight operations per year, at an average of approximately 170 over flights a day. Although Luke's primary flight paths are located within 20 miles from the base, jet noise will be apparent throughout the area as aircraft transient to and from the Barry M. Goldwater Gunnery Range, and other flight training areas.

Luke Air Force Base may launch and recover aircraft in either direction off its runways oriented to the southwest and northeast. Noise will be more noticeable during overcast sky conditions due to noise reflections off the clouds.

Luke Air Force Base's normal flying hours extend from 7:00 a.m. until approximately midnight, Monday through Friday, but some limited flying will occur outside these hours and during most weekends.

Luke Air Force Base Auxiliary Field 1, located approximately 15 miles to the northwest of Luke Air Force Base is a site of intense instrument procedure landing approaches, with approximately 12,000 flight operations per year. Aircraft will descend down to 200 feet above the ground over the Auxiliary Airfield and will create severe noise in that area.

For further information, please check the Luke Air Force Base website at www.luke.af.mil/urbandevelopment or contact the Maricopa County Planning and Development Department."

Such notification shall be recorded on all final plats, be permanently posted on not less than a 3 foot by 5 foot sign in front of all home sales offices, be permanently posted on the front door of all home sales offices on not less than an 8½ inch by 11 inch sign, and be included in all covenants, conditions, and restrictions (CC&Rs) as well as the Public Report and conveyance documents.

- j. Master developer shall noise attenuate all structures as required under Arizona Revised Statutes.
- k. The master developer shall be responsible for the construction of all public and private on-site roads within the Walden Ranch Development Master Plan. Further, the Walden Ranch homeowners association shall be responsible for the maintenance and upkeep of all private roads, public open spaces and facilities,

washes, parks, roadway median landscaping, landscaping with public rights-of-way, and all pedestrian, bicycle, and multi-use paths.

- i. Prior to approval of each final plat, the master developer shall submit to the Maricopa County Planning and Development Department a landscape inventory and salvage plan which identifies and assesses the native vegetation within the development parcels, and which determines the preservation/disposition for each of the selected native vegetation.
- m. Landscaping of all common areas and open spaces, except for identified recreational areas, within Walden Ranch shall consist of indigenous and near-native plant species of a xeriphytic nature.
- n. All irrigation water supplied for common/open space areas and lakes shall be provided entirely by a renewable supply of water, such as treated effluent, surface water, or Central Arizona Project (CAP) water, within five (5) years after issuance of the first building permit. Interim water for the purposes noted may be supplied by groundwater and shall comply with all Arizona Department of Water Resources regulations. Proof of conversion from groundwater to a renewable water supply shall be provided to the Maricopa County Planning and Development Department within the five year requirement.
- o. The Walden Ranch Development Master Plan shall be developed sequentially as depicted on the phasing diagram contained in the Walden Ranch Development Master Plan narrative report.
- p. The total number of residential dwelling units for the Walden Ranch Development Master Plan shall not exceed 1,572. To help ensure compliance, the cumulative number of dwelling units, in relation to the identified limit, shall be identified on all plats.
- q. Residential development shall be prohibited on areas with a slope of 15% or greater.
- r. The master developer shall submit a written report to the Maricopa County Planning and Zoning Commission outlining the status of the Walden Ranch Development Master Plan every three years following Board of Supervisors approval. The status report shall discuss development progress, including the total number of units built and platted, locations of areas/parcels under construction, status of infrastructure development, status of non-residential property, progress on how the stipulations of approval are being implemented, and any other information as requested by the Maricopa County Planning and Development Department.
- s. Until annexation of the entire development master plan takes place, the master developer shall notify all future Walden Ranch Development Master Plan

residents that they are not located within an incorporated city or town, and therefore will not be represented by, or be able to petition a citizen-elected municipal government. Notification shall also state that residents will not have access to municipally-managed services such as police, fire, parks, water, wastewater, libraries, and refuse collection. Such notice shall be included on all final plats, be permanently posted on the front door of all home sales offices on not less than a three (3) foot by five (5) foot sign, and be included in all homeowner association covenants, conditions, and restrictions (CC&Rs).

- t. All park facilities shall be completed concurrently with residential development of the respective plat on which the park is shown. Park facilities and amenities shall be identified on all applicable plats, and are subject to review by the Maricopa County Planning and Development Department.
- u. Not less than 8.55 acres shall be reserved for Recreational Open Space (ROS) land use. Further, the project shall have not less than three (3) park sites of approximately three (3) acres each, with one park in each neighborhood cluster (north, central, and south) as described in the Walden Ranch Development Master Plan narrative report. Further, not less than fourteen (14) pocket parks at least one (1) acre size each shall be provided. All parks shall include recreational amenities. At the time of each preliminary plat submission, the master developer shall include a description of the status of the cumulative ROS acreage and park numbers with respect to the requirements of this stipulation. A description of the types of recreational amenities that will be included in the ROS and mini-park areas shall also be submitted with all preliminary plats to the Maricopa County Planning and Development Department.
- v. Not less than 19.98 acres shall be reserved for commercial land uses. In addition, all of parcel 2 (8.2 acres) and at least 7 acres of parcel 1 shall be rezoned to Commercial Office (C-O). To help ensure compliance, at the time of each preliminary plat submission the master developer shall include a description of the status of the cumulative commercial land use acreage with respect to the requirements of this stipulation.
- w. Unless otherwise agreed to by the applicable school districts, not less than one (1) school site and a minimum of 11.97 acres shall be reserved for schools.
- x. The master developer shall provide non-vehicular multi-use trails along all major arterials. Such trails shall be identified on all plats and are subject to approval by Maricopa County.
- y. Prior to zone change approval, the master developer shall provide a "will serve" letter and a Certificate of Convenience and Necessity from a qualified public or private water and wastewater provider demonstrating commitment to serve the entire Walden Ranch Development Master Plan with water and wastewater

service, which is subject to approval by the Maricopa County Department of Environmental Services.

- z. Prior to approval of the first preliminary plat, the master developer shall provide a "will serve" letter for fire protection from the Wittmann Fire District or another qualified public or private fire service provider demonstrating commitment to serve the entire Walden Ranch Development Master Plan, which is subject to approval by the Maricopa County Planning and Development Department.
- aa. An archaeological survey of the subject property shall be conducted prior to approval of any preliminary plat to locate and evaluate any cultural resources on the site. Once complete, a report of the results shall be provided to the Arizona State Historic Preservation Officer for review and comment before any ground disturbing activities related to development are initiated. The applicant shall perform an archaeological analysis to evaluate the eligibility of cultural resource sites for the National or State Register of Historic Places. If Register eligible properties cannot be avoided by development activities, then the Arizona SHPO shall determine if a data recovery (excavation) program is necessary. Should federal permits be required for the project, then any archaeological work performed must meet the Secretary of Interior Standards, and will be subject to the National Historic Preservation Act.
- bb. A quality of life assessment of \$596.00 for each housing unit built is to be made available to the Maricopa County Library District for the purposes of future library service and infrastructure needs.
- cc. One hundred fifty dollars (\$150) per residential unit will be paid by the master developer as each residential building permit is issued, to a fund for the White Tank Regional Park for trails and facilities enhancement and maintenance. The County shall deposit and hold all receipts in the parks special revenue fund for the specific purposes stated above. All interest earned on the fund shall remain an asset of the fund. The assets of this fund are not intended to replace existing county appropriations for similar purposes, but rather are intended as supplemental resources resulting from additional park usage by Walden Ranch residents. Maricopa County Parks and Recreation Department will provide each residential unit in the Walden Ranch Development Master Plan with a one-year, seventy-five (\$75) voucher toward the purchase of an annual pass for entrance into any desert mountain regional park administered by said department, except Lake Pleasant Regional Park.
- dd. One hundred fifty dollars (\$150) per residential unit shall be paid by the master developer as each residential building permit is issued, to a fund for the Maricopa Trail for design, construction, enhancement, operation and maintenance. The County shall deposit and hold all receipts in the trails special revenue fund for the specific purposes stated. All interest earned on this fund shall remain an asset of the fund. The assets of this fund are not intended to

replace existing County appropriations for similar purposes, but are intended as supplemental and enhancement resources needed as this community grows in its residents' use of the Maricopa Trail.

ee. Prior to approval of the first final plat, the master developer shall enter into a development agreement with the Maricopa County Sheriff's Office which addresses the manpower and equipment necessary to serve the Walden Ranch DMP, as identified in the MCSO letter to the Maricopa County Planning and Development Department dated received April 3, 2006 and signed by Captain R. Stoner. Further, prior to approval of any final plat this development agreement shall be signed by both the master developer and the Maricopa County Sheriff's Office and provided to the Maricopa County Planning and Development Department for public record.

ff. The following Maricopa County Drainage Review stipulations shall apply:

1. Provide detail contours with the first preliminary plat submittal to demonstrate water does not flow across US 60.
2. Utilize the latest Wittmann Area Drainage Master Study with the first preliminary plat submittal.

gg. The following Maricopa County Department of Transportation stipulations shall apply:

1. The Applicant shall provide a Traffic Impact Study (TIS). The TIS shall comply with MCDOT requirements and shall address development phasing and the offsite improvements necessary to accommodate the anticipated traffic demands. The TIS must be approved before subsequent approval of any roadway improvement plans. The TIS shall be updated prior to the first final plat approval and with each development phase to reflect current conditions and any changes to the development plan. Additional lane capacity on offsite alignments will be reviewed with each resubmittal of the TIS. The project must comply with all recommendations in the MCDOT-approved TIS. The Applicant needs to provide an UPDATED TIS prior to rezoning.
2. The Applicant shall make a contribution to regional transportation infrastructure. The contribution shall be \$3,281.00 per residential dwelling unit. The Applicant may choose to construct off-site street improvements in lieu of payment of this contribution. Such off-site street improvements must be "system roadways," must be all-weather facilities, must meet county standards in effect at the time they are improved, and must be pre-approved by MCDOT. MCDOT may require a Development Agreement to detail the specifics of construction, including phasing and timing. If the Applicant chooses not to construct off-site regional roadway improvements, the

Applicant shall pay the contribution amount at the time individual building permits are issued, or per an alternate agreement as approved by MCDOT.

3. If required per item 2 above, a Development Agreement shall be executed prior to any preliminary plat approval. The Development Agreement shall be an enforceable contract, regardless of annexation.
4. The Applicant shall provide the ultimate full or half-width of right-of way for all public roadways as follows:
 - A.) Crozier Road: 65 Feet
 - B.) 215th Avenue: 80 Feet and 40 Feet
 - C.) 211th Avenue: 65 Feet
 - D.) Lone Mountain Road: 65 Feet
 - E.) Montgomery Road: 80 Feet and 40 Feet
 - F.) Dixileta Drive: 130 Feet and 65 Feet
 - G.) Peak View Road: 40 Feet

The above references interior and perimeter roads. (The project boundary is the centerline of all perimeter roadways and/or roadway alignments.) Full-width right-of-way shall be provided where the entire roadway is within the development (interior roadways). Half-width right-of-way shall be provided where "half" of the roadway is within the development (perimeter roadways).

Additional right-of-way shall be dedicated at any intersections where future dual left turn lanes are possible. The widened right-of-way section shall accommodate the length of the left turn lane, including reverse curves.

5. The Applicant shall be responsible for design and construction of the ultimate full-width of all interior roadways, and the ultimate half-width of all perimeter roadways, unless approved otherwise by MCDOT. A portion of these improvements may be creditable to the Applicant's contribution referred to in item 2. All roadways must meet county standards in effect at the time they are improved. Half-width roadways must be designed so as to safely carry two-way traffic until the ultimate roadway is constructed.

Montgomery Road shall be constructed as either a full width interior street or a half width perimeter street, UNLESS released from this requirement by both Maricopa County and the City of Surprise. Whether bridges or low-flow crossings will be required will be determined at a later date.

6. The Applicant is responsible for assuring paved access to their site at the time of the first final plat. Improvements necessary to provide paved access may or may not be creditable to the Applicant's contribution referred to in item 2.

7. The Applicant shall provide all-weather access to all parcels and lots, and on all arterial roadways.
8. The Applicant shall provide and make available a minimum of two access points to each development phase and/or subdivision unit.
9. The Applicant shall not locate elementary or middle schools on arterial roads. (The schools may NOT "back up" to arterials.) Pedestrian routes to school shall be planned so if necessary, they shall only cross arterials at signalized intersection.
10. The Applicant shall design the development to promote pedestrian, bicycle and other alternative modes of transportation to public facilities within and adjacent to the site (i.e., bus bays, electric vehicles, shared accommodations, internal trail systems, etc.). Crossings of arterials at other than signalized intersections shall be grade separated.
11. If streetlights are provided, installation shall be provided by the Applicant. If streetlights are within public rights-of-way, a Street Light Improvement District (SLID) or comparable authority shall be established to provide operation and maintenance. The Applicant should contact the Office of the Superintendent of Streets (602-506-8797) to initiate the SLID process.
12. The Applicant shall design landscaping to comply with all MCDOT requirements and to conform to Chapter 9 of the MCDOT Roadway Design Manual. The Applicant (or as assigned to the Home Owner's Association (HOA)) shall be responsible for maintenance of landscaping within public rights-of-way.
13. The Applicant shall provide a construction traffic circulation plan. The construction traffic circulation plan must be approved by MCDOT.
14. The Applicant shall comply with all applicable local, state and federal requirements. (Dust control, noise mitigation, AZPDES, 404 permitting, etc.)
15. The Applicant shall provide written documentation of ADOT's requirements and approval. The Applicant shall provide written documentation of City of Surprise's approval.
16. The Applicant may need to provide additional improvements along 211th Avenue to accommodate traffic movements to and from the school site.
17. The Applicant shall address all Transportation Planning comments prior to rezoning.

hh. The following Flood Control District of Maricopa County stipulations shall apply:

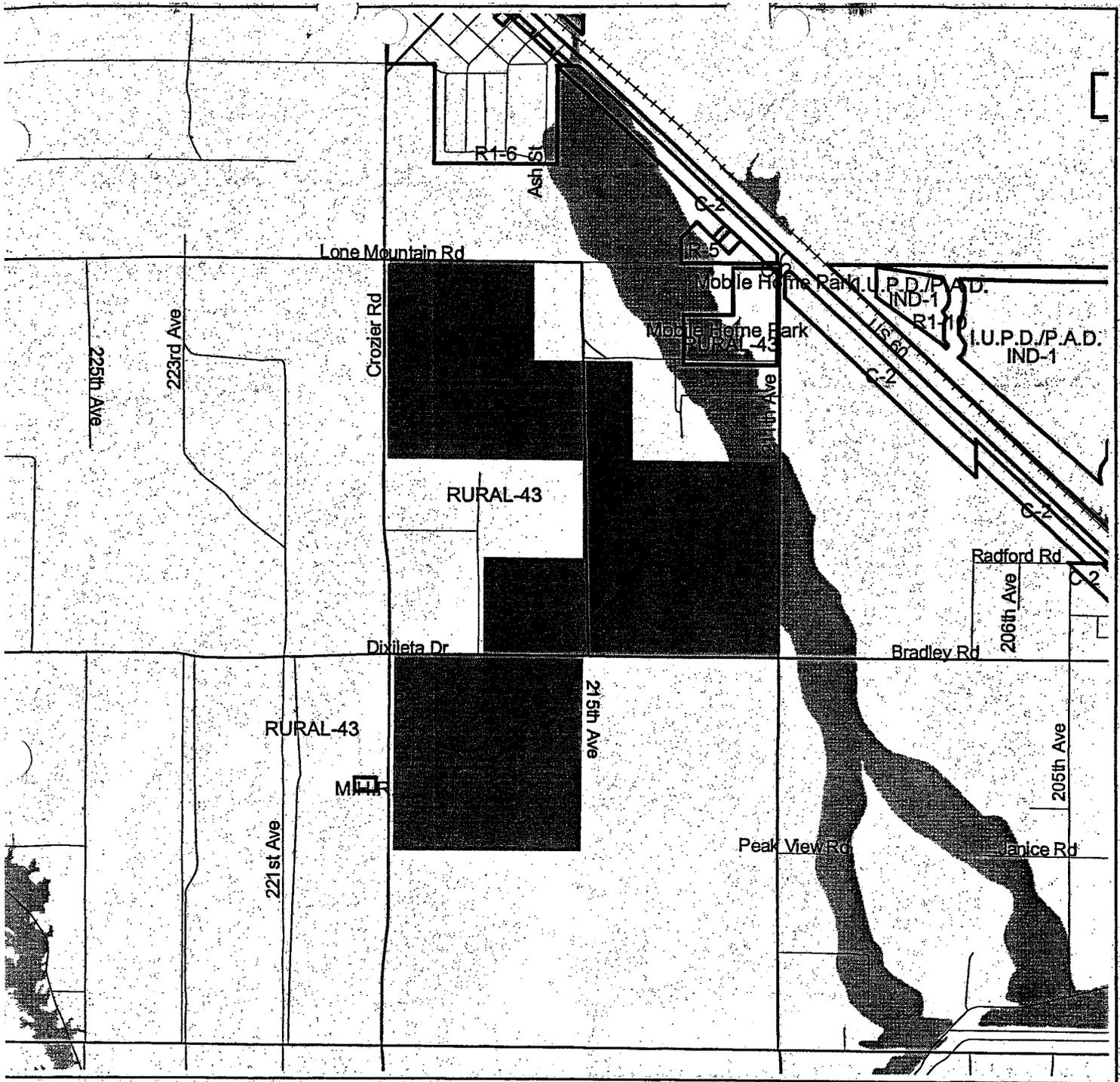
1. Prior to any work being done in the floodplain, a Floodplain Use Permit will be required from the Regulatory Division of the Flood Control District.

ap

Attachments:

- Case map
- Vicinity map
- Narrative Report text (21 pages)
- Land Use exhibit (1 page)
- MCDOT comments (3 pages)
- MCESD e-mail (2 pages)
- FCD comments (1 page)
- Drainage Review comments (1 page)
- MCSO comments (3 pages)
- MC Library District (1 page)
- Parks & Rec. comments (2 pages)
- Parks & Rec. e-mail regarding Maricopa Trail (1 page)
- Arizona Dept. of Transportation (1 page)
- Arizona Dept. of Water Resources (1 page)
- State Historic Preservation Office (2 pages)
- City of Surprise letter (2 pages)
- Nadaburg School District comments (2 pages)
- Wittmann Fire District comments (1 page)
- Luke AFB comments (2 pages)
- Written letters of opposition
(66 letters, 83 pages, includes additional letters since 9/23/04)

Note: Narrative report (17 pgs. plus appendix) and Land Use Map (1 full-size page) were enclosed with the July 13, 2006 packet



REQUEST: Development master plan for Walden Ranch.(520.6 acres)

Legend

	Section		Scenic Corridor
	Arterial Road		Special Use
	Thruway		Zoning Overlay
	Street		Existing Zoning
	County Boundary		Floodplain
	City		

Applicant: Earl, Curley & LaGarde

Z-Map: C86

Location: 5N 3W sec 24 25

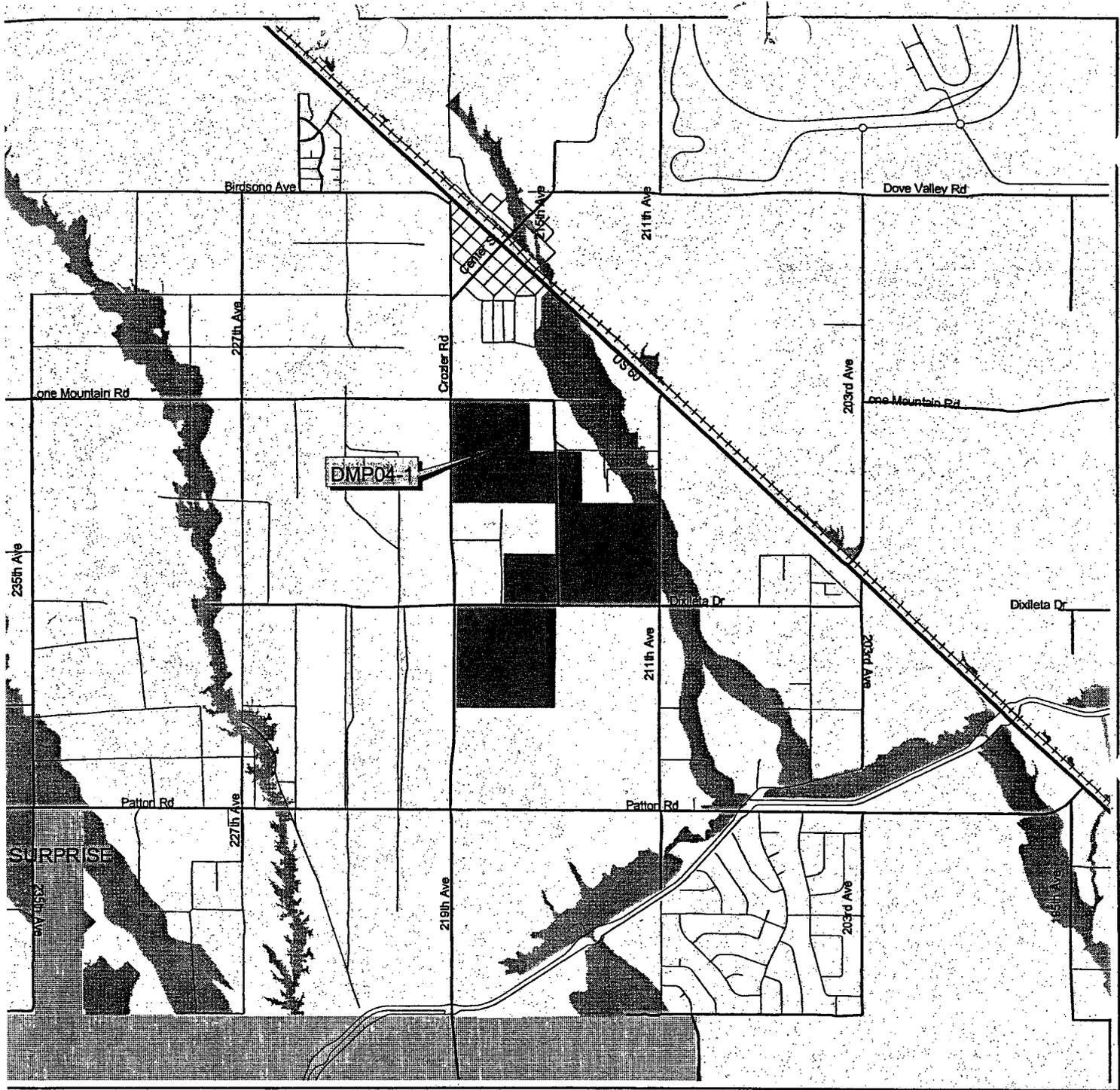
Date: 2/26/04



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DMP04-1



REQUEST: Development master plan for Walden Ranch.(520.6 acres)



Applicant: Earl, Curley & LaGarde

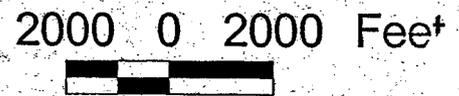
Z-Map: C86

Location: 5N 3W sec 24 25

Date: 2/26/04

Legend

	Section		Scenic Corridor
	Arterial Road		Special Use
	Thruway		Zoning Overlay
	Street		Existing Zoning
	County Boundary		Floodplain
	City		



DMP04-1

Walden Ranch

Development Master Plan

**520.6 Gross Acre Parcel
Lone Mountain Road, 211th Avenue, Peak
View Road & Crozier Road**

**Prepared for
Maricopa County, Arizona**

**April 20, 2004
Revised May 13, 2005
Revised July 29, 2005
Revised March 15, 2006**

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City of Surprise Development Status Map.....	D
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Walden Ranch Development Master Plan

Executive Summary

Walden Ranch is a 520.6-acre (gross) Development Master Plan (DMP) located in the northwest portion of Maricopa County, approximately one-half mile west of Arizona Route 60 (Grand Avenue) along the Lone Mountain Road and Dixileta Drive alignments. The site is irregularly-shaped but is generally bordered by Lone Mountain Road on the north, 211th Avenue (Dace Lane) on the east, Peak View Road on the south, and Crozier Road (219th Avenue) on the west (see Walden Ranch Vicinity Map, Exhibit A). The unincorporated community of Wittmann is located one-half mile to the north.

Walden Ranch land uses include 456-acres of residential, primarily Small Lot Residential (SLR) (414-acres), and 42-acres of Medium Density Residential (MDR), and a community core consisting of a 12-acre school site, 8-acre office center, and a 12-acre retail center, and Open Space, including 20-acres of preserved wash corridors, an 8.5-acre community park site, and 3-acre neighborhood parks, smaller pocket parks, and trails. *Walden Ranch* proposes 1,572 residential lots with an overall residential density of 3.14 du/acre. The estimated population at buildout is 5,030 based on 3.2 persons per household.

The *Walden Ranch* DMP contemplates a traditional residential development containing residentially-oriented commercial and retail uses that will create additional employment opportunities. The non-residential uses, including school site, community park, and office/retail parcels, are clustered together on 40-acres near the northwest corner of 211th Avenue and Dixileta Drive. This location was chosen for maximum accessibility and interconnectivity to *Walden Ranch*.

Some of the washes along the west side of the DMP have 404 designations and are regulated. The washes are an important amenity and will be maintained as natural open space, allowing them to serve multiple functions including natural drainage, wildlife corridors, and as part of the trail system. Some of the smaller washes may be modified as needed to ensure proper flow of storm water. Assuming development within Maricopa County's jurisdiction, the setbacks along the washes will range from approximately 20-feet to 50-feet, depending on the location and the hydrology of the wash.

The Open Space component comprises 103.5-acres and consists of several 3-acre neighborhood parks, smaller pocket parks within subdivisions, landscaped on-site retention areas, and a trail system. The trail system within *Walden Ranch* will create viable connections for the movement of people.

A regional water and wastewater solution, consistent with City of Surprise policy, is proposed for *Walden Ranch* in conjunction with two other nearby planned developments (Broadstone Ranch and Rancho Maria).

Regional access to *Walden Ranch* includes Grand Avenue (U.S. 60), approximately ½ mile to the northeast, and State Route Loop 303, approximately 8 miles to the southeast. Grand Avenue is a longstanding element of the roadway system that has defined travel in

the Northwest Valley and will remain a critical part of the future transportation network. Grand Avenue improvements are now complete, including dedicated turn lanes and median crossings approximately every half-mile. New alignments of Happy Valley Road, Jomax Road, and 203rd Avenue have created safer 90-degree intersections with Grand Avenue, and better access has been created at Patton Road. It is now a 4-lane, divided highway from Phoenix to Wickenburg. The SR Loop 303 interchange at Grand Avenue has been completed, and nearly 25 continuous miles of SR Loop 303 are now open to motorists from I-10 to Lake Pleasant Road. When completed in 2010, SR Loop 101 will provide access between I-17 and I-10.

The *Walden Ranch* DMP is within the Maricopa County White Tank / Grand Avenue Area Plan (see Maricopa County White Tank/Grand Avenue Area Plan, Exhibit B) and designated for Rural Residential at a density of 0 to 1 dwelling units per acre. DMP's may be located within any land use designation, per the White Tank Plan. The adjacent zoning in all directions is County Rural-43. Although the majority of land is vacant, some properties are developed with single-family residences.

The *Walden Ranch* DMP helps fulfill the intent of the Maricopa County Comprehensive Plan, specifically the Master Planned Community objective of the Land Use Element: it provides a mix of housing types and land uses, ensures the provision of adequate public facilities through a regional water and wastewater solution, clusters development in appropriate patterns preserving major washes, and promotes an interconnected open space system. It is also consistent with Transportation Element objectives: it optimizes public investment by locating along an existing transportation corridor (Grand Avenue), and minimizes travel times by locating near planned employment uses designated on the Surprise General Plan.

Located within the City of Surprise Planning Area (see City of Surprise General Plan, Exhibit C), the City has a strong interest in how this property develops. The Surprise General Plan Land Use Map designates the site for Rural Residential at 0 to 1 du/acre. As previously noted, nearly 2 square miles of Employment land uses, just northeast of the *Walden Ranch* DMP site, are designated along the north side of Grand Avenue between Dixileta Drive and Dove Valley Road. The configuration of this Employment land use designation was recently amended (reduced) to allow the development of Wittman Ranch, a 578-acre master planned development that would allow 505.8 acres of residential development (approx. 1,570 residential units) in the Low Density Residential (3-5 du/acre) land use category, and 71.8 acres of employment land uses. Clearly, the character of the Grand Avenue transportation corridor is rapidly changing (see City of Surprise Development Status Map, Exhibit D).

Location Description

Walden Ranch is legally described as a portion of Sections 24 and 25 T5N, R3W G&SRB&M (see Legal Description, Exhibit E). *Walden Ranch* is located in the northwest portion of Maricopa County approximately eight miles northwest of Sun City. The site is one-half mile west of US 60 (Grand Avenue) along the Lone Mountain Road and Dixileta Drive alignments. The site is generally bordered by Lone Mountain Road on the north, Dace Road (211th Avenue) on the east, Peak View Road on the south, and Crozier Road (219th Avenue) on the west (see Walden Ranch Aerial Photo, Exhibit F).

Walden Ranch is located within the Nadaburg Elementary School District, which serves grades K-8. The district has one school located in Wittman (see Schools and

Districts, Exhibit G). *Walden Ranch* plans a 12-acre elementary school site as part of the DMP. The applicant is entering into a Developer's Assistance Agreement with the Nadaburg Elementary School District. There is no organized school district for high schools in this area. By Arizona State Law (ARS 15-954) the high school students from *Walden Ranch* are "Tuition Students" and may attend any high school, and the school district must accept them. Students have a choice to either attend Wickenburg High School in the Wickenburg Unified School District (approximately 17 miles away, or a 30-minute commute) or Centennial High School in the Peoria School District (approximately 19 miles away, or a 35-minute commute). Wickenburg Unified School District and Peoria Unified School District have the capacity to accept, and will accept, high school students from *Walden Ranch*.

Currently, there are no municipal services provided to the *Walden Ranch* DMP. A master infrastructure plan will be created and the necessary water and wastewater infrastructure will be installed, to be later integrated into the City of Surprise's infrastructure network within Special Planning Area (SPA) 5 (see City of Surprise Special Planning Areas (SPA), Exhibit H). *Walden Ranch* DMP is within the West End Water Company service area, with the exception of the portion of *Walden Ranch* south of Dixileta Drive (see Water Service Areas, Exhibit I). West End has applied to the Arizona Corporation Commission for expansion of their service boundaries to cover this area.

There are three municipal city limits within seven-miles of *Walden Ranch* (see Regional Vicinity Map, Exhibit J). The closest municipality is the City of Surprise, located approximately one and one-half miles to the south; *Walden Ranch* DMP is within the City of Surprise planning area. The Town of Buckeye municipal limits are six miles to the west. The City of Peoria city limits are seven miles to the northeast.

Walden Ranch is located north of the Luke Air Force Base Auxiliary 1 Field. This auxiliary field is used for instrument approach training operations by the United States Air Force. The proposed development does not fall within any City of Surprise Airport Preservation Areas.

The proposed DMP is located within the Wittmann Fire District (see Fire Districts, Exhibit K). The district has a fire station on the corner of 215th and Grand Avenues to the north (1/2 mile to the north) and a fire station on the corner of 203rd Avenue and Patton Road (1 1/2 miles to the southeast). The district states that their response time to *Walden Ranch* is 3-minutes and that is consistent with the time standards identified in the Maricopa County Development Master Plan Guidelines. The district does require fire hydrants and other improvements to serve the area. Wittmann Fire Department has a mutual aid agreement with Morristown-Circle City Fire Department to the north, Sun City West Fire Department to the east, and Surprise Fire Department to the south.

The site will be served police protection by the Maricopa County Sheriff Department. There are two Sheriff Substations located in this part of the County. One substation is located in Wickenburg to the north. A second substation is located in Sun City to the south. The Arizona Department of Public Safety routinely patrols nearby Arizona Route 60. The nearest Maricopa County library, Northwest Regional, is located approximately 15 miles away at 16089 N. Bullard Avenue, in the City of Surprise (see Sheriff & Library, Exhibit L).

The *Walden Ranch* DMP is located within 2 miles of two large employment-designated areas: 1) approximately two square miles located on the north side of Grand Avenue between Dixileta Drive and Dove Valley Road and 2) approximately 1.5 square

miles located along the noise contours of Luke AFB Auxiliary Field #1 (see Employment-Designated Areas, Exhibit M).

Site Analysis

EXISTING LAND USES

Walden Ranch is a 520.6-acre mixed use residential Development Master Plan. The existing 520.6-acre site is undeveloped desert that is relatively flat with natural washes that traverse the site from north to south (see Existing Land Uses (aerial), Exhibit N). The surrounding properties within three miles include the following uses:

North: undeveloped desert with a scattering of single-family residences; the unincorporated community of Wittmann; and the Chrysler Proving Grounds.

East: undeveloped desert with a scattering of single-family residences; and Grand Avenue.

South: undeveloped desert with a scattering of single-family residences; Central Arizona Project Canal; a developed large lot residential subdivision south of Patton Road; and Luke AFB Auxiliary Field 1 south of the Central Arizona Project Canal.

West: undeveloped desert with a scattering of single-family residences.

EXISTING ZONING

The *Walden Ranch* site is zoned Rural-43. The surrounding properties have the following zoning (see Zoning Map, Exhibit O):

North: Rural-43 on adjacent properties with Rural-190 approximately 3-miles north. The unincorporated community of Wittmann is zoned R1-6 and C-2.

East: Rural-43 on most properties with a strip of C-2 zoning along the west side of Grand Avenue. Properties on the east side of Grand Avenue include Ind-1, R-5, C-3 and R1-8 zoning; and a mixture of residential and non-residential zoning districts for the Sun Haven DMP.

South: Rural-43 on most adjacent properties; some individual parcels with MHR overlay for mobile homes.

West: Rural-43 on most adjacent properties; some individual parcels with MHR overlay for mobile homes.

PHYSICAL FEATURES

The *Walden Ranch* site is relatively flat with a series of small and medium size washes running from north to south through the property. Some of the washes are small and unregulated. Two washes near the west property line of the site and one wash near the southwest corner of the site are designated 404 washes and subject to federal regulation. There are no hillside slopes, rivers, earth fissures, land subsidence or soil

problems that would prohibit development on the site (see Walden Ranch Physical Features, Exhibit P).

The surrounding properties in all directions share similar physical features as the *Walden Ranch* site. The natural washes are generally interrupted by Grand Avenue to the east and the Central Arizona Project Canal to the south.

EXISTING IMPROVEMENTS

On the *Walden Ranch* site - Crozier Road (219th Avenue) and Dace Lane (211th Avenue) are two-lane paved roads, while Lone Mountain Road and Dixileta Drive are two-lane dirt roads. There are 69KV or smaller overhead electric utilities on-site. There are existing rights-of-way for Crozier Road, Lone Mountain Road and Dace Lane. There is no existing right-of-way for Dixileta Drive. There are no other improvements on the site.

The general improvements surrounding the site include Grand Avenue, which is a four lane highway divided by a median. The Burlington Northern-Santa Fe Railroad track is adjacent to the east side of Grand Avenue. The Central Arizona Project Canal is two miles south of the *Walden Ranch* site. There is a Microwave Transmitter Tower to the southeast adjacent to Grand Avenue. There are overhead electric power lines in the area.

Plan Description

The *Walden Ranch* DMP contemplates a traditional residential development containing residentially-oriented commercial and retail uses that will create additional employment opportunities (see Walden Ranch Land Use Plan, Exhibit Q). The non-residential uses, including school site, community park, and office/retail parcels, are clustered together on 40-acres near the northwest corner of 211th Avenue and Dixileta Drive for maximum accessibility and interconnectivity to *Walden Ranch*.

RESIDENTIAL

The DMP plan creates three residential neighborhood clusters (north, central, and south) linked north-to-south by 215th Avenue, and east-to-west west by Dixileta Drive and Montgomery Road. Each of the neighborhood clusters contains several subdivisions, each of the subdivisions is planned around a neighborhood park, intended to serve as the recreational and social focus of the neighborhood. These parks will be improved with a Ramada, tot-lot, BBQ grill, benches, and a turf play field. Smaller pocket parks will be interspersed throughout the clusters, and a trail system will provide pedestrian connections.

The residential component proposes 1,572 residential units with an overall density of 3.14 dwelling units per acre (du/acre), consisting primarily of Small Lot Residential (SLR) (1,352 units) and two parcels of Medium Density Residential (MDR) (220 units). The thirteen (13) single-family detached parcels vary in density from 2.36 to 4.07 du/acre. The two MDR parcels have densities of 4.63 and 6.18 du/acre.

The collector street system provides direct access off an arterial street. A majority of the subdivision entrances open onto the parks/open space tracts of the subdivision, which is a prominent feature of the neighborhood. Open space vistas and pedestrian walkways provide connections into the neighborhood parks from surrounding local streets and residential lots.

The *north neighborhood cluster* includes up to six different single-family densities ranging from 2.66 to 3.7 du/acre. Access to the subdivisions is off 219th Avenue, Lone Mountain Road, 215th Avenue (alignment) and Montgomery road. The two natural washes, which run north to south, will remain as undisturbed natural open space.

The *central neighborhood cluster* incorporates a greater mix of land uses including the "community core" for the DMP: a 12-acre retail parcel (approximately 115,000 sq. ft. based on 0.22 FAR), an 8-acre office parcel (approximately 87,000 based on 0.25 FAR), an 8.55-acre community park site, and the 12-acre elementary school site. The elementary school site is needed by the Nadaburg School District to serve school age children from the *Walden Ranch* project. Locating the higher density SLR parcels and the two MDR parcels near the "community core" promotes pedestrian and bicycle modes of transportation to the school, park, retail, and office parcels. The SLR densities range from 3.17 to 4.07 du/acre; the MDR densities are 4.63 and 6.18 du/acre. The 8.55-acre park will be improved with ball fields, ball courts, playground, restroom facilities and parking. A collector street is planned to provide access to the community park and the school site off of 211th Avenue. The residential parcel at the northwest corner of 215th Avenue and Dixileta Drive, although detached from the central and south clusters, will have equal access to the parks in both those clusters.

The *south neighborhood cluster* includes up to four SLR densities ranging from 2.36 to 3.94 du/acre. The natural wash drains north to south and will remain undisturbed natural open space per 404 regulations. Connection between a linear north-south park that runs through the eastern subdivisions and the wash corridor is provided through the center of this cluster. Access to the subdivisions is off Dixileta Drive, 215th Avenue, and Peak View Road.

COMMERCIAL

The commercial component includes a 12-acre retail center located on the northwest corner of 211th Avenue and Dixileta Drive. The center is intended to provide *Walden Ranch* residents with neighborhood type retail and customer services uses designed to be compatible with each other and nearby residential districts. The center will be designed under a master plan prior to the construction of the first retail use to establish architectural and landscaping themes, and provide safe and convenient internal circulation for both pedestrians and vehicles.

Retail development with a total building area of between 100,000 and 500,000 square feet is defined by the Development Master Plan Guidelines as a "Community Retail Center" (CRC) land use category. Based on a Floor Area Ratio (FAR) of 0.22, the proposed retail center would have a building area of 115,000 square feet, placing it toward the lower end of the CRC building area range. By definition, CRCs provide convenience goods and personal services that meet the daily needs of an immediate neighborhood trade area. Further, the trade area should serve a minimum population of 5,000; *Walden Ranch* is projected to have a population of 5,030 at build-out.

The shopping center will add approximately 165 jobs to the local job market¹. The types of jobs will vary from store managers, department heads and cashiers to owners of their own businesses, sales staff and/or service staff. This job number does not include off-site delivery jobs and suppliers to these retail businesses.

¹ Based on .22 FAR and 1.43 jobs per 1,000 square feet of floor space (source: Earl, Curley & Lagarde)

OFFICE

The office component includes one 8-acre parcel north and adjacent to the retail component. The office development will be designed under a master plan prior to construction to allow functional integration and architectural compatibility with the retail center. Based on a FAR of 0.25, the proposed office center would have an approximate building area of 87,000 square feet and generate approximately 280 jobs.

The Development Master Plan Guidelines describe Office as an employment center land use. The Office land use category includes less intensive professional office environments such as real estate, health care, banking, and related activities.

OPEN SPACE

The open space component comprises 132-acres and includes: 20-acres of wash corridors divided among four natural open space areas; one 8.55-acre community park, several neighborhood parks of approximately 3-acres each, smaller pocket parks within the individual subdivisions, landscaped subdivision entrances, on-site retention areas, linear parks and greenways, and a trail system that provides pedestrian connections throughout the project as well as extending to adjacent properties.

The neighborhood parks serve as the recreational and social focus of the neighborhood clusters and will be improved with a combination of amenities such as multi-use turf areas, basketball courts, volleyball courts, tot lots, and shade ramadas among other items. The neighborhood parks, as well as the smaller pocket parks within the subdivisions, will be landscaped with a combination of open turf areas and desert vegetation (see Park Concept, Exhibit R; 4 Sheets). The community park is located adjacent to the proposed school site. It is intended to jointly share the park and school amenities to create additional recreational opportunities for the residents and the students.

Some of the washes along the west side of the DMP have 404 designations and are regulated. The washes are an important amenity and will be maintained as natural open space, allowing them to serve multiple functions including natural drainage, wildlife corridors, and as part of the trail system. Some of the smaller washes may be modified as needed to ensure proper flow of storm water. These linear open spaces create natural connections to adjacent projects and offer the opportunity to create a regional trail system, inviting residents into the natural landscape.

The majority of the subdivision entrances open onto the internal open space/retention tracts, creating an inviting atmosphere to the neighborhoods as well as eliminating vehicular headlights into residences. This also serves to provide visibility from the street system and single-family lots and helps create internal trail connections between residential neighborhoods and to the community core.

SCHOOLS

A 12-acre elementary school site is planned and intended to serve the *Walden Ranch* residents. The Nadaburg School District will need this school site to serve the area. The closest elementary school is located in Wittmann approximately one-mile to the north. It is the intent of the developer of *Walden Ranch* to donate the school site to the school district and enter into a Developer's Assistance Agreement with the school district for the site and other contributions. Older children will attend either Wickenburg High School in

the Wickenburg Unified School District or Centennial High School in the Peoria Unified School District as "Tuition Students" in accordance with ARS 15-954 (Exhibit G).

PHASING

It is anticipated that *Walden Ranch* will be developed in two phases. The first phase is expected to commence in January 2007 and conclude in December 2008. It will include residential construction of the southern cluster and most of the central cluster including the community park. The second phase is expected to commence in January 2008 and conclude in December 2009. It will include construction of the remainder of the central cluster and the northern cluster (see Walden Ranch Conceptual Phasing Plan, Exhibit S). Within the second phase, the elementary school will be constructed as funding is provided through the State Schools Facilities Board and as needed by the Nadaburg School District.

ROLES AND RESPONSIBILITIES

As each parcel is developed with a residential subdivision, the perimeter landscape tracts, screen walls, entry features, common open spaces, trails, parks and adjacent washes will be owned and maintained by a home owners' association. The retail and the office centers will each be operated and maintained by one or more owners depending on how the centers are developed. The elementary school will be owned and operated by the Nadaburg Elementary School District. The wastewater treatment plant proposed to serve Walden Ranch (as well as the Broadstone Ranch and Rancho Maria developments) will be constructed, operated, and maintained by Pacific Environmental Resources Corporation (PERC). These costs will be shared proportionally by Walden Ranch, Broadstone Ranch, and Rancho Maria. At build-out, the plant is anticipated to be operated by the City of Surprise. The water delivery system proposed to serve Walden Ranch (as well as the Rancho Maria development) will be designed and constructed to the criteria of the West End Water Company, and operated by same. These costs will be shared proportionally by Walden Ranch and Rancho Maria.

CIRCULATION SYSTEM

The *Walden Ranch* DMP will be served by five arterials including Lone Mountain Road, 211th Avenue, Dixileta Drive, and Crozier Road (219th Avenue), and Patton Road. Five collectors will serve the DMP including Peak View Road, Montgomery Road, 215th Avenue, and 217th Avenue developed within each of the three neighborhood clusters. Primary access to *Walden Ranch* is off of Grand Avenue from the east via Lone Mountain Road or Dixileta Drive; from the north by 211th Avenue or Crozier Road (219th Avenue), and from the south off Crozier Road via Patton Road, which intersects with Grand Avenue (see Walden Ranch Arterial System, Exhibit T).

There is some inconsistency between the City of Surprise 2030 Roadway Plan and Maricopa County Department of Transportation (MCDOT). The City of Surprise plan designates 211th Avenue as a major arterial between Dixileta Drive and Sun Valley Parkway. North of Dixileta, where MCDOT calls for major arterial half-width ROW of 65-foot for 211th Avenue, the lack of designation on the Surprise plan would indicate a local or collector street classification with less than 65-ft half-width. The *Walden Ranch* DMP will work with both entities to resolve any other discrepancies. Other designations per the Surprise 2030 Plan include: Dixileta Drives as a major arterial between Grand Avenue and 243rd Avenue; Crozier Road as a minor arterial from the Sun Valley Parkway to Wittmann; and Lone Mountain Road and Patton Road as minor arterials.

All collector and local streets in the planned residential neighborhoods include a series of loop, cul-de-sac and curvilinear street designs. The streets allow access to one of the major streets in *Walden Ranch* to ensure easy access in all directions. The local streets discourage non-neighborhood traffic, and provide numerous vistas onto internal natural and improved open spaces.

All roadways will be designed to meet county standards in effect at the time improvements are constructed.

The circulation system and pedestrian trail system will provide easy access to the DMP Community Core. The retail center has vehicular access from two planned arterial streets, which provide appropriate access and visibility for a commercial corner. The elementary school will not have access from arterial streets and will be planned to accommodate separate frontages for pedestrian traffic and bus/vehicle traffic for drop-offs and pickups. In accordance with State Law the school district will file a "safe route to school" plan. The location of street crossings for students will be proposed by the school district and reviewed by the County at the time of preliminary plats. The applicant will work with the school district to determine where safe crossings are needed when more detailed plats are proposed. The *Walden Ranch* trails system connects the community core to the immediate neighborhoods to the north and west that will allow local residents to walk to the shopping center.

No public transit currently exists or is being planned in this part of Maricopa County. The applicant agrees to plan for future bus bays, park-and-ride lots or any other transit accommodations to comply with any approved transit plans that encompass the DMP. At this time there are no approved plans for transit at this location. If and when transit plans change in the future, the applicant agrees to work with public transit planning officials to implement transit plans that impact the DMP site.

PHYSICAL FEATURES

The site is relatively flat desert with minimal slopes from north to south. The site is traversed by four washes. These washes will be preserved in their natural state to protect the natural storm water drainage flows through the site. Some of the washes are 404 regulated washes and will be protected in accordance with federal requirements. The Wittmann Wash along the east property line is a 100-year FEMA designated floodplain and will be protected accordingly. According to the Maricopa County White Tank / Grand Avenue Area Plan, there are no earth fissures, subsidence or unusual soil conditions on the site. (Exhibit P). All development will be in accordance with the drainage and floodplain regulations for Maricopa County.

A Phase I Environmental Assessment of the entire *Walden Ranch* site is provided under separate cover.

On-site context photographs are provided in the appendix of this narrative (see Walden Ranch Photo Context, Exhibit U).

WATER AND SEWER SERVICE

Water will be provided by the West End Water Company. To develop a regional water solution, a Water Master Plan that includes both the *Walden Ranch* and nearby *Rancho Maria* projects has been submitted to the County (see Walden Ranch Water System

Map, Exhibit V). The Master Plan demonstrates that adequate water supplies meeting fire flow requirements will be available for the Walden Ranch project.

It is planned for the City of Surprise to provide sewer service to the Walden Ranch project as well as other area County projects. The developments will be required to enter into a Pre-Annexation Development Agreement with the City of Surprise in order to serve the projects. The developer is currently working with the City to finalize the agreement. A Wastewater Master Plan has been submitted to the County that encompasses a regional sewer solution by including other nearby projects in the Plan. The Master Plan proposes a wastewater treatment plant (WWTP) at Patton Road and 219th Avenue as well as outlines the off-site infrastructure necessary to convey flows to the plant (see Walden Ranch Sewer System Map, Exhibit W). The initial phase of the WWTP will be for 1.2 million gallons per day. This will adequately serve the initial development in the area, but expansion will be necessary as additional development comes on line. The initial phase of the WWTP is currently under preliminary design.

Various options are being considered to dispose of the effluent from the treatment plant. These options include reuse and discharge. The possibility of recharge through a regional park facility is included in the options. The developers will work with the City of Surprise to determine the proper effluent disposal methods for this area.

Suitability Analysis

BENEFITS AND IMPACTS

The *Walden Ranch* DMP provides practical benefits to the future development of the area within the context of the Maricopa County Comprehensive Plan, where master planned communities have long been the preferred type of development within the County. The intent of the *Walden Ranch* DMP is to provide a planned residential development near the employment-designated areas of the City of Surprise General Plan and the Grand Avenue transportation corridor.

Completed improvements to the regional transportation system have created accessibility to the northwest valley that previously did not exist. The Maricopa Association of Governments predicts that population growth in Maricopa County will double in the next 20-years and most of the growth will take place in the west valley. *Walden Ranch* is ideally poised to accommodate the predicted growth.

The *Walden Ranch* DMP creates a master plan for residential development within a planned environment. The DMP provides a street system, trails, parks, school, a retail center, and an office center; it brings needed services to the area. It proposes a regional solution for water delivery to Walden Ranch and Rancho Maria. It also proposes a regional wastewater solution for the City of Surprise Special Planning Area (SPA5) for Walden Ranch, Rancho Maria, and Broadstone Ranch. These improvements create the basis for other properties in the area to develop in the future under the DMP regulations. The benefit to the area is that the *Walden Ranch* property develops in a planned manner with planned infrastructure and services, rather than through unregulated lot splits.

The proposed DMP does not appear to have significant negative impacts on the environment, traffic or land use patterns. Unregulated lot splits have resulted in residential development without paved public road access. The dust generated by residential traffic on these roads is significant. Traffic will increase on public roads, but the DMP will contribute

to off-site regional roadway improvements. There are no significant slopes or land subsidence that would impede development, and the natural wash corridors will be protected.

The DMP is consistent with the intensity and density of development approved for other DMPs in the area, including Sun Haven, a 2,121-acre DMP located on the east side of Grand Avenue along Lone Mountain Road which proposes 9,012 residential units and Wittmann Ranch, a 578-acre DMP located on the east side of Grand Avenue along Dove Valley Road which proposes 1,570 residential units. The unincorporated community of Wittmann, just north of the DMP, has established land use patterns for small lot single-family homes in the area.

CONSISTENCY WITH 2020 COMPREHENSIVE PLAN

The *Walden Ranch* DMP is consistent with the following Goals, Objectives and Policies in the *Maricopa County Comprehensive Plan*:

Land Use Goal: "Promote efficient land development that is compatible with adjacent land uses, is well integrated with the transportation system, and is sensitive to the natural environment." Walden Ranch is compatible with the surrounding residential land uses and has excellent access to Grand Avenue, Loop 303 and local arterial streets. All of the major washes will be protected and will remain in a natural state. The possibility of recharge through a regional park facility may be considered.

Objective L2: "Encourage mixed use development within future planned communities." Walden Ranch includes a mixture of single-family residential densities, neighborhood level retail, park, and school. Walden Ranch is within two miles of planned employment centers.

Objective L4: "Provide for the coexistence of urban and rural land uses." Walden Ranch will set the tone for future development in the area. There are very little true "rural" land uses adjacent to the proposed DMP – no farming or livestock uses, and very little "keeping of large animals". There are two "equestrian" facilities of a commercial nature adjacent to the DMP, neither of which have the required County Special Use Permits.

Policy L4.3: "Encourage development patterns and standards compatible with the continuing cooperation of military and civilian airports..." The Walden Ranch DMP is not located within any Airport Preservation areas identified in the Surprise General Plan.

Objective L5: "Promote master planned communities that provide a mix of housing types and land uses." Walden Ranch provides a mix of lot sizes, which will result in a mix of residential products and densities ranging from 2.36 to 6.18 du/acre. The DMP also includes natural and developed open space, commercial and office uses, as well as a school parcel to serve Walden Ranch residents.

Objective L7: "Ensure the provision of adequate facilities." The DMP provides a regional water and wastewater solution, provision of a school site, community parks, and improved roadways. Fire and police protection exist in the area.

Objective L10: "Promote the balance of conservation and development." The washes are an important amenity and will be maintained as natural open space, allowing them to serve multiple functions including natural drainage and wildlife corridors. Although planned at a higher density (3.14 dwelling units per acre) than that identified in

the *White Tank / Grand Avenue Area Plan* (0-1 du/acre), the County Area Plan considers master planned communities (i.e. DMPs) as a desirable type of development. DMPs may be located within any land use designation, subject to the requirements of the DMP standards as noted in the Comprehensive Plan.

DEVELOPMENT TRENDS

The trend is for the approval and development of master planned communities in the northwest portion of Maricopa County (see Exhibit D). There are several master planned communities either under review or already approved in northwest Maricopa County. It is anticipated that transportation improvements will accelerate development master plans in this part of the County. The list of master planned communities in northwest Maricopa County is as follows:

Wittmann Ranch, Sun Haven Ranch, Desert Oasis, Marisol Ranch, Festival Ranch, Sun Valley, Austin Ranch, Greer Ranch, Sycamore Farms, Rancho Gabriela, Sierra Montana, Surprise Farms, Mountain Vista Ranch, The Orchards, Arizona Traditions, Rancho Cabrillo, Pleasant Valley Ranch, Lake Pleasant Heights, White Peak Ranch, Vistancia, Sun City West, and Sun City Grand.

This trend will continue because land ownerships remain on fairly large parcels making land assemblage needed to create development master plans achievable. Residents are attracted to master planned developments because they offer a sense of community along with superior amenities, infrastructure, and a recognizable address through the name of the development. Public policy favors master plans, and numerous successful master plans around the County illustrate the high quality lifestyle offered by master planned communities.

LAND USE RATIOS

Walden Ranch favorably compares with the suggested land use guidelines within a DMP. The guidelines provide suggested land use ratios for open space, commercial, employment, library, school, and emergency response. Walden Ranch provides the following land use ratios:

Land Use	Service Area	Walden Ranch
Open Space	½ Mile to serve DMP with a Neighborhood Park	Neighborhood parks and a community park within less than ½ mile of the residential units.
Commercial	Market Area 1.5 Miles	The 5,000 estimated population for the DMP can support 24-acres of neighborhood retail; 12-acres proposed.
Employment	Jobs/Population on nearby Employment Centers	The DMP proposes 8-acres of office employment. The Surprise General Plan designates employment areas within 2 miles.
Schools	Elementary School (Nadaburg Elementary) High School (Peoria or Wickenburg Unified School Dist.)	A school site will be donated to the Nadaburg school district; elementary students will be accommodated on-site. Older students will attend HS in either Peoria or Wickenburg USD.
Emergency Services	Wittman Fire Department Surprise Fire Department Circle City Fire Department Peoria Fire Department	DMP is within the Wittmann Fire District. There are two existing fire stations within 1½ mile of the DMP.

The Walden Ranch DMP complies with: 1) the Open Space ratio of a neighborhood park within ½ mile of the planned residential units, by including 2 neighborhood parks and a community park within a project that is less than one square mile in size; 2) the commercial market area to serve population within 1 ½ miles of a retail center, by providing one retail center on 12-acres where the projected population within 1 ½ mile can support 24-acres of retail; 3) large employment-designated areas are located near the DMP along Grand Avenue between Dixileta Drive and Dove Valley Road, and other existing and planned employment centers are within a 30-minute commute of the site. In addition, the DMP proposes 8-acres of office/employment; 4) the Nadaburg, Wickenburg and Peoria School Districts have indicated that they can and will accommodate the school-age children from this DMP; the DMP donates the elementary school site and enters into a donation agreement with the school district; and 5) the Wittmann Fire Department has two existing fire stations within ½ and 1 ½ miles of the site and can provide emergency services to the DMP within 3-minutes.

MCDOT TRANSPORTATION COMPLIANCE

The *Walden Ranch* DMP is located within the MAG Northwest Area Transportation Study (NWATS). The goal of the study is to identify transportation needs and develop a prioritized list of major transportation projects to address those needs. In addition to identifying major projects for potential regional funding, the study area provides a general long range framework to prioritize and guide transportation development in the northwest.

The study area is bounded by I-17 on the east, I-10 on the south, and the county lines on the west and north, and includes El Mirage, Glendale, Litchfield Park, Peoria, Surprise, Wickenburg, and Youngtown.

An emphasis was placed on projects that carry major volumes of regional traffic, close critical gaps, or offer alternatives to single occupant travel in heavily congested corridors. Projects that take place on regional facilities in fully urbanized areas are more likely to qualify for regional funds, while arterials in developing areas that serve new growth, like the *Walden Ranch* DMP, are likely to be funded largely from development contributions. To that end, the *Walden Ranch* DMP will contribute their proportionate share of offsite regional roadway improvements, based upon the number of proposed residential units. Policy items within the NWATS include Arterial Grid Continuity, and Preservation of Right of Way.

However, it is clear that each community has its own priorities as they relate to their local area and the Northwest Valley. As a result, there are some discrepancies between Maricopa County transportation plans and the City of Surprise 2030 Roadway Plan. The *Walden Ranch* DMP will work with both entities and do their best to comply with transportation plans, contributing to any offsite transportation improvements.

The White Tank/Grand Avenue Plan proposes development of a regional trail system that would link the regional park system, but the proposed trail alignment does not cross the *Walden Ranch* DMP. The County Bicycle Plan does not indicate any proposed regional bike routes in this area, however it does show that Crozier Road, Lone Mountain Road, and 211th Avenue are required to provide sufficient paving width to allow a bike lane in both travel directions. The DMP will comply with this requirement. This paving width for bike lanes is included in the standard Maricopa County arterial street cross section.

AFFORDABLE HOUSING

The mixture of single-family residential densities allows opportunities for reasonably priced housing in *Walden Ranch*. The residential densities ranging from 2.36 to 6.18 dwelling units per acre provide a range of lot sizes and house products that cover a broad range of house prices. The residential products on the smaller lots should provide households at the median income¹ for Maricopa County an opportunity to purchase a home in *Walden Ranch*. No subsidized housing is proposed as part of this project. All housing is based on current market values based on house and lot size.²

Walden Ranch does provide a mixture of residential products that are affordable to most residents in the Phoenix metropolitan area. Lot sizes of 50' x 115', 60' x 120', and

¹ \$45,776 – 2002 Median Household Income per Greater Phoenix Economic Council, Maricopa County Profile.

² \$195,000 – 2004 Median New Home Price per Greater Phoenix Economic Council, Maricopa County Profile.

70' x 130' and Z-lots provide opportunities for different residential product designs to allow small to medium size house products on small lots with limited on-site maintenance responsibilities. The narrower lot widths reduce street frontage and therefore reduce the cost of lot development due to reduced linear street paving, water lines, and sewer lines. Placing houses only 20-feet from the front property line also reduces the cost of water, sewer, gas and electric line feed runs to the house from the street. Elevations can be offered to keep the costs down by offering a basic elevation for each house and at least two upgraded elevations as an option to the homebuyer.

The land use table for the entire DMP identifies land uses and acreages for every parcel in Walden Ranch DMP are as follows:

**Walden Ranch Development Master Plan
Land Use Table**

Conceptual Phase Number	Parcel / Tract	Land Use Category	Land Use Type	Gross Acres	Maximum # Units Allowed (Residential)	Total Proposed	Gross Density (Resid)
2	1	NRC	Commercial	11.78	NA	NA	
2	2	OEC	Office	8.2	NA	NA	
1	3	ROS	Comm. Park	8.55	0	0	
2	4	D/NDOS	Wash Corr.	4.95	0	0	
1	5	MDR	Resid	15.53	233	96	6.18
2	6	EF	School	11.97	0	0	
2	7	MDR	Resid	26.77	402	124	4.63
1	8	SLR	Resid	45.46	227	185	4.07
2	9	SLR	Resid	22.9	115	81	3.54
2	10	PF	Water Stor.	3.73	0	0	
1	11	SLR	Resid	40.09	200	127	3.17
1	12	SLR	Resid	38.28	191	151	3.94
1	13	SLR	Resid	40.28	201	120	2.98
1	14	SLR	Resid	43.85	219	143	3.26
1	15	SLR	Resid	31.72	159	75	2.36
1	16	D/NDOS	Wash Corr.	4.95	0	0	
2	17	SLR	Resid	29.69	148	79	2.66
2	18	SLR	Resid	26.75	134	99	3.70
2	19	SLR	Resid	20.21	101	57	2.82
2	20	D/NDOS	Wash Corr.	4.95	0	0	
2	21	SLR	Resid	27.39	137	101	3.69
2	22	SLR	Resid	16.74	84	48	2.87
2	23	D/NDOS	Wash Corr.	4.95	0	0	
2	24	SLR	Resid	30.94	155	86	2.78
TOTALS				520.63	2706	1572	3.14

Community Services

Master planned communities have long been a preferred type of development in Maricopa County because they promote quality standards and generally require a high level of commitment to ensuring that adequate facilities and infrastructure are provided to serve their residents needs. The *Walden Ranch* DMP contemplates a traditional residential development that provides its residents with the full range of urban services: Educational, by way of a 12-acre school site; Recreational, through the provision of fully improved neighborhood parks within the neighborhood clusters, smaller pocket parks within each neighborhood, an 8.5-acre community park adjacent to the school site, and linear open spaces and wash corridors creating pedestrian circulation throughout the development, as well as the opportunity for a regional trail system; Infrastructure, with a regional solution for water and sewer services; Roadway improvements, to interior public roadways, and participation in regional transportation infrastructure improvements; Retail by way of neighborhood commercial on site for daily shopping needs, Employment opportunities on-site and easy access to planned employment-designated areas, and Police and Fire protection through the Maricopa County Sheriff's Office and the Wittmann Fire Department, respectively.

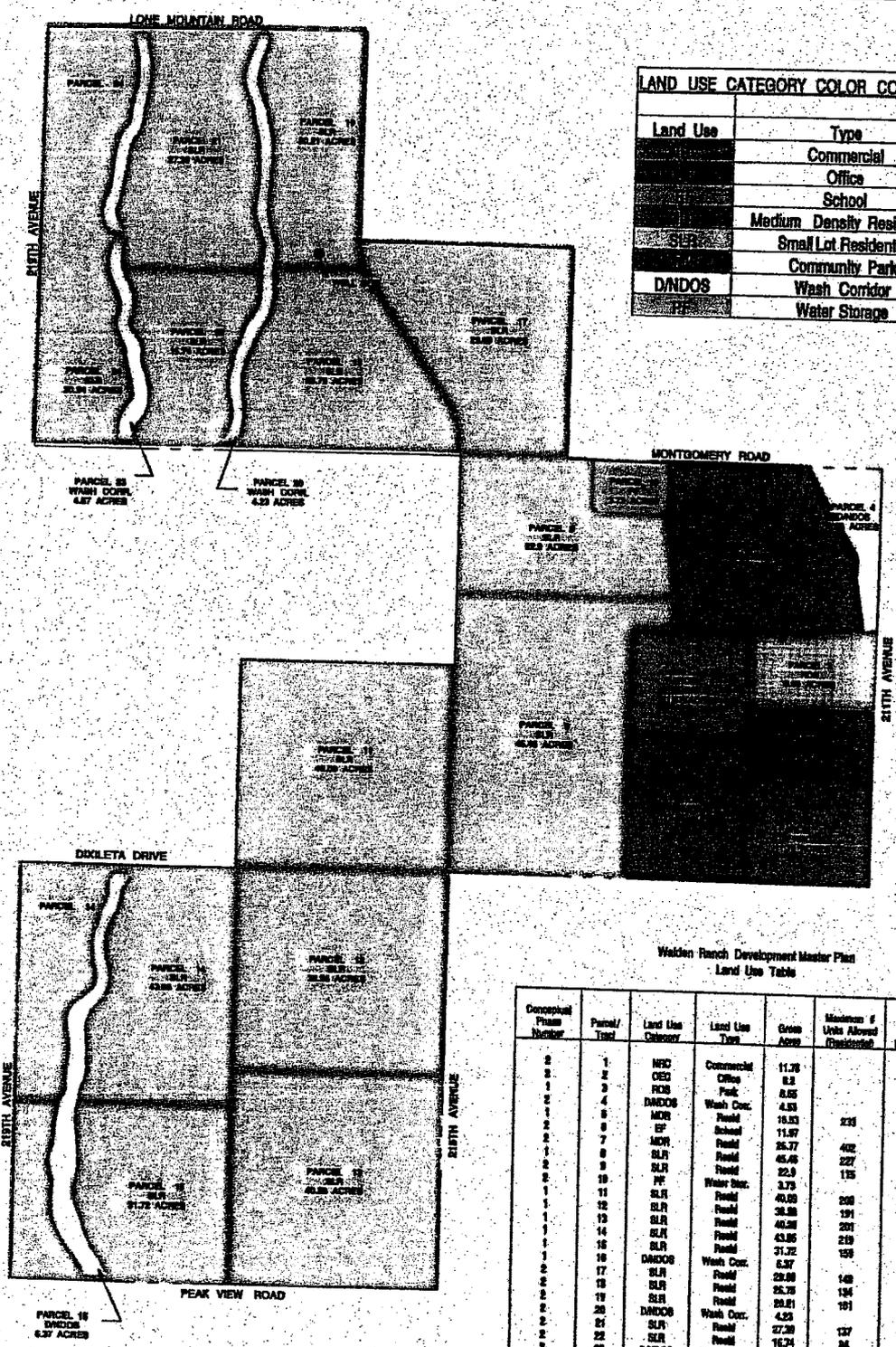
The washes are an important amenity and will be maintained as natural open space, allowing them to serve multiple functions including natural drainage, wildlife corridors, and as part of the trail system. Homeowners associations will own and maintain these and other open spaces within the project. In addition to the on-site recreational amenities, *Walden Ranch* is also within 30-minutes of the White Tank Mountain Regional Park and Lake Pleasant Regional Park. The White Tank park contains nearly 30,000 acres, making this the largest regional park in Maricopa County. Most of the park is made up of the rugged White Tank Mountains, which rises sharply from its base to peak at over 4,000 feet. The park offers multi-use trails (hiking, biking, horse-back), camping, picnicking, a 10-mile competitive track, and visitors' center. The Lake Pleasant park is one of the most scenic water recreation areas in the Valley, offering camping, boating, fishing, swimming, hiking, picnicking, visitors' center, and wildlife viewing.

Neighborhood commercial will be located on-site for daily shopping needs. Larger shopping trips can be accommodated by several regional retail centers located within 30-minutes of *Walden Ranch*.

Regional access to *Walden Ranch* includes Grand Avenue (U.S. 60), approximately ½ mile to the northeast, and State Route Loop 303, approximately 8 miles to the southeast. Grand Avenue is a longstanding element of the roadway system that has defined travel in the Northwest Valley and will remain a critical part of the future transportation network. Grand Avenue improvements are now complete, including dedicated turn lanes and median crossings approximately every half-mile. New alignments of Happy Valley Road, Jomax Road, and 203rd Avenue have created safer 90-degree intersections with Grand Avenue, and better access has been created at Patton Road. It is now a 4-lane, divided highway from Phoenix to Wickenburg. The SR Loop 303 interchange at Grand Avenue has been completed, and nearly 25 continuous miles of SR Loop 303 are now open to motorists from I-10 to Lake Pleasant Road. When completed in 2010, SR Loop 101 will provide access between I-17 and I-10.

Sewer Regional System
Water..... West End Water Company
Electricity Arizona Public Service
Telephone..... Various available
Satellite TV and Internet Direct TV, Dish Network & Others
Gas Southwest Gas Company
Refuse..... Private
Fire and Emergency..... Wittmann Fire Department
Police Maricopa County Sheriff
Schools Nadaburg E S District
..... Wickenburg U S District
..... Peoria U S District

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Walden Ranch Development Master Plan
Land Use Table

Conceptual Plan Number	Parcel/Tract	Land Use Category	Land Use Type	Gross Area	Maximum # Units Allowed (Residential)	Total Proposed	Gross Density (Resid)
2	1	MFC	Commercial	11.28			
1	2	OEC	Office	8.3			
1	3	FCB	Park	8.65			
2	4	DNDOS	Wash Cor.	4.53			
1	5	MCR	Resid	16.03	230	96	6.18
2	6	EF	Resid	11.97			
1	7	MCR	Resid	26.77	402	124	4.83
1	8	SLR	Resid	45.45	227	186	4.87
2	9	SLR	Resid	32.9	176	81	2.54
2	10	PF	Water Stor.	3.75			
1	11	SLR	Resid	40.93	208	127	3.17
1	12	SLR	Resid	36.58	191	121	3.04
1	13	SLR	Resid	46.58	201	126	2.98
1	14	SLR	Resid	43.85	219	143	3.58
1	15	SLR	Resid	31.22	159	79	2.35
2	17	DNDOS	Wash Cor.	6.37			
2	18	SLR	Resid	28.89	149	79	2.58
2	19	SLR	Resid	25.75	134	99	3.70
2	20	DNDOS	Wash Cor.	4.53		87	2.82
2	21	SLR	Resid	27.20	127	101	3.08
2	22	SLR	Resid	16.24	84	48	2.87
2	23	DNDOS	Wash Cor.	4.67			
2	24	SLR	Resid	20.94	105	86	2.76
TOTAL:				620.63	2708	1872	3.02

WALDEN RANCH LAND - USE PLAN



MARICOPA COUNTY DEPARTMENT OF TRANSPORTATION

ENGINEERING DIVISION

MEMORANDUM



DATE: June 20, 2006

TO: Andy Piper, Maricopa County Department of Planning & Development

FROM: Michele Kogl, P.E., Engineering Manager MK

SUBJECT: Walden Ranch DMP 2004-01

The Department of Transportation (MCDOT) has reviewed the above referenced Development Master Plan (DMP) (Resubmittal - updated March 22, 2006) and recommends approval with the following stipulations:

1. The Applicant shall provide a Traffic Impact Study (TIS). The TIS shall comply with MCDOT requirements and shall address development phasing and the offsite improvements necessary to accommodate the anticipated traffic demands. The TIS must be approved before subsequent approval of any roadway improvement plans. The TIS shall be updated prior to the first final plat approval and with each development phase to reflect current conditions and any changes to the development plan. Additional lane capacity on offsite alignments will be reviewed with each resubmittal of the TIS. The project must comply with all recommendations in the MCDOT-approved TIS. *****The Applicant needs to provide an UPDATED TIS before further processing.**
2. The Applicant shall make a contribution to regional transportation infrastructure. The contribution shall be \$3,281.00 per residential dwelling unit. The Applicant may choose to construct off-site street improvements in lieu of payment of this contribution. Such off-site street improvements must be "system roadways," must be all-weather facilities, must meet county standards in effect at the time they are improved, and must be pre-approved by MCDOT. MCDOT may require a Development Agreement to detail the specifics of construction, including phasing and timing. If the Applicant chooses not to construct off-site regional roadway improvements, the Applicant shall pay the contribution amount at the time individual building permits are issued, or per an alternate agreement as approved by MCDOT.
3. If required per item 2 above, a Development Agreement shall be executed prior to any preliminary plat approval. The Development Agreement shall be an enforceable contract, regardless of annexation.

4. The Applicant shall provide the ultimate full or half-width of right-of way for all public roadways as follows:

- A.) Crozier Road: 65 Feet
- B.) 215th Avenue: 80 Feet and 40 Feet
- C.) 211th Avenue: 65 Feet
- D.) Lone Mountain Road: 65 Feet
- E.) Montgomery Road: 80 Feet and 40 Feet
- F.) Dixileta Drive: 130 Feet and 65 Feet
- G.) Peak View Road: 40 Feet

The above references interior and perimeter roads. (The project boundary is the centerline of all perimeter roadways and/or roadway alignments.) Full-width right-of-way shall be provided where the entire roadway is within the development (interior roadways). Half-width right-of-way shall be provided where "half" of the roadway is within the development (perimeter roadways).

Additional right-of-way shall be dedicated at any intersections where future dual left turn lanes are possible. The widened right-of-way section shall accommodate the length of the left turn lane, including reverse curves.

5. The Applicant shall be responsible for design and construction of the ultimate full-width of all interior roadways, and the ultimate half-width of all perimeter roadways, unless approved otherwise by MCDOT. A portion of these improvements may be creditable to the Applicant's contribution referred to in item 2. All roadways must meet county standards in effect at the time they are improved. Half-width roadways must be designed so as to safely carry two-way traffic until the ultimate roadway is constructed.

Montgomery Road shall be constructed as either a full width interior street or a half width perimeter street, UNLESS released from this requirement by both Maricopa County and the City of Surprise. Whether bridges or low-flow crossings will be required will be determined at a later date.

6. The Applicant is responsible for assuring paved access to their site at the time of the first final plat. Improvements necessary to provide paved access may or may not be creditable to the Applicant's contribution referred to in item 2.

7. The Applicant shall provide all-weather access to all parcels and lots, and on all arterial roadways.

8. The Applicant shall provide and make available a minimum of two access points to each development phase and/or subdivision unit.

9. The Applicant shall not locate elementary or middle schools on arterial roads. (The schools may NOT "back up" to arterials.) Pedestrian routes to school shall be planned so if necessary, they shall only cross arterials at signalized intersection.
10. The Applicant shall design the development to promote pedestrian, bicycle and other alternative modes of transportation to public facilities within and adjacent to the site (i.e., bus bays, electric vehicles, shared accommodations, internal trail systems, etc.). Crossings of arterials at other than signalized intersections shall be grade separated.
11. If streetlights are provided, installation shall be provided by the Applicant. If streetlights are within public rights-of-way, a Street Light Improvement District (SLID) or comparable authority shall be established to provide operation and maintenance. The Applicant should contact the Office of the Superintendent of Streets (602-506-8797) to initiate the SLID process.
12. The Applicant shall design landscaping to comply with all MCDOT requirements and to conform to Chapter 9 of the MCDOT Roadway Design Manual. The Applicant (or as assigned to the Home Owner's Association (HOA)) shall be responsible for maintenance of landscaping within public rights-of-way.
13. The Applicant shall provide a construction traffic circulation plan. The construction traffic circulation plan must be approved by MCDOT.
14. The Applicant shall comply with all applicable local, state and federal requirements. (Dust control, noise mitigation, AZPDES, 404 permitting, etc.)
15. The Applicant shall provide written documentation of ADOT's requirements and approval. The Applicant shall provide written documentation of City of Surprise's approval.
16. The Applicant may need to provide additional improvements along 211th Avenue to accommodate traffic movements to and from the school site.
17. The Applicant shall address all Transportation Planning comments included on the attached sheet.

cc Nicolaas Swart, MCDOT Traffic
Mike Sabatini, MCDOT Planning
Randall Overmyer, City of Surprise
Dallas Hammit, ADOT Prescott District

Andy Piper - PLANDEVX

From: Wesley Shonerd - ENVX
Sent: Thursday, June 15, 2006 7:54 AM
To: 'Stella Sheridan'
Cc: Andy Piper - PLANDEVX
Subject: RE: [SPAM:] - FW: DMP 2004001 (Walden Ranch) - Email has different SMTP TO: and MIME TO: fields in the email addresses

Stella:

MCESD is waiting for the resolution of the West End Water Company CC&N expansion issue before approving the Walden Ranch DMP. Wastewater issues are already handled, we have no issues with that. If West End gets the CC&N, then no problem. If they don't, then you have a BIG problem in that you have no water. I understand that Surprise opposed the CC&N. I am taking no position on this, I just need to know what the resolution was.

Another case involving a CC&N expansion just blew up in our (MCESD and the developers) faces. We assumed that the CC&N would be granted, and it wasn't. A \$13 million sewer line was constructed to provide service for four developments; now it can't be used until the CC&N issue is resolved. I don't want to go down this road again with any other projects.

So, that is the issue. Can you shed any light on the current situation?

Wesley A. Shonerd, P.E.
 Interim Program Manager
 Subdivision Infrastructure & Planning Program

From: Stella Sheridan [mailto:ssheridan@ECLLAW.COM]
Sent: Tuesday, June 13, 2006 4:16 PM
To: Wesley Shonerd - ENVX
Cc: Mike Curley
Subject: [SPAM:] - FW: DMP 2004001 (Walden Ranch) - Email has different SMTP TO: and MIME TO: fields in the email addresses

We need to discuss water issues for the above referenced DMP. Planning staff had been waiting for comments from the City of Surprise but they have since responded (see attached). We've now been scheduled for County P&Z in July. Planning staff informed us that the staff recommendation will be for an indefinite continuance absent county agency sign-offs from MCESD and MCDOT. We're okay with MCDOT's previous comments and stipulations dated November 2005 (attached) and Andy Piper is trying to confirm that those are still applicable. However, I understand MCESD has responded but won't sign-off (see forwarded message below).

From: Andy Piper - PLANDEVX [mailto:andypiper@mail.maricopa.gov]
Sent: Tuesday, June 13, 2006 10:41 AM
To: Stella Sheridan
Subject: RE: DMP 2004001 (Walden Ranch)

Thanks Stella...it's on the agenda. The only agency that hasn't responded is MCDOT. Sent a couple e-mails to Michele Kogl to confirm if their previous comments dated 11/29/05 were intended to be stipulations. MCESD responded, but Wes said that without ACC approval of West End's CC&N expansion for water then no sign-off.

06/16/2006

From: Stella Sheridan [mailto:ssheridan@ECLLAW.COM]

Sent: Monday, June 12, 2006 10:03 AM

To: Andy Piper - PLANDEVX

Subject: DMP 2004001 (Walden Ranch)

I'm attaching a signed copy of the formal letter you requested. I'll continue working on the other items you requested. In the meantime, Mike wants me to run down the agencies who haven't responded. Who might those be?

06/16/2006



Flood Control District

of Maricopa County

INTEROFFICE MEMORANDUM

Date: May 3, 2006

To: Darren V. Gerard, AICP, Deputy Director
Maricopa County Planning & Development Department

Attn: Andy Piper, Planner, Project Management Division

From: Kenneth de Roulhac, P.E., CFM, Civil Engineer, Regulatory Division

Via: Joseph J. Tram, P.E., CFM, Acting Regulatory Division Manager

Subject: DMP 04-001 (Walden Ranch - Revised Development Master Plan)
(Floodplain Review - Re-submittal dated March 22, 2006)

The subject property is partially within the delineated 100-year floodplain of Wittmann Wash. The proposed use would not be in conflict with any existing or proposed Flood Control District projects. We have no objections to the approval of this revised Development Master Plan subject to the August 3, 2005, submitted Drainage Report. However, prior to any work being done within the floodplain, a Floodplain Use Permit will be required from the Regulatory Division of the Flood Control District.

If you have any questions, please contact me at (602) 506-2902.

KGD/ag

Copy to: Michael Curley, Earl, Curley & Lagarde
Mike Zipprich, Wittmann 510, L.L.C.
Daniel C. Frank, P.E., Dibble & Associates
Pete Martinez, MCP&D
Gerald Toscano, P.E., MCDOT



Maricopa County
Planning & Development Department

INTEROFFICE MEMORANDUM

William L. Hurst
Planning & Development
1144 Street, 2nd Floor
Phoenix, Arizona 85008
Phone: (602) 506-4427
Fax: (602) 506-8762
Email: williamhurst@mail.maricopa.gov
Website: maricopa.gov/planning

DATE: May 19, 2006

TO: Darren V. Gerard, AICP, Deputy Director
Maricopa County Planning & Development Department

ATTN: Andy Piper, Senior Planner, Comprehensive Planning Division

FROM: William L. Hurst, Engineering Plan Reviewer, Planning and Development

VIA: Pete Martinez, Plan Review Supervisor, Planning and Development

SUBJECT: DMP 04-001 (Development Master Plan for Walden Ranch)

We reviewed the above zoning case received March 22, 2006, and recommend approval to the Planning and Zoning Commission provided the owner or his representative agrees to the following stipulations:

DEVELOPMENT MASTER PLAN

1. Provide detail contours to demonstrate water does not flow across US 60 with the preliminary plat submittal.
2. Utilize the latest issue of the Wittman Area Drainage Master Study with preliminary plat submittal.

If you have any questions, please feel free to contact me at 602 506-4427.

Cc: Dan Frank, Dibble and Associates
Michael Curley, Earl, Curley & Lagarde
Gerald Toscano, PE, MCDOT

OK [Signature] - Sent copy, [Signature] Andy Piper
Cindy [Signature] & Der.
Memorandum

MARICOPA COUNTY SHERIFF'S OFFICE



Joseph M. Arpaio, Sheriff

To: Loretta Barkell Chief Financial Officer Financial Management Bureau	From: Ian J. Thompson <i>A3760</i> Division Commander Construction and Warehouse Operations
Subject: DMP 2004001 Development Master Plan (DMP) for Walden Ranch	Date: April 3, 2006

Introduction

Andy Piper, Planner at the Maricopa County Planning and Development Department sent me the Walden Ranch Development Master Plan (DMP) submitted by Woodside Homes. From my initial overview of the DMP application, this master planned community will comprise of about 520 acres located in the northwest portion of Maricopa County, approximately one-half mile west of Arizona Route 60 (Grand Avenue) along Lone Mountain Road and Dixileta Drive alignments. The site is bordered by Lone Mountain Road on the north, 211th Avenue (Dace Lane) on the east, Peak View Road on the south, and Crozier Road (219th Avenue) on the west. This places the DMP approximately 30 miles west of central Phoenix, and 15 miles from the geographic location of our District III office on the southeast corner of Bell Road and Dysart Road at 13063 W. Bell Road Surprise.

Background

Geographically, District III covers about 1,600 square miles in an area bordered by Interstate 17 on the east, the La Paz county line on the west, Northern Ave. on the south, and Yavapai County on the north. This area includes Sun City and Sun City West, the communities of Wittmann, Waddell, Circle City, Morristown, Whispering Ranch, Aguila, Gladden, and the unincorporated neighborhoods surrounding Peoria, Surprise, and Wickenburg. District III's area also includes Lake Pleasant and White Tanks Parks. This area is divided into patrol beats ranging from 12 to 160 square miles, and the total law enforcement employees assigned is usually around 53, including patrol deputies, detectives, and administrative personnel. These district personnel carry out the mandated duties of the Sheriff in the unincorporated areas of northwest Maricopa County bordered by Supervisory District 4 and 5.

Discussion

Based on owner/developers data, land uses include 456-acres of residential, 42-acres of medium density residential, a 12-acre elementary school site, 8-acre office center, 12-acre retail center, and open space, including 20-acres of preserved wash corridors, and 8.5-acre community park site, and 3-acre neighborhood parks, smaller pocket parks, and trails. On completion of the proposed mixed-use master plan, there will be 1,572 residential lots with a projected population (3.2 persons per household) of 5,030. The developer has indicated that overall plan indicates that the Whittman Fire Department will provide fire service, and the Maricopa County Sheriff will provide law enforcement (p.3). Although the developer has entered into a pre-annexation agreement with the City of Surprise for sewer service, there does not seem to be a time-frame for any current annexation strategy by Surprise. As such, it is reasonable to presume that the steady growth anticipated in this area will significantly increase calls for service to District III. It is also probable that it would be difficult to respond to a Priority-One call within five minutes (Sheriff's Office Strategic Plan, MG2) from 15 miles away.

To ensure we continue responding to calls for service promptly to a location about 15 miles from our current District III substation, it is essential that any future resources keep pace with projected demographic growth patterns associated with this and other developments planned for the District III area. Other master planned communities include Lake Pleasant (8,500 dwellings), Rancho Maria (380 dwellings), and Broadstone (9,271 dwellings that may be annexed by Surprise). Walden Ranch and the other proposed DMP's could potentially add over 19,000 homes and 55,000 residents to the District III area. Ultimately, it may benefit the various developers to create an alliance to build a public use facility to encompass many of these future developments needs. This joint coordination could ultimately realize savings due to economies of scale.

To benchmark law enforcement staffing to meet the anticipated future demands of this DMP, this analysis will use national averages from the Department of Justice Uniform Crime Report for metropolitan counties and group VI cities, the Town of Youngtown, and current data from MCSO for staffing contract cities as methods to further the discussion. Youngtown has a land area of 1.31 square miles, a population of 3,010, only 1,783 housing units (U.S. Census). Whereas, Walden Ranch will have a land area of 0.8 square miles, a population of 5,030, and 1,572 residential lots.

One – Department of Justice – 2003 Uniform Crime Report

Page 364 of the report indicates the Nation's metropolitan counties had a rate of 2.6 per sworn officers per 1,000 inhabitants. Using this standard for the final build-out of the proposed DMP, our District III office would conceivably need an FTE of 13 officers just to meet the demands associated with the planning area growth and addition of 5,030 inhabitants. The report on page 365 also notes that civilian employees made up 39.8 percent of the law enforcement work force. Based on this information, an FTE of five (5) additional full-time civilian personnel would be required in support of sworn enforcement activities.

Two – Department Of Justice – 2003 Uniform Crime Report Group VI Cities:

An alternative analysis using the FBI Uniform Crime Report for group VI cities that have under a 10,000 population shows an average of 3.1 officers per 1,000 inhabitants. Using this standard, our District III office would conceivably need an additional 16 officers. Using the 39.8 percent for civilian employees, six (6) additional full-time civilian personnel would be required to support sworn enforcement activities.

Three – Town of Youngtown Police Department

According to the U.S. Census, Youngtown has a population of 3,010, a land area of 1.31 square miles, and 1,783 housing units (U.S. Census). The rationale for selecting Youngtown as a comparison is that although the population per square mile for Youngtown is currently one-third of the final projected population for the DMP, and the intended land uses within the overall DMP are similar. In addition, Youngtown anticipates doubling its law enforcement capabilities to keep pace with the changing demographics of the town. To serve this population, the Police Department website lists that there is a Chief of Police, three sergeants, nine officers, and two Police Aides. This equate to 2.7 officers per 1,000 inhabitants. Additionally, about 22 percent are non-sworn employees. Using this standard, our District III office would conceivably need an additional 14 officers. Using 22 percent for civilian employees, 3 (3) additional full-time civilian personnel would be required to support sworn enforcement.

Four – MCSO Contract Law Enforcement

The Sheriff's Office contracts with seven cities to provide Law Enforcement services. Based on current information, the number of officers is 1.98 per 1,000 inhabitants. The estimated number of sworn officers for this DMP is 10, and using the 39.8 percent for civilian employees, four (4) full-time civilian personnel are required to support sworn enforcement activities.

Mean Number of Staff for DMP Based on the Four Benchmark Agencies

The following table indicates the number of staff for the DMP using the mean of all four benchmark methods:

AVERAGE PERSONNEL					
Benchmark	Sworn Per 1,000	Total	Civilian Percent	Total	Civilians Per 1,000
1. 2003 Uniform Crime Report	2.6	13	39.8	5	0.99
2. Group V Cities	3.1	16	39.8	6	1.19
3. Youngtown	2.7	14	22	3	0.60
4. MCSO	1.98	10	39.8	4	0.79
Total	10.38	53	141.4	18	3.57
Mean	2.59	13.25	35.35	4.5	0.89
DMP Population 5,030	2.59	13		4.5	4.5
Projected Personnel		13		4.5	4.5

Using the four benchmarks as a guide, the DMP as planned could realistically require 13 sworn officers (2.6 per 1,000) and about 5 civilian employees (0.89 per 1,000) to cover the final service requirements of this development. In addition, the following facility, equipment, and personnel costs are projected. However, this information is only a guide based on current information, and a detailed analysis of the various conditions affecting future service requirements in that jurisdiction would be required based on crime factors listed on page v of the UCR.

Facility Needs

Using the projected staffing numbers for the final development of this DMP, it is projected that about 3,250 net square foot would be required to support law enforcement and civilian activities. At \$177 per square foot, this equates to about \$575,250.

Equipment Needs

The projected start-up costs for the 13 sworn personnel for items such as vehicles, radios, uniforms, bulletproof vests, and computers will be about \$282,607.

Personnel Costs

The projected personnel cost for 13 sworn and 5 civilian employees is \$964,838.

Support for Adequate Staffing for the Sheriff's Office:

It can be seen that the changes in population density associated with this development will have an impact on the current and future staffing requirements for District III over the life cycle of this development. This is provided the DMP follows the plan submitted, and that annexation or other deviations from the rule do not curtail these planning predictions. Obviously, these staffing projections are based on a hypothetical analysis of the information without taking into account other variables. These variables include, geographic region and type, (central, suburban, rural, or desert), demographics, socio-economic characteristics, calls for service, response times, crime rates, and work load analysis of personnel.

Conclusion:

A reasonable inference is that increased populations will increase calls for service, as well as the personnel required to respond and support the required law enforcement activities. It can also be concluded from historical growth patterns that staffing these new developments can become problematic when it does not keep pace with population growth. The geographic boundary, and the cumulative total of past residential and business developments in District III will continue to stretch current and future resources, and a concern is that we have adequate personnel to patrol this and any other new development area efficiently.

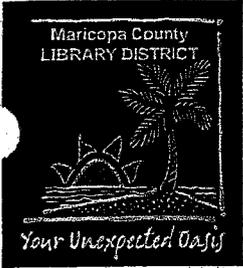
I have therefore made a conscious attempt to review this plan from a rational and strategic prospective with the information I have available from the developer. To this end, this review is submitted to you and command staff for comment, and any other supporting information that will help this Office and the developer work together to provide the quality of life these new residents can expect in Maricopa County. If you concur with this report, please forward before April 18, 2006 to:

Andy Piper
Planner
Maricopa County
Planning and Development Department
501 N. 44th Street, Suite 100
Phoenix, Arizona 85008

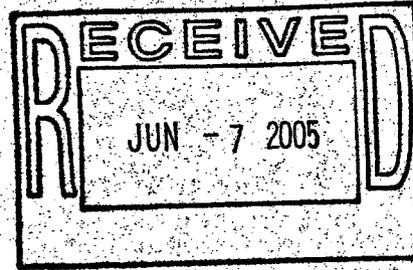
Attachment

Distribution notice from Andy Piper dated March 29, 2006 – DMP 2004001 Development Master Plan Walden Ranch

Office of the
APR 05 2006



MARICOPA COUNTY LIBRARY DISTRICT
Administrative Office
17811 N. 32nd Street □ Phoenix, AZ 85032-1231
602.506.2950
<http://mcl.d.maricopa.gov>



June 3, 2005

Michael Curley
Earl, Curley & Lagarde
3101 N. Central Ave.
Phoenix, AZ 85012

Re: Walden Ranch DMP

Mr. Curley,

The Library District attempts to meet customer needs based on generally accepted standards for quality library service. The needs of unincorporated areas within the county for library services are currently fully the responsibility of the District. We strive to be good stewards of these areas recognizing that they may ultimately become part of cities and/or towns. We plan service in these areas using the number of housing units being constructed and the population multiplier for the appropriate type of dwelling. We use standards that were developed by HBW Associates, Inc. and the Maricopa County Library District through its experience in opening new facilities.

Based on the Library District's standards, we are requesting that a stipulation be added.

"A quality of life assessment of \$596 for each housing unit built is made available to the Maricopa County Library District."

This is a standard quality of life assessment being requested from similar planned communities. These funds will be set aside for future library service provided by the district or transferred to the municipality that may incorporate the development.

Rick Creakman
Facilities and Projects Coordinator

cc: Bill Scalzo
Harry Courtright
John Werbach
Elaine Averitt



Maricopa County

Parks & Recreation Department

1. Central, Suite 470
Six, Arizona 85003-2187
:: (602) 506-2930
602) 506-4692

March 23, 2004

Ms. Elaine Averitt, Planner
Maricopa County Planning & Development Department
411 N. Central Ave., 3rd Floor
Phoenix, AZ 85004

RE: DMP2004001 Walden Ranch Development Master Plan

Dear Ms. Averitt:

Maricopa County Parks and Recreation Department has reviewed the submitted development master plan and has the following comments:

The residential development will have an impact on White Tank Mountain Regional Park through the residents' use of the park. This will add more usage on our land, and increase our operation and maintenance costs. The development will also result in the need for expanded facilities. We are respectfully requesting that for every building permit that is issued a \$150 contribution be made by Wittman 510 LLC, developer, to Maricopa County Parks and Recreation Department. The monies would be used in a park special revenue fund, which will fund facilities repairs and new capital improvements. In return, Maricopa County Parks and Recreation Department will provide each residential unit in the Walden Ranch Development Master Plan with a one-year, seventy-five dollar (\$75) voucher toward the purchase of an annual pass for entrance into any desert mountain regional park, except Lake Pleasant Regional Park.

Thank you for your consideration. Please call if you have any questions or comments.

Sincerely,
Roxana Rojo
Project Manager

Maricopa County Parks and Recreation Department Stipulation

One hundred fifty dollars (\$150) per house will be paid by the developer as each residential building permit is issued to a fund for the White Tank Regional Park for trails and facilities enhancement and maintenance. The county shall deposit and hold all receipts in the parks special revenue fund for the specific purposes stated above. All interest earned on the fund shall remain an asset of the fund. The assets of this fund are not intended to replace existing county appropriations for similar purposes, but rather are intended as supplemental resources resulting from additional park usage by Walden Ranch residents. Maricopa County Parks and Recreation Department will provide each residential unit in the Walden Ranch Development Master Plan with a one-year, seventy-five dollar (\$75) voucher toward the purchase of an annual pass for entrance into any desert mountain regional park administered by said department, except Lake Pleasant Regional Park.

Christopher Coover - PARKSX

From: on behalf of Christopher Coover - PARKSX
To: Matthew Holm - PLANDEVX
Subject: Walden Ranch DMP 2004001 stipulation

RECEIVED AUG 02 2004

August 2, 2004

Mr. Matthew Holm, Principal Planner
Maricopa County Planning & Development Department
411 N. Central Avenue, 3rd Floor
Phoenix, Arizona 85004

Re: DMP 2004001 Walden Ranch Master Plan Comments and Stipulation

Dear Matt:

Maricopa County Parks and Recreation Department has reviewed the submitted development master plan and has recommended the following comments and stipulation:

This residential development will have an impact on and will benefit from the Maricopa Trail as it connects to White Tank Mountain Regional Park and Lake Pleasant Regional Park through the residents use of the regional trail. Recreational use of the non-motorized trail by the residents will add to the operation/maintenance costs and lead to the need for expanded facilities as the community grows.

We respectfully request for every building permit issued, a \$150 contribution be made by Wittman 510 L.L.C. or the home builder to Maricopa County Parks and Recreation Department. These monies will be used in a special trail revenue fund for land purchase, trail design & construction, trailheads, interpretive signage, facility repair & maintenance, and new capital improvements in conjunction with the parks.

The Maricopa Trail will be open and free to the public with no charge for residential use and enjoyment. Thank you for your consideration.

Sincerely,



Chris Coover
Maricopa Trail Manager
Parks and Recreation Department
(602) 506-8719
ccoover@mail.maricopa.gov

Maricopa County Parks and Recreation Department Stipulation

One Hundred fifty dollars (\$150) per house will be paid by the developer as each building permit is issued to a fund for the Maricopa Trail for design, construction, enhancement, operation and maintenance. The County will deposit and hold all receipts in the trails special revenue fund for the specific purposes stated. All interest earned on this fund will remain an asset of the fund. The assets of this fund are not intended to replace existing County appropriations for similar purposes, but are intended as supplemental and enhancement resources needed as this community grows in its residents use of the Maricopa Trail.



Arizona Department of Transportation
Intermodal Transportation Division

206 South Seventeenth Avenue Phoenix, Arizona 85007-3213

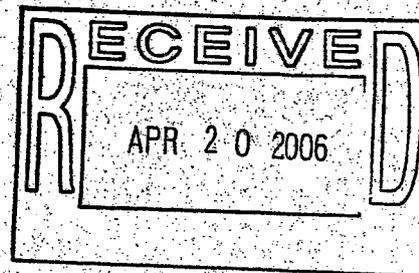
Janet Napolitano
Governor

Victor M. Mendez
Director

Sam Elters
State Engineer

April 13, 2006

Maricopa County Planning &
Development
411 North Central Avenue 3rd Floor
Phoenix, Arizona 85004-2191
C/o Mr. Andy Piper



RE: **DMP 2004001 / Walden Ranch/ 211th Ave. & Lone Mountain**

Dear Mr. Piper:

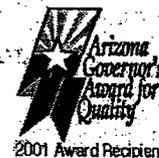
Thank you for your notification regarding the Master Plan for the subject referenced above. After a complete review, we have concurred that the proposed Master Plan at this time will have no impact on our highway facilities in this area.

ADOT does reserve the right to review and comment on all development plans for the site as to any impact they may have on the State Highway System.

Should you have any questions, you may contact me at 602-712-8755 or by fax at 602-712-3051, or in writing at 205 S. 17th Avenue, Right of Way Project Management Section, Suite 349 MD 612E, Phoenix, Arizona 85007. Thank you in advance for your cooperation.

Sincerely,

LOUIS J. MALLOQUE,
Right of Way Agent III
lmalloque@azdot.gov



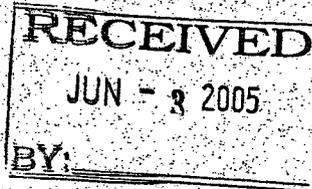
ARIZONA DEPARTMENT OF WATER RESOURCES

Office of Assured and Adequate Water Supply

500 North Third Street, Phoenix, Arizona 85004

Telephone (602) 417-2465

Fax (602) 417-2467



JANET NAPOLITANO
Governor

HERB GUENTHER
Director

June 2, 2005

Elaine Averitt, Planner
Maricopa County Planning & Development
411 North Central Ave.
Phoenix, AZ 85004

RE: Maricopa County Zoning Case Number DMP 2004001
Walden Ranch

Ms. Averitt,

According to the information you provided regarding the above-proposed master planned development, the area is to be developed with approximately 1562 residential lots, neighborhood shopping center, office employment center, parks, open spaces and a school site. The proposed development lies within the Phoenix Active Management Area and as such requires an assured water supply. According to the information you provided the water provider is the West End Water Company. The West End Water Company has not been designated by the Department as having an assured water supply; thus a Certificate of Assured Water Supply must be obtained for this development prior to recordation of the final plat.

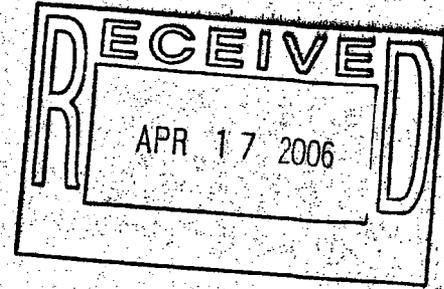
If you have any additional questions, please call (602) 417-2400.

Sincerely,

Patricia Smith
Office of Assured and Adequate Water Supply

April 13, 2006

Andy Piper, Planner
Department of Planning and Development
Maricopa County
501 North 44th Street, Suite 100
Phoenix, AZ 85008



RE: DMP2004001, Development Master Plan (DMP) for Walden Ranch
SHPO-2004-0228 (28499)

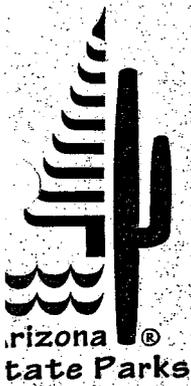
Mr. Piper:

Thank you for consulting with the State Historic Preservation Office regarding the above referenced project. We appreciate your cooperation with this office in considering the impacts of development on cultural resources situated in Arizona. As noted in an earlier letters [dated February 17, 2004, and June 6, 2005], we recommend a **qualified cultural resources specialist survey the project area** to determine the presence or absence of historic properties (i.e., any prehistoric or historic district, site, building, structure, traditional cultural place, or object included in, or eligible for inclusion in the National or State Registers of Historic Places).

Based on our records, the project area of the proposed Walden Ranch in Sections 24 and 25, Township 5 North, Range 3 West, Gila and Salt River Base and Meridian, has not been surveyed and should be inspected for cultural resources. We would appreciate an adequate opportunity to review the survey report (i.e., 30 days) and again offer recommendations prior to any development. If warranted by the survey results, this office may recommend that archaeological testing be performed to evaluate the potential impacts of development on cultural resources or to establish their eligibility for inclusion in the National or State Registers of Historic Places. If historic properties cannot be avoided by development activities, then we may further recommend that a data recovery (excavation) program be implemented or that archaeological monitoring take place during construction.

Arizona State law (i.e., A.R.S. § 41-865) requires that if human remains or burial goods are encountered during any ground-disturbing activities on private lands, work in the immediate vicinity must cease and the Director of the Arizona State Museum promptly notified. One of the main advantages of sponsoring a cultural resources survey would be to determine the likelihood of burials being encountered during construction.

If a federal permit is required [e.g., a Section 404 permit from the Army Corps of Engineers], the applicant should be aware that any archaeological work performed must meet the Secretary of Interior's Standards, and will be reviewed by the federal agency pursuant to Section 106 of the National Historic Preservation Act as implemented by 36 CFR Part 800. If such federal involvement is anticipated, we strongly urge the project proponents to contact the federal agency as soon as possible to obtain information on the requirements for projects that may involve cultural resources. Federal involvement entails



Ianet Napolitano
Governor

State Parks
Board Members

Chair
William C. Porter
Kingman

William Cordasco
Flagstaff

Janice Chilton
Payson

William C. Scalzo
Phoenix

Elizabeth Stewart
Tempe

John U. Hays
Yarnell

Mark Winkleman
State Land
Commissioner

Kenneth E. Travous
Executive Director

Arizona State Parks
1300 W. Washington
Phoenix, AZ 85007

& TTY: 602.542.4174
www.azstateparks.com

800.285.3703 from
(202 & 928) area codes

General Fax:
602.542.4180

Director's Office Fax:
602.542.4188

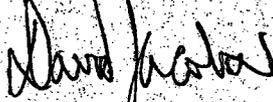
April 13, 2006

Page 2, Piper

compliance and review considerations different from the State Historic Preservation Act and must be addressed before development can begin.

If you have any questions or comments, please contact me at (602) 542-7140 or electronically via djacobs@pr.state.az.us.

Sincerely,

A handwritten signature in black ink, appearing to read "David Jacobs", written over a horizontal line.

David Jacobs
Compliance Specialist/Archaeologist
State Historic Preservation Office



CITY ATTORNEY'S OFFICE

12425 West Bell Road, Suite D-100
Surprise, AZ 85374
Office (623) 583-3135 Fax (623) 583-1399

May 16, 2006

Darren Gerard
Maricopa County
Planning and Development Department
501 N. 44th Street, Suite 200
Phoenix, Arizona 85008

RE: City of Surprise support for DMP and PAD for Walden Ranch

Dear Mr. Gerard:

This letter is to advise you of the intent of the City of Surprise to provide wastewater services to the Walden Ranch development prior to the City's intended annexation of the property and to express the City's support of the proposed DMP (Case No. 2004001) for Walden Ranch. Although the property is currently not within the City of Surprise, it is in the Surprise Planning Area and is identified for future annexation into the City of Surprise. Further, the Walden Ranch representatives indicated their desire to annex the property into Surprise as soon as it becomes available for annexation.

On February 23, 2006, the City Council held an Executive Session on the topic of the possible provision of City services to developments outside the corporate City limits. Following the Executive Session, the City Council unanimously approved a motion to direct the city staff to proceed in the negotiations of Pre-Annexation Services and Development Agreement for certain developments outside the corporate City limits; Walden Ranch is one of these developments. Based upon this Council motion, we are now working out the remaining details of the pre-annexation services and development agreement with the representatives of Walden Ranch. We are negotiating with the Developer details of a pre-annexation development agreement to provide wastewater service for the property prior to annexation.

This letter serves to indicate support for the land uses as shown in the DMP and zoning applications for the Walden Ranch property and our intention to provide wastewater services to the property contingent upon the approval and execution of the above mentioned pre-annexation development agreement.

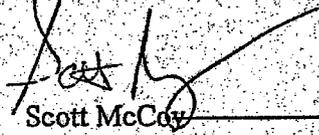
Darren Gerard

5/16/06

Page 2

Finally, I recently accepted a position with a private law firm and have been retained by the City of Surprise to represent the City in negotiations relative to the pre-annexation and development agreement with representatives of Walden Ranch. If you have any questions, please feel free to contact me at 623-363-3309.

Sincerely,



Scott McCoy
Special Counsel to the City of Surprise

cc: Michael Curley, Esq.



919 CENTER STREET

NADABURG SCHOOL
DISTRICT No. 81
P.O. BOX 100
WITTMANN, ARIZONA 85351

TELEPHONE:
(623) 388-2321
FAX (623) 388-2915

MEMORANDUM

To: Elaine Averitt, Planner, Comprehensive Planning
Maricopa County Planning & Development Department

From: Sara DiPasquale
Business Manager

Date: March 16, 2004

Subject: Case #DMP2004001 – Walden Ranch

This memo is in response to your request for comments and recommendations regarding the above-referenced development master plan for Walden Ranch.

First, before the Nadaburg School District will lend its support to a development project, the governing board requires the developer to enter into the district's Developer Assistance Agreement, a document that ensures appropriate consideration is granted to the district with respect to its ability to accommodate future residents of said development and nearby neighborhoods. As of this writing, the district has had no contact with the developer.

Second, we have a number of concerns regarding the parcel designated by the developer as an elementary school site:

- ◆ The property is bounded on the east by 211th Avenue, an already well-traveled road with a 50 mph speed limit. In our opinion, even if access to the school is by a side road, its proximity to 211th Avenue could prove dangerous to young children. A school site closer to the heart of the development would provide the safest access for the greatest number of students and might eliminate the need for busing there.
- ◆ The project anticipates 1,757 housing units, which we estimate could yield up to 900 elementary school age children. The designated school parcel consists of 11 acres (not all of which appears usable), which would be barely adequate for a school of 600 students. In fact, at the present time, it is the governing board's philosophy to build schools for 600 students to maintain a small-school setting. Consequently, the district would need to seek additional space.

*with 1,000 per unit plus
land donation.*

Maricopa County Planning & Zoning Department
March 16, 2004
Page 2

- ◆ The site selected for the school is in an area riddled with washes of varying magnitude. These washes run with considerable force during rainy periods and could pose a threat to both students and school property during such times.
- ◆ In addition, the school site is located south of the wastewater treatment area, which is also riddled with washes. Even though the developer has provided a buffer zone, potential contamination is a great concern. The aerial map provided behind tab B of the DMP shows the flow of water quite clearly.

Thank you for this opportunity to comment on the Walden Ranch Development Master Plan.

RECEIVED
OCT 26 2004
BY: _____

October 18, 2004

Elaine Averitt
Planning & Development
411 N. Central Avenue, 3rd Floor
Phoenix, Arizona 85004

RE: DMP2004001 (Walden Ranch)

Dear Ms. Averitt,

Wittman Fire District has two fire stations located near the proposed Walden Ranch Master Plan. The Wittman Fire District will provide services to the Walden Ranch development. If you have any questions please contact the Fire District at 623-388-2476.

Sincerely,


Jim Welch
Fire Chief



DEPARTMENT OF THE AIR FORCE
AIR EDUCATION AND TRAINING COMMAND

11 April 2006

Mr. James R. Mitchell
Director, Community Initiatives Team
56th Fighter Wing
14185 West Falcon Street
Luke AFB AZ 85309-1629



Mr. Andy Piper, Planner
Maricopa County Planning & Development Department
501 North 44th Street, Suite 100
Phoenix AZ 85008

Re: Case #DMP2004001 Walden Ranch
Our letters dated Feb 25 2004 and 7 May 2004

Dear Mr. Piper

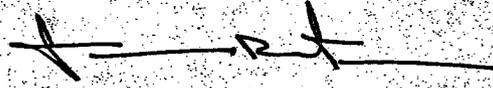
Thank you for the opportunity to provide additional comments on the Walden Ranch Development Master Plan. Walden Ranch is located on 520.6 gross acres starting at the southeast corner of Lone Mountain and Crozier Roads. It extends south to Dixileta Drive between 215th and 211th Avenues, then south between Dixileta Drive and Peak View Road. The development is approximately 1 to 2 3/4 miles outside the Luke AFB Auxiliary Field #1 2004 65 Ldn, "high noise or accident potential zone" as identified by A.R.S. § 28-8461 and is within the "territory in the vicinity of a military airport" also defined by A.R.S. § 28-8461.

Walden Ranch will be composed of low and medium density residential dwelling units (du), retail, school, public facility, parks and a wastewater treatment facility. The latest plans call for the development of 1,572 residential dwelling units (du) with a gross residential density of 3.02 du/acre. Luke AFB follows the guidelines of the Graduated Density Concept (GDC) for the Auxiliary Field. The GDC proposes, in the absence of a more restrictive state, county or municipal general or comprehensive plan, a maximum of 2 du/acre from the 65 Ldn to 1/2 mile, a maximum of 4 du/acre from 1/2 mile to 1 mile and a maximum of 6 du/acre from 1 to 3 miles. The above gross density falls within these guidelines.

Since Walden Ranch will be located near the Luke AFB Auxiliary Field, it will be subjected to approximately 13,000 flight operations per year. These flights will be at altitudes as low as 1,500 feet above ground. We recommend you review the sound attenuation requirements found in A.R.S. § 28-8482. In addition, a strong notification program on the part of the applicant is essential to inform potential residents and tenants about Luke AFB operations. We also recommend a review of the Luke AFB web site at <http://www.luke.af.mil>, Community Interests and Community Initiatives links, for further information.

If you have any questions, please contact my Community Planner, Mr. Bob Dubsy, at (623) 856-6195.

Sincerely

A handwritten signature in black ink, appearing to read 'JAMES R. MITCHELL', written over a horizontal line.

JAMES R. MITCHELL

cc:

Colonel David L. Orr, Vice Commander, 56th Fighter Wing

March 9, 2004

Dear Ms. Averitt,

I am writing in regard to the Walden Ranch project in Wittmann, Arizona, located on the southeast corner of Lone Mountain Rd. and Crozier.

I have some concerns about this project. I have lived in this community for 25 years. I know you hear this all the time, but we moved here to live in a RURAL community. This project will certainly take that away. The density for this project is not in keeping with the atmosphere of this community. The other properties on Lone Mountain Rd. and Crozier Rd. in that area are all one acre and larger. In fact most of them are 5-acre parcels. I would have no objections to acre size lots or larger, for density.

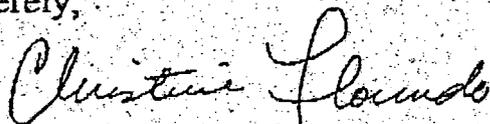
I also object to the use of West End Water Company for their water source. Only last year the state upgraded the well for Mr. Campbell, when they had to move the well to widen the road, and our water pressure is normal. We have always had bad water pressure and times of no water at all. I don't believe the system is able to handle the adding of this many homes. After 25 years of bad water pressure and sometimes no water at all, I do not want to go back to that. It is a sad day when there isn't enough pressure to pump water up to the cooler in the summer.

Another concern is the traffic. Center Street is the only road close to this project that has access to Grand Ave., which is our main thoroughfare. Lone Mountain, Crozier and Center Street are all 2 lane streets, with no turn lanes except on Center at Grand for left turns. The traffic back ups would be long with that many houses being added to the area.

I hope you will take these things into consideration before approving this project as it is proposed.

I can be reached during the day at 623-388-2321, if you have any questions.

Sincerely,

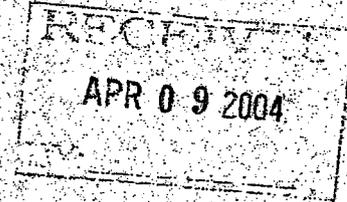


Christine Florendo

WITTMANN COMMITTEE FOR INCORPORATION
Jennie S. Dewberry ♦ PO Box 249, Wittmann, AZ 85361 ♦ (623) 584-0040

April 5, 2004

Maricopa County Planning & Zoning Dept.
Attention: Elaine Averitt
411 N. Central – 3rd Floor
Phoenix, Arizona 85004-2191



Re: Incorporation of Wittmann, Arizona 85361

This letter is pursuant to our recent telephone conversation regarding concerns Wittmann-area residents hold with respect to incorporation versus annexation by Surprise. To reiterate:

1. Much of our community lies within the area covered by the City of Surprise's General Plan. At nearly every opportunity during public hearings, Wittmann-area residents have strenuously opposed Surprise's encroachment into this area. Surprise appears to have conceded to existing residents but is still aggressively pursuing vacant land in the area. Plans include housing density much greater than what is currently rural zoning.
2. The vast majority of people residing in this area do so by choice as an alternative to either urban or suburban living. In addition, residents appreciate the open desert and do not want it buried under rooftops and asphalt. Furthermore, the residents hold great concerns about the availability of water to supply the kind of population Surprise is planning.
3. A group of concerned residents has formed this committee to pursue incorporating the Wittmann area. We believe that initially 32 square miles, as outlined on the enclosed map, would be a manageable size. We believe there is sufficient tax base, coupled with federal grant dollars, to provide the necessary services for police, fire and roads.
4. After the initial incorporation, the City of Wittmann will pursue annexing open areas adjacent to the current town site. This will enable the residents to develop the area in a manner complementary to their values and beliefs.

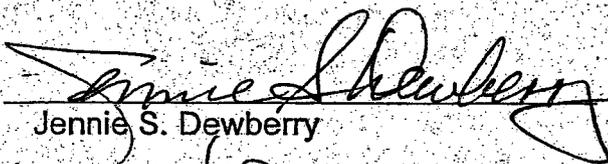
We recognize that the aggressive growth plans of the cities of Buckeye, Peoria and Surprise require us to act quickly. Therefore, we ask that the Maricopa County Board of Supervisors and the Maricopa County Planning and Zoning Department grant us the necessary time to complete this process and to meet with the aforementioned cities to make our case to obtain their permission to incorporate Wittmann.

Maricopa County Planning & Zoning Dept.
April 5, 2004
Page 2

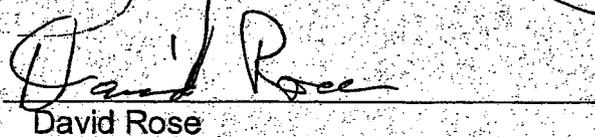
Thank you for any assistance you can provide in this matter.

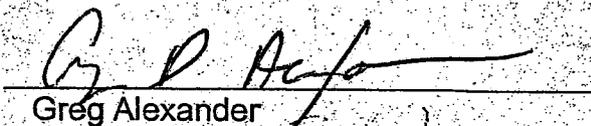
Sincerely,

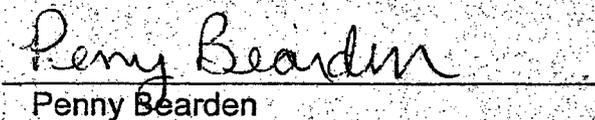
Wittmann Committee for Incorporation

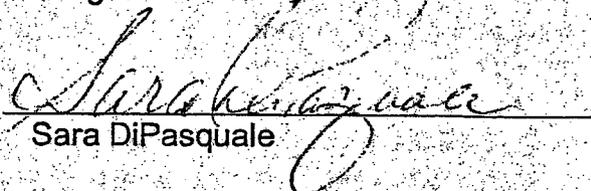

Jennie S. Dewberry

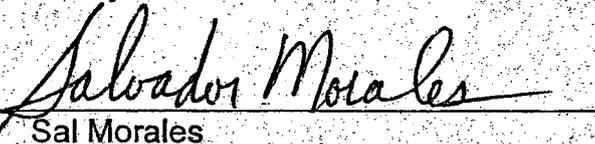

Terri Egleberry


David Rose

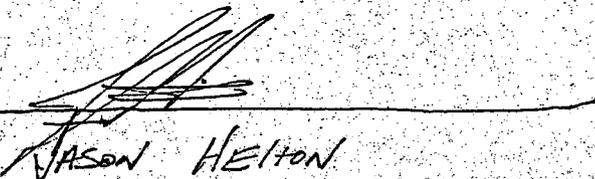

Greg Alexander


Penny Bearden


Sara DiPasquale


Sal Morales

James Welch


JASON HELTON

Elaine Averitt - PLANDE

From: lisakenw1@aol.com
Sent: Saturday, July 03, 2004 3:02 PM
To: elaineaveritt@mail.maricopa.gov
Cc: maxwilson@mail.maricopa.gov
Subject: Walden Ranch in Wittmann

It has come to my attention today that a new housing community is being planned near my home. The planned community is named Walden Ranch. According to flyers I have this to be a rather large development of a density of 6 houses per acre. I have strong reservations of such a large community and the effects it would have in my area. I would rather see the 1 acre parcels 1 home density that seems to be the norm kept. I worry about schools, fire and police and the roads as well as the water table as not being even close to adequate to serve this amount of population. As I will be unable to attend the Zoning Commission Hearing on July 22 I felt compelled to write and tell you of my opposition to such a large development. Thank you for your time. Kenneth Wollert
22432 W Peakview Rd.
P.O. Box 925
Wittmann, Az. 85361

07/06/2004

Elaine Averitt - PLANDEV

From: SURE Investments [sureinvestments@yahoo.com]
Sent: Sunday, July 04, 2004 12:39 PM
To: elaineaveritt@mail.maricopa.gov
Cc: maxwilson@mail.maricopa.gov
Subject: Walden Ranch

Elaine Averitt
Maricopa County Planning and Development Dept.
411 N Central Ave.
Phoenix, AZ

Re: Walden Ranch
EMP 2004-001
July 4, 2004

Dear Ms. Averitt:

Thank you for providing us with a copy of the Developer's Executive Summary for the above project. As property owners in Wittmann with plans to build a home there in the next few months, we are most interested in all that is going on in the area. We read the developer's presentation and are very disturbed and alarmed by it. If the developer has his way, this rural quiet part of Maricopa County will degenerate into yet another anonymous stretch of tract homes without consideration for sound planning principles or any thought for the established home owners and their community. We ask that you and your staff recommend denial by the Zoning Commission ! of the plan for Walden Ranch.

The zoning for virtually all the County land in this neighborhood is R43. The notable exception is the old "town" of Wittmann, an unplanned conglomeration of hovels and shanties hugging U.S. 60 notorious for poverty, junk and illegal drug labs. It is zoned R6. This is same density that the developer is proposing for a large part of his community. The residents of "greater" Wittmann extending from Jomax Road to Dove Valley Road and west to 259th Avenue deserve better.

The developer's projected population of 5,600 plus souls would exceed the present population of Wickenburg. County services are sorely lacking in the Wittmann area today. The quantum increase in population would further strain the Sheriff's Department and the small Wittmann Volunteer Fire Department. The projected 1,757 new homes would place a tremendous strain on the water table, and discharge of treated effluent from a new 750,000 gallon per day sewage treatment plant into local washes will have an as yet uncalculated impact on the environment.

Although the developer is proposing to donate 11 acres for a new elementary school site, who will pay for construction of the school, employment of teachers, administrators and support staff? Certainly not the developer. The developer makes no provision for a high school. He merely notes that older children will attend high school in Wickenburg or Peoria. Do they have excess student capacity? We doubt it. Who will pay for a fleet of school buses, their drivers and maintenance? Certainly not the developer.

We and the our many friends in Wittmann have chosen to live there based on its rural atmosphere, uncrowded roads, fresh air and the starry night sky. Years of projected construction and thousands of additional gasoline and diesel powered motor vehicles will ruin the air, and end the peace and quiet. The lights from the homes thousands of new

07/06/2004

residents, new businesses and **camp**s will obscure the night sky. **Quality of life issues are at the heart of our objection to Walden Ranch.** The only winner from the construction of thousands of new homes on small lots will be the developer. He will then move on to make more millions by destroying yet another community. We in Wittmann will have to live with his legacy.

Please deny this proposal in its entirety.

Sincerely,

Uri and Sylvia Schumm

E mail: sureinvestments@yahoo.com

CC: Max Wilson

Robert Jones

Bill Clayburg

A SURE deal is your best deal!

Do you Yahoo!?

Yahoo! Mail - 50x more storage than other providers!

07/06/2004

Kay Egley
424 South Van Buren Avenue
Kirkwood, Missouri 63122
(314) 822-3585

July 5, 2004

Sent via fax: 602-506-8369
602-506-4989

Maricopa County Planning Dept.
Attn: Elaine Averitt, Max Wilson

Re: Walden Ranch Project

Ladies and Gentlemen:

Those of us who put down roots in the wide-open-spaces of the West Valley many years ago figured we couldn't keep this beautiful area our little secret forever. We knew that eventually it would be discovered by developers. And, as we also know, you can't impede "progress."

Opponents to the Walden Ranch development would try to thwart progress when they cite increased traffic, demands on infrastructure, and environmental issues. Although these concerns will be heard and argued sympathetically by the County authorities, I fear it's just as likely opponents will prevail as it is that newcomers will cease their relentless migration to the Valley of the Sun.

Before you and the zoning commissioners choose the easy path and approve yet another high-density development, why not try to imagine ways in which you can enable development of neighborhoods where residents can enjoy the peaceful quiet of the desert while they marvel at the stars twinkling in clear night skies or toast the fabled Arizona sunsets from their patios?

The rugged rural landscape that would be Walden Ranch can be such a place if zoning remains unchanged for one-acre home-sites. Aren't there thousands of acres of flat desert without the unique beauty of Walden Ranch, where untold thousands of homes can be squeezed into cookie-cutter subdivisions? There must be high-density housing, but does it have to be created at the peril of the natural beauty of one of the few remaining unique desert landscapes within commuting distance of Phoenix?

Sincere regards from a temporarily absent Wittmann property owner,

Kay Egley

Elaine Averitt - PLANDEV..

From: GENE SCARBOROUGH [gscarborough@prodigy.net]
Sent: Monday, July 05, 2004 5:22 PM
To: elaineaveritt@mail.maricopa.gov
Subject: Walden Ranch.

EUGENE SCARBOROUGH
P. O. Box 113
Wittmann, AZ 85361-0113
623-825-1111
gscarborough@prodigy.net

July 5, 2004

Ms. Elaine Averitt, Project Manager
Maricopa County Planning and Zoning

Dear Ms. Averitt;

My name is Eugene Scarborough. I own and live on the property located at 30610 North 229th Drive, Wittmann. I am writing to voice my concern about the proposed project known as "Walden Ranch" to be located South and East from the intersection of Lone Mountain Road and Crozier Road.

First, there is a basic reason why all of the people in the Wittmann area live where we do. We moved there because we wanted to be away from congestion. We wanted quiet, clean air, clean water, no traffic, low crime, privacy, low taxes, and "elbow room". We chose the Wittmann area because it met these criteria and was zoned residential with a minimum lot size of one acre. This zoning assured us that we would not have to have a higher density of residential or be subjected to commercial building.

Now we have a developer that would like to change all that for the many who chose such a life style. The developer is only interested in a fast paced project, with many cheap houses, crammed together, that can be sold quickly at a high profit margin, so he can move on to his next project. The impact on the lives and property of the folks that are already there is of absolutely no concern to him. I hope it is to the County!

Here are some of the concerns I have about the project:

- We rely on a system of washes to channel our "monsoon" rains away from our properties. The Walden Ranch houses and surrounding walls will not allow for the free flow of water. We already have a problem in the area without another blockage of the flow. This threatens our homes with flood damage.
- Water has and is a major concern for desert dwellers. All of the houses in the area are serviced by private wells. The water table will not withstand an influx of houses draining the aquifer. You can just bet that, unlike the surrounding residents, these new home owners will want to have green lawns and many shrubs and trees. I would bet a few swimming pools will crop up too. Both the quantity and quality of our water will be impacted. The water we have will be degraded further by the water treatment plant that must be installed to service Walden Ranch.
- The traffic on Grand is going to look like I-10. It is only two lanes. It can not handle another thousand to three thousand cars headed into the metro area in the AM and out in the PM. The

07/06/2004

people that will be purch... these homes will be 'working class' They will need to get children to day care and or school, shop, and get to and from their places of employment. It is pretty safe to expect at least two cars per household. The developer will be required to add access to Grand. This will cause more cross traffic and more accidents.

- With the closest gasoline being 13 miles away, it will necessitate the building of a local gas station. Yet another threat to our underground water supply. All the gas that goes into those cars will create pollution which will destroy the environment that we all moved to Wittmann to enjoy. And we really don't need the added risk of gasoline tankers in our area two or three times a week.
- Occasionally we are subjected to discourteous people who drive noisy ATVs on the surrounding private unoccupied properties and washes. We also occasionally get kids with firearms that shoot a bit close to our houses. Now we have the prospect of 'city' kids who will get their first ATV or firearm. Imagine how that will impact us. Many of us hunt in the area. It is one of the benefits of living in the County rather than an incorporated City. Are we to lose this right too because of a more dense population? A Sheriff's sub station must be built in Walden Ranch just to keep 400 or 500! kids in check. Shall we have a tax increase to pay for that? Our remote properties will see a marked increase in Juvenal crime. This will have the financial impact of increasing our home owners' insurance costs. It also has the risk of injury or death for our children and pets.
- I understand the developer is graciously 'donating' a site for a school. How noble. Our school district is just about broke. We don't have enough money to provide our children with quality education now. The impact of 400 - 500 more students will bankrupt the district. A school site is of no value if you do not have the money to either build or staff the school! We really need a bunch more elementary school children crossing Grand during rush hour to get to the existing school. The rest will be bussed to Surprise or Wickenburg. Busses add to traffic and pollution.
- With the proposed density, the likelihood of fire is greatly increased. Our current volunteer fire department could not meet the new demands. That translates to a 'new, bigger, better' fire department. Who pays for that? No problem. We just raise taxes! So, now all the people that currently live there and are happy with the existing fire department have to pay higher taxes to provide for the Walden Ranch residents' needs. Of course there may not be enough water to put out a fire anyway.
- Wittmann is serviced by two "mom & pop" grocery stores. I understand Walden Ranch has plans to put in a strip mall that includes a major grocery chain. That means more trucks to stock the store. It also will likely put the two existing stores out of business. Is the developer going to buy them out or just say, "That's life! Sorry I took away your livelihood."?

- Doubling the population will necessitate the building of a new Post Office. I bet the developer didn't offer to pick up that additional infrastructure cost, did he?
- The proposed addition to the population is almost as great as the existing population. This will give the special interest groups that want to incorporate Wittmann a real boost. One such group wants to build an entertainment center not allowed by the County. But if they can force incorporation and control the local zoning, they can build what they desire.

I hope you understand that we are just not a bunch of whiners. These concerns are legitimate. They impact the quality of life we selected and paid for. They also impact us financially. Another reasonable concern is that it won't stop with this one developer. How can the County rezone and O.K. plans for one developer and then refuse to do the same for another? This one development will negate many of the positive reasons the residents moved to Wittmann. Additional developments would totally destroy the area forever.

It is my sincere hope that the County will look at the impact of the proposed project and reject it without hesitation or reservation.

The developer can still make his millions on the property, just not as fast. Leave the zoning as one to five acre lots and build custom homes. Add the following to the CC&Rs; Restrict the residents to water free landscaping and no swimming pools. Enlarge every major and minor wash that crosses the property, line them with rock, and make it part of the general landscaping plan. Do not allow block wall fencing. Restrict fence materials to barbed wire, corral pipe/mesh, or 4' high chain link. Height restrict all buildings to one story. Do not allow RV parking. No area within Walden Ranch would be zoned for commercial. No lot could contain structures that exceed 3500 square feet in the aggregate. No more than 2/3 (not including roadways) of the total development could be sold for lots. The remaining third must be maintained as parks, school site(s), Post Office site, and open space areas.

Please be sure the Water Control Board, the School District, the Sheriffs' Department, the Fire Department, the Environmental Department, the US Postal Department, the ADOT, and the County Assessor are asked for input and their opinions on how this project will impact the current residents.

All of us that live in the Wittmann area knew full well that there would be growth. We are not opposed to growth. We had a reasonable expectation that the growth would be on one to five acre sites. Please keep it that way!

Please respond by return email to let me know you have received this information;
gscarborough@prodigy.net

Sincerely,

Gené Scarborough

PS: If you would like this in MS Word format, please let me know.

Elaine Averitt - PLANDEVX

From: Robynn E Taylor [azmrtay@juno.com]
Sent: Monday, July 05, 2004 6:38 PM
To: maxwilson@mail.maricopa.gov; elaineaveritt@mail.maricopa.gov
Subject: Re: Waldon Ranch

Mr. Wilson,

This letter is in regard to the Waldon Ranch subdivision approval in
Littmann, Arizona. The information that I have received regarding this
development greatly disturbs myself and my family.

My husband, myself and our two children moved here three years ago from
Maryvale. We chose to move here because it was quiet, peaceful, and
safe. We don't have the noise, traffic or crime that was prevalent in
Maryvale. We wanted to raise our children in a safe environment where
they could also learn to enjoy and respect nature in it's own habitat.

With the development of Waldon Ranch, with up to six homes per acre, we
feel that we will lose so much of the secure, and quiet community that we
desired.

We're wondering where is all of this traffic going to go on our roads?
At this time, Crozier Road is only a surface road, not a four lane. Lone
Mountain is only partially chip sealed, the rest of it is dirt. We don't
want 5000+ persons destroying the desert landscape around us. This many
people will only bring in more off road vehicles to the area that will
come down the dirt roads and tearing them and the desert up. We have two
young children, (under 10), and there are also several other young
children within a few homes of ours. We currently have enough problems
with off road vehicles coming down our road at extreme speeds putting our
children in danger if they want to ride their bicycles and we can't get
any authoritative help in this issue. What will happen with this many
people?

I am all for growth. I understand that there is a need for single family
residences. But, can't we please keep our current R43 zoning of one home
per acre? This is what the people out here moved here for. If we wanted
to live in Phoenix, Surprise, Glendale, Maryvale, etc., that's where we
would have moved.

We don't need another 11 acre elementary school. Nadaburg is already in
the process of rebuilding the school. And that isn't the problem anyway.
There is plenty of school. There just isn't plenty of qualified
personnel in the Nadaburg school. Where do our children go for high
school? No one has seemed to give any thought to building a high school
in this area.

We also live with a shared well for four properties at this time. Where
is the water going to come from for this subdivision? I fear that this
will deplete our water sources. Then where will we all be?

Please, help us to preserve our beautiful desert and security. Let our
children grow up without fear and to enjoy life.

Please ask that you please reconsider this extreme development of six homes
per acre.

Thank you for taking the time to read this letter.

Sincerely,

Robynn E Taylor, and family

23233 W. Lone Mountain Road
Vittmann, AZ 85261
523-388-2486

Elaine Averitt - PLANDEV...

From: rex-hampton [rexjudy712@earthlink.net]
Sent: Monday, July 05, 2004 8:56 PM
To: elaineaveritt@mail.maricopa.gov
Cc: maxwilson@mail.maricopa.gov
Subject: Walden Ranch Project

We reside in Wittmann Arizona and are very concerned about the proposed Walden Ranch Development. We moved here from Glendale in May 2003 to escape the noise, congestion, traffic and crime of the city. We can go outside at night and see about a million stars instead of the glow of streetlights. A 1757 home subdivision and 12 acre shopping complex will totally destroy the rural lifestyle we have come to love. I do not drive an hour each way to work and back to have a city move to me.

Wittmann is an unincorporated community with no town government, police or professional fire service. Our homes have their own wells and septic tanks. We have abundant wildlife including Quail, Rabbits and Birds of Prey. Most of the roads here are dirt and that's the way we like it. 1757 new homes will mean an average of 3,500 more cars to pollute our air and clog our roads. 5,000 + people will put a strain on our already depleted aquifer. The sewage produced by these residents will require a 750,000 gallon per day sewage treatment plant to be built, adding unpleasant odors and the resulting effluent will be dumped into our network of washes, spelling an end to our local wildlife. The demand would be too much for the tiny Wittmann Volunteer Fire Department to be able to handle any Emergency. The Maricopa County Sheriff's Department, which provides law enforcement for the area, would have to stretch already thin resources. The local school would not be able to handle the new influx of students and, although 11 acres of land in this development are being "donated" for an elementary school, there is no current tax base to fund the construction or operation of a school and no provisions for a high school. Our population would surpass Wickenburg overnight without an infrastructure to support it. Lastly, the bright lights from those 1757 homes, 12 acre shopping complex and all those street lights will obliterate our view of the stars. Crime will go up 100% with that many people moving here. We can go to bed at night, not lock our doors and still feel very safe, if 5000 + people move here, feeling safe will be a thing of the past that is something that's guaranteed.

We moved out here to escape the congestion, traffic, noise and light pollution of the city. We pay our taxes and live quietly in our country place. We urge you to maintain the current R43 zoning of one acre per home in the Wittmann area and not give in to the developers and their attorneys and their deep pockets. I don't know if you have seen the reality of the "housing boom" in the northwest valley, but it consists of "cookie cutter" homes placed so close together that if you spit out your window, you hit your neighbor's house. We didn't want that for ourselves, so we chose an acre of land out of the city with the belief that our paradise would not be sold to the highest bidder. I am prepared to use all of the resources at my disposal to defeat this travesty and those who support or condone it.

We urge you to support the citizens of this community and retain the R43 zoning of one home per acre in the Wittmann area.

Cordially
Rex Hampton

Judy Hampton

07/06/2004

rex hampton
rexjudy712@earthlink.net
Why Wait? Move to EarthLink.

07/06/2004

Elaine Averitt - PLANDE

From: STICKSINAZ@aol.com
Sent: Monday, July 05, 2004 9:22 PM
To: elaineaveritt@mail.maricopa.gov; maxwilson@mail.maricopa.gov
Subject: Walden Ranch

We are against the rezoning of Walden Ranch area on Crozier Rd & Lone Mtn Rd. in Wittmann, Az. The influx of people, in regards to : School System who will pay for the building Lighting system with 1757 homes along with water shortages and sewage alone will affect the people in Wittmann already living on the allocated 1 to 1 1/2 acre parcels that should be. Developers are taking the entire lands that have been allocated for 1 acre parcels and ruining the environmental impact on all the wildlife in the areas.

This is not using our open desert prudently.

Hundreds of ATV's will cause dust problems, noise pollution.

Fire protection and police patrols will be spread to their thinnest, putting us all in jeopardy for prompt service in a life and death situation.

We need to keep the zoning laws as they are and not continue as one big city expanding for miles and miles with none of the above concerns being looked at with an open mind when we all know what is happening to our wildlife, our cactuses, the beauty of an open area to watch the birds, see the stars without reflections of bright lites taking away from all natures true wonders.

PLEASE GIVE THIS LAND A CHANCE TO BE SEEN BY OUR CHILDREN AS NATURE PLANNED. WE OWE THEM THAT MUCH.

I for one moved out of Phx because of the pollution, in less than 10 yrs the air quality has dropped to such a medical problem with myself and others who are living out here to have a better quality of life, while we can. This development will not clean the air but in a very short time have all the poor qualities that exist in Chandler, Queen Creek, Appache Junction not mentioning the water problems.. WE DO NOT WANT THIS REZONED.

LEAVE US WITH THE CLEAN AIR, THE BEAUTIFUL SUN RISES AND SUN SETS, THE STARS WITH ALL THEIR BEAUTY, WILD ANIMALS LIVING AS THEY SHOULD AND NOT IN PEOPLES BACKYARDS AND GOLF COURSES.

ONCE THESE THINGS ARE TAKEN AWAY WE CANNOT GET THEM BACK.

OUR CHILDREN , GRANDCHILDREN AND GREAT GRANDCHILDREN NEED TO SEE ALL THESE THINGS AS WE HAVE.

THANK YOU, HAROLD & AVIS STICK
LONE MTN RD. WITTMANN

07/06/2004

Elaine Averitt - PLANDE

From: RsKeenom@aol.com

Sent: Monday, July 05, 2004 9:22 PM

To: elaineaveritt@mail.maricopa.gov; maxwilson@mail.maricopa.gov

Subject: KEEP WITTMANN ZONED R43!!!

My family and I moved here for the reasons of quietness of the desert, acreage for homes, open spaces and minimum traffic.

We don't want almost 1800 homes in this area, with 4-6 homes being built per acre. Nor do we want Wittmann to become another metropolitan city like those in the Phoenix proper.

So far we haven't heard about what YOU, THE GOVERNMENT, NOR THE DEVELOPERS plan to do as far as: fire departments, city water and sewage and TRAFFIC. Are you requiring these developers to improve roads before all these homes, people and their multiple cars invade the desert? Probably not. Nor have we heard about elementary, middle and high schools in the area.

From the meeting we attended at Nadaburg School, it sounded like YOU already decided that this developer could build here. You have not let us, the people of Wittmann and surrounding areas vote on this issue. Sounds like the millionaire developers get what they want with their influence of money with no regard what the little people feel or want. We just wondering what you, the government is getting out of the deal?

07/06/2004

Mr. & Mrs. Scotty J. Clyde
22519 W. Montgomery Rd.
Wittmann, AZ. 85361
602-290-3668

July, 5th 2004

Elaine Averitt
Project Manager
Maricopa County Planning Dept.
Fax # 602-506-8369

Re: Walden Ranch Subdivision, Wittmann AZ.

Ms. Averitt,

We are writing to you with our concerns regarding the planned subdivision in Wittmann to be called Walden Ranch. This Project, with it's proposed zoning change from the current R43, has us Deeply Upset and Very Concerned.

It clearly shows that not much care, consideration and long term negative effects to the surrounding community, have been thought through.

With the expected population to exceed 5600 people, this rural community, does not want, nor can it handle such gross over building.

Our most precious and biggest concern is, WATER, WATER, WATER.

Our well is currently at the depth of 650' (feet), this is our life blood in this drought laden desert, and with the current zoning of R43 we are hoping that it will last at this depth, for some time to come, with our financial planning done accordingly.

However, with the proposed change and the allowance of the extreme dense housing of (1757 homes) drawing off the aquifer, how long will this most scarce commodity last? Being on well water is a necessity for us, not a choice, and we guard it accordingly.

The planned treatment plant is all well and good, but, once again that will take more water from the aquifer, the effluent water disposal is to help replenish this aquifer, this takes time and the dumping of it into the local washes is a head shaker. this will end up being a breeding ground for stagnant water, which as history will show causes many health issues, the least of which and most troubling, West Nile Virus, We are a community of Livestock owners, and this is a very real and worrisome issue.

Traffic, Construction, Light pollution, Noise pollution, these are all concerns as well, with the population exploding to well over 5600 people in this proposed subdivision, (larger than the entire population of Wickenburg!) Our rural life style will be in jeopardy. Current zoning of R43 (1) home per acre is plenty. This will still allow for an incredible profit for the builder(s), more than that is simple Greed at our expense.

If we had wanted to live in a planned " Master Community " we would have chosen from one of the many already available in the metro, and close surrounding areas.

We choose to move to this rural area to get away from the noise, congestion and traffic

problems. With the anticipated addition of an additional 3500 vehicles, we foresee the same type of problems due to traffic that the Anthem area is now experiencing, with Heavy Congestion, Long Delays and Road Closures, due in part to the inadequate size of (117)

This is a rural area, with no capabilities to support such an increase.

We depend on a Volunteer Fire Dept., an already spread thin Sheriff's Dept. and our neighbors, and we like it this way.

With this type of increase we will once again be in the position of a surrounding City wanting to annex us, so they can " Provide the services we need " Which the records will show this Town does not want

As Business owners in the city of Glendale, We choose to move to this rural area to get away , relax, and hear nothing when we sit on our patios at night. This is our saving grace, and we will fight the legal fight to preserve it.

Thank You for taking the time to read this letter, and please consider all of our concerns when making any enviromental and life changing decisions. An acknowledgment and response to this letter of concern will be anticipated.

Please forward all correspondence to,

6730 W. Frier Dr. Ste # 102

Glendale, AZ 85303

623-930-9235

Fax # 623-930-4963

Frances G. & Scotty J. Clyde

cc: Max Wilson, Supervisor District 4
Robert Jones, Zoning Commissioner District 4
Bill Clayburg, Zoning Commissioner District 4
Janet Napolitano, Governor
Jack Harper, State Senator
Tom Boone, House Representative
Carole Hubbs, House Representative

Elaine Averitt - PLANDEVX

From: Dennis.Yost@cox.com
Sent: Tuesday, July 06, 2004 8:44 AM
To: elaineaveritt@mail.maricopa.gov
Cc: maxwilson@mail.maricopa.gov
Subject: Walden Ranch - Crozier & Lone Mtn. Rd. EMP 2004-001

Elaine Averitt
Maricopa County Planning and Development Dept.
11 N Central Ave.
Phoenix, AZ

Dear Ms. Averitt,

I'm writing you today with deep concerns regarding Walden Ranch sub-division proposal. My family, friends and neighbors alike are very opposed to the building of a master Planned community. The amount of houses to be built on such a small area are of great concern for many reasons. I have had feedback from many residents of Wittmann. All have been opposed of the construction of so many houses. Our concerns are as follows but not limited to:

Who will build the elementary school?

Who pays for the extra teachers salary?

What impact will the large amount of residents have on our water table?

Where will the residents of Walden Ranch be driving their 4x4 vehicles and ATV's? Our back yards since theirs are too small?

Fire Department and Sheriff is too small to handle the extra population.

Arterial streets can't handle the extra traffic now, add approximately 5,600 more residents and what will we be faced with?

What is to be done with the high school students? Nothing in the plans for a high school, can Wickenburg handle that many extra kids? I doubt it.

Street lights will cancel our nightly view of the desert sky filled with stars.

Strip malls will be a place to "hang out" for youth to cause trouble.

WE DON'T WANT WAL-MART IN WITTMANN!! (Or any other major grocer/department store)

Country atmosphere will quickly diminish.

Property values will be affected in a negative way for surrounding area. Small ranch homes won't look good with larger lots surrounding them.

There is to be 6 homes per acre? Too many houses in too small of an area.

Individuals who have moved to the Wittmann area moved there for the peace and tranquility. That will quickly go away with the construction of Walden Ranch. Everyone who has moved to Wittmann and built homes were forced to build no more than one house per acre, exactly how can this developer build six per acre? That is what we consider a double standard. I have had most of my weekend occupied on the phone with concerned residents from all over the Wittmann area and not one of them was positive attitude toward the construction of Walden Ranch. The developer claims to have mailed out notices of a meeting that was held at Nadaburg Elementary School. I attended this meeting and not one person there was notified by a mailing from the developer. He has placed one sign at a rather inconspicuous place along Lone Mountain Rd. Immediately adjacent to that sign were two more equally sized and equally designed signs stating "One acre home sites!". These were placed very soon after the small "town meeting" held at the elementary school. These signs were very deceiving even to myself. Not to mention others who paid it less attention than I did.

The developer, according to him, also built the same style sub-division in the town of Maricopa. He is buying up tracts of land away from town since it's cheaper for him to develop. Then charging around the same price for the homes as they do in town. Now city residents look at moving to the country with a city atmosphere with in the walls of their gated communities. They bring their city values with them and we suffer for it as a community. We, as a community, can see no benefit in any way shape or form from the construction of a community of this size to drop in our laps. This will put Wittmann over the size of Wickenburg in a much smaller area. The developer builds the houses and tells us how much this will improve our area, we don't see it nor do we want it. I will be attending the meeting as many of my neighbors will be on July 22nd at 301 W. Jefferson when this proposal goes before the Zoning and Planning Commission. We will be opposing

Below I'm including a list of names and addresses of other Wittmann residents, who on short notice, have contacted me with concern of Walden Ranch. There are many more I wasn't able to speak to and obtain addresses from as I did not have enough time in a day to talk to all of them. But we will further our collection of people who don't wish to have Walden Ranch in their back yards.

Dennis & Lori Yost 30710 N. 229th Ave, Wittmann, AZ. 85361 (623)215-4521, (602)694-3335
Bruce W. Colwell 27865 N. Black Butte Rd., Wittmann, AZ. 85361 (623)388-2924
David Bateman 31621 N. 231st Ave., Wittmann, AZ. 85361
Mike Headley 29914 W. Patton Rd. #D8, Wittmann, AZ. 85361
Gene Scarborough 30610 N. 229th Dr., Wittmann, AZ. 85361
D & Nicole Gouer 27008 N. 205th Ave., Wittmann, AZ. 85361
Linda Lovejoy 221st Ave. & Dixileta, Wittmann, AZ. 85361
John & Betty Papouga 30712 N. 229th Dr., Wittmann, AZ. 85361
Tom & Bonnie Evans 22611 W. Duane Ln., Wittmann, AZ. 85361
Bob Shelley 29314 N. 225th Ave., Wittmann, AZ. 85361
Bill & Carrie Wiscombe 30820 N. 229th Ave., Wittmann, AZ. 85361
Lisa Scheele 27645 W. Denver Hill Rd., Wittmann, AZ. 85361
Rachel Schaffran 27630 W. Denver Hill Rd., Wittmann, AZ. 85361
Diz & Tom Witt 21147 W. Peak View Rd., Wittmann, AZ. 85361
Dori & Sylvia Schumm 11430 N. 27th St., Phoenix, AZ. 85028 (future resident)
Brad & Debbie Peters 29213 N. 249th Ave., Wittmann, AZ. 85361

All names and addresses were obtained by residents contacting me through my telephone number. They voluntarily phoned me to have their names added to a growing list of people opposing Walden Ranch for development. Please do not approve Walden Ranch for construction in the Wittmann area. Thank you so much for your time with this matter.
Sincerely,

Dennis Yost
23-322-7272 office
602-694-2247 cell
23-322-0524 fax

Elaine Averitt - PLANDE

From: dndhomes@aol.com
Sent: Tuesday, July 06, 2004 1:34 PM
To: elaineaveritt@mail.maricopa.gov
Subject: Walden Ranch

Just want to let you know that my husband and I are very upset concerning Walden Ranch coming to our area. We recently moved out this far to avoid all the problems that this large development will bring to our area. Please vote against this.
Dan & Diane Bojko

07/06/2004

From: Dennis.Yost@cox.com
Sent: Tuesday, July 06, 2004 9:03 AM
To: elaineaveritt@mail.maricopa.gov
maxwilson@mail.maricopa.gov
Subject: FW: Walden Ranch - Crozier & Lone Mtn. Rd. EMP-2004-001

apologize for the late coming but there are four more addresses listed below that missed the original email. Thank you.

-----Original Message-----

From: Yost, Dennis (CCI-Phoenix)
Sent: Tuesday, July 06, 2004 8:44 AM
To: elaineaveritt@mail.maricopa.gov
Cc: maxwilson@mail.maricopa.gov
Subject: Walden Ranch - Crozier & Lone Mtn. Rd. EMP-2004-001

Elaine Averitt
Maricopa County Planning and Development Dept.
411 N Central Ave.
Phoenix, AZ

Dear Ms. Averitt,

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- * Who will build the elementary school?
- * Who pays for the extra teachers salary?
- * What impact will the large amount of residents have on our water table?
- * Where will the residents of Walden Ranch be driving their 4x4 vehicles and ATV's? or back yards since theirs are too small?
- * Fire Department and Sheriff is too small to handle the extra population.
- * Arterial streets can't handle the extra traffic now, add approximately 5,600 more residents and what will we be faced with?
- * What is to be done with the high school students? Nothing in the plans for a high school, can Wickenburg handle that many extra kids? I doubt it.
- * Street lights will cancel our nightly view of the desert sky filled with stars.
- * Strip malls will be a place to "hang out" for youth to cause trouble.
- * WE DON'T WANT WAL-MART IN WITTMANN!! (Or any other major grocer/department store)
- * Country atmosphere will quickly diminish.
- * Property values will be affected in a negative way for surrounding area. Small back homes won't look good with larger lots surrounding them.
- * There is to be 6 homes per acre? Too many houses in too small of an area.

Individuals who have moved to the Wittmann area moved there for the peace and tranquility. That will quickly go away with the construction of Walden Ranch. Everyone who has moved to Wittmann and built homes were forced to build no more than one house per acre, exactly how can this developer build six per acre? That is what we consider a double standard. I have had most of my weekend occupied on the phone with concerned residents from all over the Wittmann area and not one of them was positive attitude toward the construction of Walden Ranch. The developer claims to have mailed out notices of a meeting that was held at Nadaburg Elementary School. I attended this meeting and not one person there was notified by a mailing from the developer. He has placed one sign at a rather inconspicuous place along Lone Mountain Rd. Immediately adjacent to that sign were two more equally sized and equally designed signs stating "One acre home sites!". These signs were placed very soon after the small "town meeting" held at the elementary school. These signs were very deceiving even to myself. Not to mention others who paid it less attention than I did.

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develop. They are charging about the same price for the homes as they do in town. Now city residents look at moving to the country with a city atmosphere within the walls of their gated communities. They bring their city values with them and suffer for it as a community. We, as a community, can see no benefit in any way shape or form from the construction of a community of this size to drop in our laps. This will put Wittmann over the size of Wickenburg in a much smaller area. The developer builds the houses and tells us how much this will improve our area, we don't see it nor do we want it. I will be attending the meeting as many of my neighbors will be on July 22nd at 301 W. Jefferson when this proposal goes before the Zoning and Planning Commission. We will be opposing his proposal of Walden Ranch in our rural community.

Below I'm including a list of names and addresses of other Wittmann residents, who on short notice, have contacted me with concern of Walden Ranch. There are many more I wasn't able to speak to and obtain addresses from as I did not have enough time in a day to talk to all of them. But we will further our collection of people who don't wish to have Walden Ranch in their back yards.

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Brenda Lovejoy 221st Ave. & Dixileta, Wittmann, AZ. 85361

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Tom & Bonnie Evans 22611 W. Duane Ln., Wittmann, AZ. 85361

Bob Shelley 29314 N. 225th Ave., Wittmann, AZ. 85361

Bill & Carrie Wiscombe 30820 N. 229th Ave., Wittmann, AZ. 85361

Lisa Scheele 27645 W. Denver Hill Rd., Wittmann, AZ. 85361

Rachel Schaffran 27630 W. Denver Hill Rd., Wittmann, AZ. 85361

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Uri & Sylvia Schumm 11430 N. 27th St., Phoenix, AZ. 85028 (future resident)

Brad & Debbie Peters 29213 N. 249th Ave., Wittmann, AZ. 85361

Bob Whipple

32039 N 307 Ave

Wittmann, AZ 85361

623/680-0642

Tabatha Solberg

29209 N 250 Ave

Wittmann, AZ 85361

623/388-9228

Scott Vallery

24804 W Peakview

Wittmann, AZ 85361

(no phone at this time)

Lisa Lofquist

24941 W Morning Vista

Wittmann, AZ 85361

623/388-9136

All names and addresses were obtained by residents contacting me through my telephone number. They voluntarily phoned me to have their names added to a growing list of people opposing Walden Ranch for development.

Please do not approve Walden Ranch for construction in the Wittmann area. Thank you so much for your time with this matter.

Sincerely,

Dennis Yost

623-322-7272 office

602-694-2247 cell

623-322-0524 fax

Elaine Averitt - PLANDE

From: Jo Akers [makers3@cox.net]
Sent: Wednesday, July 07, 2004 2:51 AM
To: elaineaveritt@mail.maricopa.gov
Cc: maxwilson@mail.maricopa.gov
Subject: Housing Zoning for Wittmann

7-7-04

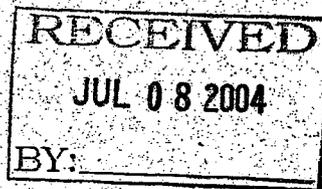
To Whom It May Concern:

I, Michael Smith, a resident of Wittmann, want you to know that I wish for the R43 Zoning of one home per acre to stay. I moved here to get away from pollution and the noise of the city. Please help me keep my town the way it is.

Thanks in advance for your support.

Michael G. Smith
32518 N. 226th Drive
Wittmann, AZ. 85361
(602) 329-0230 (cell)

07/07/2004



Jane Boone
P.O. Box 685
Wittmann, Az. 85361

July 6, 2004

Elaine Averitt, Project Manager
M.C.P.D.
411 N. Central Ave.
Phoenix, Az. 85004

Re: Walden Ranch in Wittmann, Az.

We need to keep the one acre per family to live on for the following reasons:

1. This is country living.
2. The county cannot keep up the roads that are already here. Is the county going to widen the roads from Walden Ranch to Grand Avenue.
3. Schools: We had a developer on 163rd Avenue promise to build a grade school and to be completed three years ago. They haven't turned one shovel of dirt.
4. Off Road Vehicles and horses: The people that move out here now bring their 3 + 4 wheelers. The children and adults drive up

page 2

4 (Cont.) and down our roads, making the dust in the air.

5. Animal control: In the early hours, folks that already live out here let their dogs run free. You can't catch or shoot the dogs and M.C.A.C. won't.

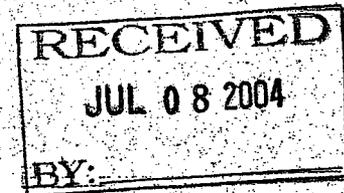
We do not need a shopping center as this will make our property taxes go up.

The sheriff's department is short on deputies. Is the County going to put out the money to hire more deputies.

If this plan is approved, you would be putting a city in a rural area.

Jane Boone
P.O. Box 685
Wittmann, Va. 85361

July 7, 2004



Elaine Averitt, Planner
Maricopa County Planning and Development Department
411 North Central Avenue, 3rd Floor
Phoenix, AZ 85004-2191

Dear Ms Averitt:

This letter is in regard to the Development Master Plan for Walden Ranch 520.6-Acres (Southwest Corner of Crozier and Lone Mountain Road) in Wittmann. According to the June 30 notification we received from Earl, Curley & Lagarde, P.C., Attorneys at Law, we understand that the Board of Supervisors will be meeting July 22, 2004, to discuss further this development.

We have an interest in the decision, as we own acreage, including our home, adjacent to the proposed development property. When we purchased our property, it was with the knowledge that our property and the surrounding area was zoned Rural-43, and there could be no more than one residential home per acre. Obviously, with this proposed development, there would be close to six residences per acre, a density which raises a real concern for those of us who live in the area. Please consider our urgent request to keep the zoning as is, Rural-43.

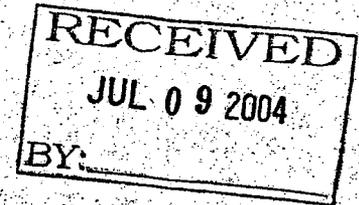
Thank you for your consideration of this matter, and we look forward to your decision.

Sincerely yours,

A handwritten signature in cursive script that reads "David + Betti Pflapsen". The signature is written in dark ink and is positioned above the typed name and address.

David and Betti Pflapsen
21518 W. Montanoso
P.O. Box 374
Wittmann 85361

623-388-9863



July 6, 2004

Elaine Averitt
Maricopa County Planning Dept. Project Manager
411 N. Central 3rd Floor
Phoenix, Az 85004

Re: Walden Ranch

Dear Mr. Jones,

I am a concerned resident of Wittmann. We moved to Wittmann to get out of the city, Phoenix. Wittmann is a sleepy little rural community that does **not** need the crime, noise, traffic or congestion. We do **not** have the resources in the Fire or Sheriffs Departments to have a big increase in population.

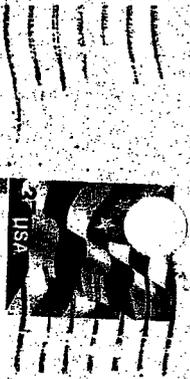
What are they doing for the residents already there? Higher taxes, increased traffic, air & water pollution, using up our water supply, etc. They say they will donate land for a school, who will pay for it to be built? Will they build a High School too? They suggest building six houses to an acre, that would change our zoning laws. We vote to keep them as they are.

Wittmann residents say **NO** to rezoning & Walden Ranch.

Sincerely,

Dan or Sharleen Vondra
22627 N. Dove Valley Rd
Wittmann, Az 85361

Mrs. Patricia Parker
32202 Palo Verde St
Wittmann, AZ 85361



o Mrs. Grewitt:

This is about the development in the Wittmann area. Most of us out here don't want it.

PS is asking us, who all - why are having a hard time to cut down, yet you want to build more. Building & don't have an air conditioner - a lot of people out here don't, all new houses need to use solar energy and we two stories, even our teenagers suggest this!

What the developers do to the movement and the poor animals to murder!

The school is at capacity now, and more children coming to take it unless to those already here. We don't have enough children to build a new school!

The fire department is

Volunteer! With all the new people that already have moved here, only 2 have joined to help. During the day only 4 people are available for fire or medical. Some guarantee that no house will be saved built that close together. It must be firemen's neighborhood the way house are being built. No close together if there is God help anyone if there is more than one medical emergency. Take a number!

We live in all the water coming from the process are being used for food plants.

Pat Parker

Concerned Homeowner
PS. There are a lot of animals out here

JUN 20 1994
(with 1st
packet)

Elaine Averitt - PLANDEVX

From: Twilap@aol.com
Sent: Monday, July 19, 2004 8:50 PM
To: elaineaveritt@mail.maricopa.gov
Subject: Walden Ranch

July 19, 2004

David & Twila Papanek
27616 North 254th Avenue
Wittmann, AZ 85361

Elaine Averitt - Planner
Max Wilson - District 4 Supervisor

Dear Ms. Averitt and Mr. Wilson:

As a homeowner in the Wittmann area, I am concerned with the Walden Ranch proposal. I chose to live out here because I wanted land and a rural lifestyle and am tired of the traffic congestion in planned developments and shopping centers. I don't mind driving 20-30 minutes to get into town. Please do all you can to block the development of Walden Ranch, and other subdivisions that allow 2 or more houses per acre.

Sincerely

David M. Papanek

Elaine Averitt - PLANDEVX

From: Greg U. [guhles@cox.net]
Sent: Monday, July 19, 2004 9:32 PM
To: elaineaveritt@mail.maricopa.gov; mwwilson@mail.maricopa.gov
Subject: Walden Ranch/No the the development

I have been a Maricopa county resident for over 30 years and will be moving to Wittmann. We have chosen to build on a 1+ acre property in order to preserve the current way of life and rural atmosphere. I would like to keep it that way. The proposed Walden Ranch will destroy any semblance of rural life and turn this area into just another crowded and congested environment. There is no way that this area can support the kind of density proposed. In Maricopa county, water is at a premium, clean air is wanting and traffic is the norm. Do we need to make the matters worse? Just taking the one issue of traffic, what exists today that will transport the intended population of Wittmann to the South and East? Grand and Bell are already traffic jams. The fact of the matter is that there are no capabilities in place to support the traffic from the proposed community. We do not have an I17, like Anthem. This project is ill conceived with no thought given to traffic, pollution, sewage, water, fire protection, law enforcement or schools. This project only benefits the developers. Over the years, I have heard Maricopa county talk about preservation of our environment and resources. It is time that the governing bodies and planners 'walk the talk'. The desert is very fragile. Keep the zoning R43.

Greg Uhles
15034 W. Piana Trl.
Surprise, AZ. 85374

Maricopa County
Planning Commission Chair
411 N. Central 3rd Floor
Phoenix, AZ. 85004

July 13, 2004

RE: WALDEN RANCH DMP 2004001

Mr. Bill Clayburg,

We recently moved into a custom home at 28336 N. 227 Ave one of the larger homes in the area. Our family has looked forward to living in an area where the stars are more visible because of the lack of city lights. No large PCD communities and a opportunity to see an area develop into homes on one acre lots are more.

I recently had a short stay in Avondale while I built our home, Avondale is a city of tract homes no upscale housing no streets to handle traffic which gridlocks on the weekends. A city which had truly very little skilled planning and development.

Walden Ranch is just another tract home subdivision when the developer leaves with his profits what he has left us and Maricopa County to maintain. **Clearly this plan does not conform to an area with home lots 1 too 5 acres.**

- Too many units per acre with very little respect of the value of scarce resources, will this development be compatible with the southwest setting.
- Lighting concerns all onsite lighting should be shielded to prevent direct visibility of the light source. Lighting should be shielded with cut off fixtures and deflectors to direct light downwards and lighting levels should be limited to one foot candle.
- Fencing no chain link with plastic slats barb wire non decorative metals, wall of fence treatment which minimizes visual impacts should be considered. Alternatives could be berming and landscaping to screen security fencing and increase setbacks. Unfinished block walls should be avoided walls exceeding fifty feet should be extensively landscaped. Temporary fencing must be removed within one year.
- Streets exceeding 600' should incorporate traffic calming measures to reduce speeds and discourage cut through traffic. Dog-leg "cul-de-sacs are discouraged they create blind spots. Do curbs around schools and parks should require vertical curbing, 5' sidewalks and 18' of paving for half streets which accommodate on street parking?

- Subdivisions design should incorporate detached sidewalks which promotes pedestrian safety. Are meandering sidewalks proposed for the perimeter of the subdivision? And are they closer than 3' from the curb?
- Very little open area compared to the development size parks which are just retention areas, and oh yes a BBQ grill, parks not very accessible and useable by people.
- Natural washes squeezed by proposed development I see little emphasis for open space and mountains.
- All washes will be preserved, **delete wording as much as possible.**
- What type buffer is created for pedestrian walkways on highly traveled public right of way?
- I see no mention of horse trails for neighbors in the community to use and constructed of natural materials or decomposed granite.
- Any consideration for future bus stops.
- Walden Ranch seems to have little concern with the drought at hand with lots of turf planned. All plant material should be drought tolerant and in context with adjacent land. 24" box trees should be used on streets to screen views
- Subdivision plan should use upgraded street lights and street signs. And should incorporate colors materials and textures.
- A waste water treatment plant which I assume is not covered for odors.
- Only one elementary school site I would think maybe 3 sites, what about a High School site.
- The potential for more severe flooding seems imminent!
- 12 acres for commercial seems far short and I assume 165 entry level paying jobs.
- What does the buffer around waste water treatment plant consist of?

- Water service grossly underestimates family size many exceed 3.2 per household.
- How will this neighborhood affect my water well supply as others in the area?
- How will additional storage tanks be screened and pumps for back up generation. What about noise from these facilities.
- Discharge of any waste water into adjacent washes is totally unacceptable. This water will change the very assents of a desert wash not to speak of uncontrolled growth of plants not native to the area. Mosquitoes which now carry the West Nile virus.
-
- How does a voluntary fire department handle this type development?
- **Other concerns**
- **OPEN SPACE**
- **LOT LOYOUT**
- **GRADING AND DRAINAGE**
- **DESERT PRESERVATION**
- **FREEWAY MITIGATION**
- **SINGLE FAMILY DESIGN REVIEW**

Regards,

Brett DeWeese
 28336 N 227 Ave
 Wittmann, AZ 85323

VIA FACSIMILE Planning Chair: 602-506-8360
 VIA FACSIMILE Planning: 602-506-8369
 Cc: Supervisor Max Wilson

Elaine Averitt - PLANDEVX

From: Greg U. [guhles@cox.net]
Date: Friday, July 30, 2004 6:54 PM
To: 'Elaine Averitt - PLANDEVX'; Max Wilson - District 4
Subject: RE: 300' letter for Walden Ranch

I have not met yet, but I am one of the property owners affected by Walden Ranch. Uri forwarded this to me and I would like to be known that I am in opposition to Walden Ranch for many reasons, but if I were to start with the primary reason it is zoning. The current zoning is R43, I believe, which makes sense since this is a desert! We cannot keep putting pressure on this environment without significant consequences. Anyway, I am sure you will hear more from me as this development gets closer to a vote by the supervisors. Again, I urge either an outright rejection of this plan or a significantly scaled down plan that meets the current zoning ordinance. Thanks for your time.

G. Uhles
Phoenix, AZ

-----Original Message-----

From: Elaine Averitt - PLANDEVX [mailto:elaineaveritt@mail.maricopa.gov]
Sent: Friday, July 30, 2004 11:45 AM
To: 'SURE Investments'
Subject: 300' letter for Walden Ranch

Uri,

Attached is the 300' letter sent to property owners within 300' of the Walden Ranch site. Have a great weekend.

Elaine Averitt, AICP, Planner
Comprehensive Planning Branch
Maricopa County Planning & Development Department
411 N. Central, #300 Phoenix, AZ 85004-2191
(602) 506-8520 (direct); (602) 506-8369 (fax)
elaineaveritt@mail.maricopa.gov

<<DMP2004001 300' Notice Letter 07-22-04.doc>>

Elaine Averitt - PLANDEVX

Dennis Dodgen [ddodgen@direcway.com]

Date: Sunday, August 01, 2004 9:19 PM

To: elaineaveritt@mail.maricopa.gov; maxwilson@mail.maricopa.gov

Subject: Walden Ranch Concerns

Word concern does not describe our feelings towards this project. ALARM is probably more appropriate.

When we just moved to the area, we were attracted, as most if not all of our neighbors, by the fact that it was small and that all of the lots were 1 acre or larger, allowing for space and a lack of traffic and congestion. Walden Ranch violates all of these things plus some not yet listed:

- High density housing
- Crowded roads
- Vehicle pollution
- Added demand for police and fire protection
- Inadequate schools
- Off road vehicles tearing up the desert
- Light pollution obscuring the night sky

There is no provision for the infrastructure and structures that will be needed to support this greedy proposal. No one should be deprived of the right to make a living but to change a life style, impose significantly higher taxes and to totally degrade the living of neighbors is not right and the threat should be removed.

Quality of life issues, they would be changed irrevocably, but remember that this developer is not going to foot the bill for additional costs that their proposal would cause. Nor are they willing to keep the open spaces that we bought when we moved. They wish to burden us all and the county with costs, effort and inconvenience in order to profit. This is wrong and I urge county officials to see the plan for what it is. Please remove this threat from our table.

Elaine Averitt - PLANDEVX

From: Dennis Dodgen [ddodgen@direcway.com]

Sent: Sunday, August 01, 2004 9:22 PM

To: elaineaveritt@mail.maricopa.gov; maxwilson@mail.maricopa.gov

Subject: forgot to let you know who I am

on my email ref Walden Farm;

Dennis Dodgen
24337 West Desert Vista Trail
Wittmann, AZ 85361
623-388-0237

To: Bill Clayburg/Planning and Zoning Commissioner
Fax: 602-406-8369
From: Gregory Uhles
Re: Walden Ranch

Mr Clayburg:

I am a resident of Surprise and soon to be a resident of Wittmann. I am writing to you to voice my opposition to Walden Ranch. I am not opposed to development, but I am opposed to the high density development as is being proposed.

There is no infrastructure in place to address the necessary fire, sewage, schools and transportation requirements required to support this type of planned community. The plan mentions enhancing the roads, adding to the schools, beefing up the police and fire department and building water treatment facilities, but does not present a financial solution to do this, which means added county taxes. In addition, there are no large thoroughfares to move the people out of Wittmann and into the metropolitan areas. Grand avenue is sprouting stop lights and Bell road is already overloaded. Unlike Anthem we do not have an interstate to move commuters out of Wittmann. This development will just compound the congestion and pollution.

I have copied the paragraph below from the Walden Ranch staff report.

"Approximately one mile to the east of the site is the Sunhaven Ranch DMP. Approved by Maricopa County in February 2003, Sunhaven Ranch consists of approximately 2,100 acres, and is approved for 9,012 residential units along with various commercial, industrial, and employment land uses. Approximately eight miles southeast of Walden Ranch is Sun City Grand in the City of Surprise. The Surprise development map identifies two large future developments (not approved) near Walden Ranch. Fox Trail, three miles south of the site, consists of approximately 800 acres but is not expected to develop for at least a year. Desert Oasis, approximately four miles east of the site is also located in Surprise on approximately 640 acres. Desert Oasis is expected to develop within 12 months."

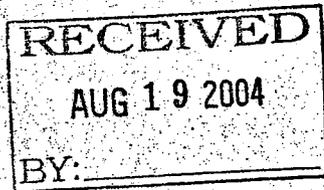
The point is that it not just Walden Ranch but the total impact of all the developments mentioned above that must be taken into consideration.

I have a printout from the Arizona Department of Water Resource that indicates 43 exempt wells will be potentially impacted by the demands of Walden Ranch. I do not see any provisions to protect the well owners from potentially losing their supply of water or to protect the investments made in the wells if water cannot be pumped from the aquifer.

I would also like to point out that the proposal calls for dumping treated effluent into a major wash. This does not seem prudent with West Nile Virus being of concern in the county. This is just another example of the developers ignoring the impact of their development on the residents and environment.

As I said in my opening paragraph, I do not oppose development, but I oppose Walden Ranch. If the developers want to adhere to the current R43 zoning with 1 house per acre, I believe the development can be accommodated, otherwise, I encourage you to veto Walden Ranch. I look forward to hearing your views on this subject at the September 23rd hearing.

Gregory Uhles
15034 W. Piana Trl.
Surprise, Arizona 85374



Jane Boone
P.O. Box 685
Wittmann, Az 85361

August 17, 2004

Elaine Averitt, Project Manager
M.C.P. Dept
411 N. Central Avenue
Phoenix, Arizona 85004

Re: Walden Ranch
Copper Mountain Ranch

We live at 32614 N. 227th Ave.,
1/8 mile south of the planned
community of Copper Mountain
Ranch and 1 mile N.W. of Walden
Ranch.

Our concerns are:

1. Electric: This summer
we were asked to conserve
electric - mostly between the
hours of 3-6 pm.

2. Roads: When M.C.D.T. chippel
sealed Dove Valley between
219 Ave. and 22th Ave., M.C.D.T.
claimed that there was only
money to pave the south
forty feet - did not have

2
money to pave both sides
of the road.

We have asked M.C.T.D. to
chip seal 227th Avenue from
Dove Valley Road south to
Lone Mountain Road. We have
been told about three times
that "There isn't any money
to chip seal this portion
of 227th Avenue."

When the people in our
area go to work and come
home, plus the school
buses make about eight
trips per day up and down
227th Avenue, the dust just
goes everywhere.

We need clean air to breathe!

Jene Boone
623-388-2255

Elaine Averitt - PLANDEVX

From: Myconstco1@aol.com
Date: Friday, August 20, 2004 10:00 AM
To: elaineaveritt@mail.maricopa.gov
Subject: Wittmann Project

Hi Mrs. Averitt,

Hi. We live on Lone Mountain Road in Wittmann right across the street from where they are trying to put in a HUGE development. We are extremely opposed to this happening. To have one acre lot homes would be fine but 1757 homes, that would be tragic!!! We moved out here to get away from the congestion. To build that many homes on the small amount of land they are proposing would bring us unbelievable traffic, noise, lights, etc.etc. Please do all you can to stop this from happening. We love it out here and would hate it if we had to move out again!!! Gloria Hinkley 21542 W. Lone Mountain Road, Wittmann, Az.

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Fax: 602-506-8369
Email: elaineaveritt@mail.maricopa.gov

Re: Case # DMP2004001 – Walden Ranch

Dear Ms. Averitt:

As a property owner in Wittmann, I want to register my strong objection to this proposed project and ask that the Maricopa County Planning and Zoning Commission deny this application. I bought property in Wittmann knowing it was a rural community. I understand the County's long term plan for Wittmann has long been and continues to be to keep it as a rural area with 0-1 homes per acre. The high density plan proposed for Walden Ranch violates the county's comprehensive plan. I want it to remain so and expect my County government to keep it so.

The proposed Walden Ranch project will harm our living situation in Wittmann:

- It will cause overcrowding by adding a city with the population of Wickenburg.
- It will increase automobile traffic congestion and air pollution.
- It will strain our road system.
- It will deplete our water supply.
- It will add an unpleasant sewage treatment plant.
- It will overburden our fire and sheriff's departments.
- It will put extreme stress on our already crowded schools
- It will endanger our delicate desert.

Please note my strong vote of protest against this inappropriate and destructive plan. I am counting on you to deny this application.

Name Charlene A. Gross
Address 31108 N. 227th Avenue
 Wittmann, AZ 85361
Phone 623-388-2435

Signed *Charlene A. Gross*

Date August 21, 2004

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Re: Case # DMP2004001 - Walden Ranch

Dear Ms. Averitt:

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Please note my strong vote of protest against this inappropriate and destructive plan.
I am counting on you to deny this application.

Name

Dale Bush

Address

23245 W. Lone Mountain Rd
Wittmann AZ 85361

Phone

623-388-0931

Signed

Dale C Bush

Date

8/21/04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Re: Case # DMP2004001 - Walden Ranch

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Name

Dale Bush

Address

23245 W. Lone Mountain Rd
Wittmann AZ 85361

Phone

623-388-0931

Signed

Dale C Bush

Date

8/21/04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd. Floor
Phoenix, AZ 85004-2191

Re: Case # DMP2004001 - Walden Ranch

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Please note my strong vote of protest against this inappropriate and destructive plan.
I am counting on you to deny this application.

Name

Victoria Miller

Address

23219 W. Phoenix Lane Mountain
Wittmann AZ

Phone

623-388-0531

Signed

Victoria Miller

Date

8/22/04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd. Floor
Phoenix, AZ 85004-2191

Re: Case # DMP2004001 - Walden Ranch

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I am counting on you to deny this application.

Name

Sherry Taylor

Address

23253 W. Lake Mt. Rd

WITTMANN, AZ

Phone

623 388 2486

Signed

Sherry Taylor

Date

8-22-04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Re: Case # DMP2004001 - Walden Ranch

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Name

HAROLD STICK

Address

27635 W. LORRAINE

WITTMANN AZ 85361

Phone

623-388-9200

Signed

Harold Stick

Date

8-22-04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Re: Case # DMP2004001 - Walden Ranch

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Please note my strong vote of protest against this inappropriate and destructive plan. I am counting on you to deny this application.

Name Keith Bowman
Address 23424 W. Lone Mtn Rd
Wittmann, Az 85361
Phone 623-388-2805
Signed Keith Bowman
Date 8/22/04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Fax: 602-506-8369
Email: elaineaveritt@mail.maricopa.gov

Re: Case # DMP2004001 - Walden Ranch

Dear Ms. Averitt:

As a property owner in Wittmann, I want to register my strong objection to this proposed project and ask that the Maricopa County Planning and Zoning Commission deny this application. I bought property in Wittmann knowing it was a rural community. I understand the County's long term plan for Wittmann has long been and continues to be to keep it as a rural area with 0-1 homes per acre. The high density plan proposed for Walden Ranch violates the county's comprehensive plan. I want it to remain so and expect my County government to keep it so.

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Please note my strong vote of protest against this inappropriate and destructive plan.
I am counting on you to deny this application.

Name John & Sheila Trayner
 Address 30910 N 224th Dr.
Wittmann AZ 85361
 Phone 623-388-5039
 Signed Sheila M Trayner
 Date 8/23/04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Fax: 602-506-8369
Email: elaineaveritt@mail.maricopa.gov

Re: Case # DMP2004001 - Walden Ranch

Dear Ms. Averitt:

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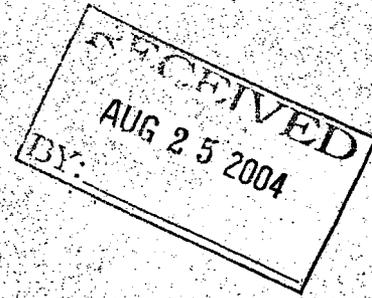
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Name Doug & Donna Griffith
 Address 30901 N. 224th Dr.
Wittman, AZ 85361
 Phone 623-910-5125
 Signed Doug & Donna Griffith
 Date 8-23-04

Water is very precious in Arizona. With the present growth rate this state and down will be out of water in the next 20. This can be substantiated with hydrologists and engineers. Why allow a development this size to go in and deplete the water supply of those of us already here? Make them build a water treatment plant on the CAP if you can't stop the development. Make them build schools for the new children & development will bring in. No one can't handle something like this
 Donna Griffith

Monday, August 23, 2004



Planner in Charge of Project
Elaine Averitt - Maricopa Co. Planning Dept. - Project Mgr.
411 N. Central, 3rd Floor
Phoenix, AZ 85004

RE: Development at 211th Ave. and 219th Ave. from Lone Mountain Rd. to Montgomery Rd.

We are very much against 1757 homes being crammed into the above mentioned area, bringing 5,600 people into Wittmann. This is poor planning with no thought about the demands on our water supply, sewage treatment, police and fire protection or where the children of the families would go to school.

The county does not grade and maintain the undedicated roads in our area now, some of which are heavily populated, has any thought been given to the damage that will be done to the few roads that are maintained?

If homes are to be built, plan first for a water supply, police and fire department, schools, properly maintained roads and then build homes on no less than an acre plus.

Yes, the West Valley is growing, but put some thought behind the building plan.

The new sub-divisions being built presently are all on no less than one acre.

Sandra and Robert Shelley
29314 N. 225th Ave.
Wittmann, AZ 85361
623-388-0501

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Fax: 602-506-8369
Email: elaineaveritt@mail.maricopa.gov

Re: Case # DMP2004001 - Walden Ranch

Dear Ms. Averitt:

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Please note my strong vote of protest against this inappropriate and destructive plan.
I am counting on you to deny this application.

Name DONALD WILLIAMS
Address 31205 N 224 DR
WITTMANN AZ 85361
Phone 623-388-2461
Signed D. Williams
Date 20040825

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Fax: 602-506-8369
Email: elaineaveritt@mail.maricopa.gov

Re: Case # DMP2004001 - Walden Ranch

Dear Ms. Averitt:

As a property owner in Wittmann, I want to register my strong objection to this proposed project and ask that the Maricopa County Planning and Zoning Commission deny this application. I bought property in Wittmann knowing it was a rural community. I understand the County's long term plan for Wittmann has long been and continues to be to keep it as a rural area with 0-1 homes per acre. The high density plan proposed for Walden Ranch violates the county's comprehensive plan. I want it to remain so and expect my County government to keep it so.

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Name

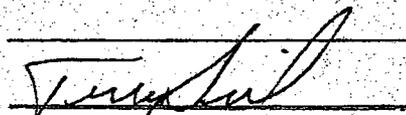
TERRY SEIL

Address

23737 W. MAYA DR.
WITTMANN, AZ 85361

Phone

Signed



Date

8/26/04

August 29, 2004
28710 N. 211th Ave.
Wittmann, A Z 85361

Maricopa Co. Planning Department
Elaine Averitt
3rd floor, 411 N. Central Ave.
Phoenix, AZ 85004

To whom it may concern:

My name is Jessica Roman, and I'm a fifteen year old that lives in the Wittmann area. I found out that there are plans of building 1757 homes between 211th Ave. and 219th Ave from Lone Mountain Rd. to Peakview Rd. I am writing this letter to ask you if you could please reconsider.

If these homes are built it would cause a lot of problems to our community. Wittmann is not even a town. If these 1757 homes are built and each household had an average of 4 people, about 7000 people would be moving to our community. Wittmann would be the size of a small city without the capability to look after all the residents. It doesn't have a police department, and it only has a volunteer fire department. Without these important services there could be a real hazard. Crime could increase in this tranquil community. Another problem that this plan would cause us would be an increase in traffic and pollution. Mostly people who have moved here came because of the less traffic and unpolluted air. If an average of two people in each new household had cars a little more than 3000 new cars would congest our roads and pollute our air. Another problem is our limited water supply. As more people come here the less water there will be available for everyone until the water supply runs out.

The problem that most concerns me is the trouble our school will go through. Wittmann has a small elementary school. Nadaburg Elementary School has about 600 students. This year they finished their replacement school that took the place of the old one. But even with a new school they barely have the capacity for its 600 students. All high schoolers that live in our community also have a hard time because there is no high school in our district, and our parents have to drive us to the nearest one. If these homes are built there will be about 3000 students without a school where to go. In my opinion our district doesn't have the resources to build another school and a high school.

The point I'm trying to make is that allowing those homes to be built isn't a wise decision. A lot of problems will develop because of this project. It will not only affect the current residents, but also the future residents. Our environment will also be affected in an unhealthy way. Please don't let this project take place and disturb our community.

Sincerely,

Jessica Roman

Jessica Roman

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Fax: 602-506-8369
Email: elaineaveritt@mail.maricopa.gov

Re: Case # DMP2004001 – Walden Ranch

Dear Ms. Averitt:

As a property owner in Wittmann, I want to register my strong objection to this proposed project and ask that the Maricopa County Planning and Zoning Commission deny this application. I bought property in Wittmann knowing it was a rural community. I understand the County's long term plan for Wittmann has long been and continues to be to keep it as a rural area with 0-1 homes per acre. The high density plan proposed for Walden Ranch violates the county's comprehensive plan. I want it to remain so and expect my County government to keep it so.

The proposed Walden Ranch project will harm our living situation in Wittmann:

- It will cause overcrowding by adding a city with the population of Wickenburg.
- It will increase automobile traffic congestion and air pollution.
- It will strain our road system.
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- It will add an unpleasant sewage treatment plant.
- It will overburden our fire and sheriff's departments.
- It will put extreme stress on our already crowded schools
- It will endanger our delicate desert.

Please note my strong vote of protest against this inappropriate and destructive plan.
I am counting on you to deny this application.

Name

Steven A. Sewart

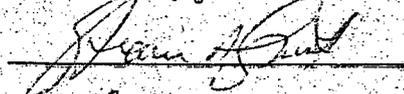
Address

23709 W. Maza Drive
Wittmann, AZ 85361

Phone

623-388-0141

Signed



Date

9-2-04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd. Floor
Phoenix, AZ 85004-2191

SEP 03 2004

Re: Case # DMP2004001 – Walden Ranch

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Please note my strong vote of protest against this inappropriate and destructive plan. I am counting on you to deny this application.

Name Mona K. Olney
Address 28808 N. 311¹/₄ Ave
Wittmann AZ 85361
Phone 603-388-9788 - Unlisted/unpublished!
Signed Mona K. Olney
Date 9-2-04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Fax: 602-506-8369
Email: elaineaveritt@mail.maricopa.gov

Re: Case # DMP2004001 - Walden Ranch

Dear Ms. Averitt:

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I am counting on you to deny this application.

Name JAN KENNEALLY
Address 23744 W. MAYA DR
WITTMANN, AZ 85361
Phone 623-388-9015
Signed JANIS M. KENNEALLY
Date 9/2/04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd. Floor
Phoenix, AZ 85004-2191

Fax: 602-506-8369
Email: elaineaveritt@mail.maricopa.gov

Re: Case # DMP2004001 - Walden Ranch

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I am counting on you to deny this application.

Name

DARRIN KENNEALLY

Address

23744 W. MAYA DR.
WITTMANN, AZ. 85361

Phone

603 388-9015

Signed

Darrin Kenneally

Date

9/2/04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd. Floor
Phoenix, AZ 85004-2191

Re: Case # DMP2004001 – Walden Ranch

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Please note my strong vote of protest against this inappropriate and destructive plan.
I am counting on you to deny this application.

Name SUSAN C PETERSON
Address 29706 N 255TH AVE
WITTMANN AZ 85361
Phone 623-583-7716
Signed Susan C Peterson
Date 9/3/04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd. Floor.
Phoenix, AZ 85004-2191

Re: Case # DMP2004001 - Walden Ranch

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As a property owner in Wittmann, I want to register my strong objection to this proposed project and ask that the Maricopa County Planning and Zoning Commission deny this application. I bought property in Wittmann knowing it was a rural community. I understand the County's long term plan for Wittmann has long been and continues to be to keep it as a rural area with 0-1 homes per acre. The high density plan proposed for Walden Ranch violates the county's comprehensive plan. I want it to remain so and expect my County government to keep it so.

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Please note my strong vote of protest against this inappropriate and destructive plan.
I am counting on you to deny this application.

Name DENNIS K STIELOW

Address 29706 N 255TH AVE

WITTMANN AZ 85361

Phone 623-583-7716

Signed

Dennis K Stielow

Date

9/3/04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Fax: 602-506-8369
Email: elaineaveritt@mail.maricopa.gov

Re: Case # DMP2004001 – Walden Ranch

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Please note my strong vote of protest against this inappropriate and destructive plan.
I am counting on you to deny this application.

Name Ben Graff
Address 23709 1st Maya Dr.
Wittmann, AZ 85361
Phone 602-388-0141
Signed Ben Graff
Date 9-3-04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Re: Case # DMP2004001 - Walden Ranch

Dear Ms. Averitt:

I own property within 300 feet of the proposed Walden Ranch development. I want to register my strong objection to this proposed project and ask that my Maricopa County agencies and officials deny this application. I bought land Wittmann knowing it was a rural community. I understand the County's long term plan for Wittmann is to keep it as a rural area with 0-1 homes per acre. I want it to remain so and expect my County government to keep it so.

The proposed Walden Ranch project will harm our living situation in Wittmann:

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Please note my strong vote of protest against this inappropriate and destructive plan. I am counting on you to deny this application.

Name _____

Address Deatta & George Bernloehr
960 SE Highway 101
Lincoln City, OR 97367-2630

Phone 503-34-001H (503) 949-2789

Parcel # 503-34-001H

Signed Deatta & George Bernloehr

Date 9/4/04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Re: Case # DMP2004001 - Walden Ranch

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Please note my strong vote of protest against this inappropriate and destructive plan.
I am counting on you to deny this application.

Name

Lucy P. Downing

Address

27315th 21st Ave
Wittmann AZ 85361

Phone

623 798 053

Signed

Lucy P. Downing

Date

9-6-04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Re: Case # DMP2004001 - Walden Ranch

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Please note my strong vote of protest against this inappropriate and destructive plan.
I am counting on you to deny this application.

Name

Christina Smith

Address

27324 N 219 AVE

Wittmann AZ 85301

Phone

623 388 9514

Signed

Christina Smith

Date

9. 6. 04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Re: Case # DMP2004001 - Walden Ranch

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- It will endanger our delicate desert.

Please note my strong vote of protest against this inappropriate and destructive plan.
I am counting on you to deny this application.

Name

Angela D. Dwyer

Address

27318 N 219 Ave

Wittmann AZ 85361

Phone

623.368.0153

Signed

Angela D. Dwyer

Date

9-6-04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Re: Case # DMP2004001 - Walden Ranch

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Name Gregg Smith
Address 27324 N 219 AVE
Wittman, AZ 85361
Phone 623 388 9514
Signed X Gregg Smith
Date 9.6.04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

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Name Jacqueline E Knoblauch
Address 22839 W Laura, PO Box 607
 Wittmann AZ 85361
Phone (623) 388-9730
Signed Jacqueline E Knoblauch
Date 9/8/04

RECEIVED
SEP 10 2004
BY:

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd. Floor
Phoenix, AZ 85004-2191

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Please note my strong vote of protest against this inappropriate and destructive plan. I am counting on you to deny this application.

Name MICHAEL G. SMITH
Address 32518 N. 276 DR.
WITTMANN, AZ 85361
Phone 602 329-0230
Signed Michael G. Smith
Date 8-9-04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

RECEIVED
SEP 13 2004
BY:

Re: Case # DMP2004001 - Walden Ranch

Dear Ms. Averitt:

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I am counting on you to deny this application.

Name ROGER WAGNER
Address 37634 N. 204 Way

Phone _____
Signed Roger Wagner
Date 11/9/04

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd. Floor
Phoenix, AZ 85004-2191

RECEIVED
SEP 15 2004
BY: _____

Re: Case # DMP2004001 – Walden Ranch

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Please note my strong vote of protest against this inappropriate and destructive plan.
I am counting on you to deny this application.

Name STEVE AIVAZIS
Address 27635 N. 204 WAY
WITTMAN, AZ 85361
Phone 623-388-2080
Signed *Steve Aivazis*
Date 9/14/04

Rec'd after 2nd
P+Z cutoff
in Sept. 2004

Elaine Averitt - PLANDEVX

From: Twilap@aol.com
Date: Thursday, September 16, 2004 5:24 PM
To: elaineaveritt@mail.maricopa.gov
Subject: (no subject)

Elaine Averitt
Maricopa County
Planning and Development Dept.
1000 N. Central Ave. 3rd. Floor
Phoenix, AZ 85004-2191

Case # DMP2004001 – Walden Ranch

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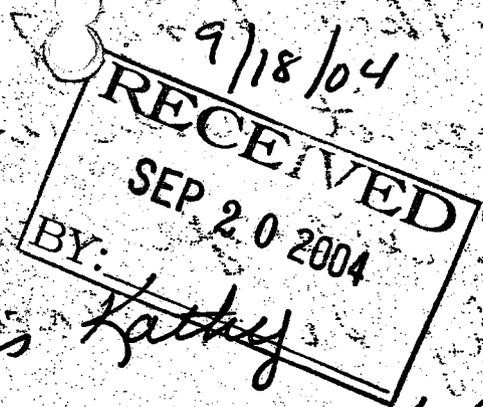
Name: Dave Papanek

Address: 27616 N 254th ave.
Wittmann, AZ 85361

Phone: 623-825-6729

Signed: Dave Papanek

Date: September 16, 2004



Project Manager,

my name is Kathy

Kroening and I live on 239th Ave
and Patton road. My mailing
address is P.O. Box 86363
Phoenix, AZ 85080.

I have been informed about
a large parcel of land is going
to be used for over 1,700 homes
near 211th Ave, 219th Ave from
Low mtn. Rd to Montgomery Rd.
This has to stop!! Our ground
water supply is not being
replenished because of the drought.
we do not want to run out! Then
my land would be worthless.

Traffic, pollution and more ATV's
tearing up our precious desert is
another large concern.

Wittmann is not ready -bc

for this kind of growth and I
hope it never will be - I love
the lifestyle I have - that is
why I moved out of Phoenix.

Please stop this from happening -
we are loosing our desert and
wildlife !!

Thank you,

Kathy Groeneweg

623-388-9363

PROJECT MANAGER,

9/18/04

MY NAME IS WAYNE KROENING
AND LIVE AROUND 239TH AVE
PATTON.

PLEASE DO NOT ALLOW THIS
"WALDON RANCH" PROJECT TO GO
THROUGH.

WATER IS A MAJOR CONCERN
FOR US. HOW ABOUT THAT
SEWAGE WATER BEING DUMPED
TREATED OR NOT
SAFE.

RECEIVED

SEP 20 2004

I ENJOY MY RURAL LIFE

THIS WOULD BE A MESS FOR
US WHO LIVE NEAR BY!!

TRAFFIC, CRIME, POLLUTION

HOW CAN OVER 1700 HOMES FIT
INTO ABOUT 400 ACRES - ~~AREA~~
LESS THAN 10FT APART? 6 HOMES
AN ACRE JUST LIKE PHOENIX.

THANK YOU.

WAYNE KROENING
P.O. BOX 86363
PHOENIX, AZ 85080
623-388-9363

Steve & Linda Singhurse
30303 N. 216th Drive
Wittmann, AZ 85361
(623) 388-0123

September 22, 2004

Ms. Elaine Averitt
Project Manager
Maricopa County Planning Dept.
411 N. Central Avenue, 3rd Floor
Phoenix, AZ 85004-2191

Re: Walden Ranch – Case # DMP200401

Dear Ms. Averitt:

The purpose of this letter is to express my concern over the proposed Walden Ranch master planned community in the Wittmann area. While I realize that change and progress is inevitable, I would hope that change and progress can be accomplished with integrity as it pertains to the existing area surrounding the project.

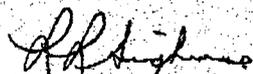
I moved to Wittmann in January, 2004 from North Phoenix. I travel 25 miles one way to work while my husband travels 37 miles one way. Our friends and co-workers have asked us, why did you move so far from town? The answer is simple... we wanted to own a piece of land (1.25 acres) and while we wanted to have neighbors, we didn't want their house three feet away from our house. As we have gotten to know our neighbors, I've asked them why they moved here? Their answer... to get away from the noise and congestion of the city, to own a piece of land so that neighbors aren't three feet away from their house, and last but not least – peace and quiet.

It takes a special type of person to want to live as far out as Wittmann. They want land, they want peace and quiet. I'm not sure if you have been to Wittmann lately, but there are a few developments already in progress (Patton Place and Park View). Both of these offer 1 acre land packages and both are selling very well. There are several new custom homes being built on Crozier that are on 1 acre lots as well.

My point to this letter is that the majority of the homes in Wittmann are on 1 to 5 acre lots in and around the proposed Walden Ranch project. The integrity of the area will be destroyed by building 1757 homes on 637.4 acres. Wittmann has an opportunity to become a community known for its big homes and its big land, the way it used to be before developers began cramming as many houses as they could onto an acre. Does the almighty dollar and greed have to be the deciding factor? People will pay top dollar to have a home with a nice size piece of property.

As the Planning & Zoning Hearing is tomorrow, I wanted to at least let you know how we feel about this project. The Walden Ranch project would benefit the area only if the homes were built on 1 acre lots. Please take this into consideration as you make your decision.

Sincerely,



Linda L. Singhurse

Dear Ms. Averitt,

I'm writing you to address an existing concern over the development of Walden Ranch DMP and a new proposed development named Rancho Maria. Both of which appear to be the same type of high-density developments found all over the Valley. These types of developments have small lots with a large number of residents all cramped into the same area, as we all know.

The residents of the Whittmann area and surrounding show concern for the following from both developments.

- The issue of impact on our currently overloaded school systems cannot sustain additional children. Our future is our children, overload the schools more than they are and our children do not get the attention they need to learn properly and our futures become bleak.
- Our fragile water supply will quickly diminish due to the immense need from developments such as these. If there is to be thousands of residents among these communities and water runs out or becomes tainted where does everyone turn? By that time the developers will have made their money and will not be concerned for anyone's future. The City of Surprise will not be able to provide a water supply any time soon as they are too far away from their water source.
- Fire Department and Law Enforcement cannot keep up with the amount of people currently moving into the area. Just because our Sheriff patrols the areas doesn't mean they would be close by in an emergency when it happens. There could be as much as a 20 min. or more delay depending on their location when called upon. And an possibly an additional 20 minutes to the hospital if one is needed. There is no Sheriff substation or office near the proposed area. Fire Department is that of volunteers. There is not specific location they are segregated to until called upon. Which means they can only respond from any location they might be at, just like the Sheriff. A structure fire can quickly spread from one house to another when spaced so close. How many could burn during a slowed response time? Not to mention our brush fire situations. These will continue year after year with the rains.
- Surrounding areas in close proximity to these developments will be seriously affected by annual water run off from the monsoon rains. Once these developments put up walls there is nowhere for the water to flow. Large washes will be addressed but smaller collector washes could be overlooked causing flooding on existing home sites outside these developments.

- Current road systems cannot support the amount of traffic that will be forced upon it. We will be looking at the same situation as I-17 and Carefree Hwy. As well as Anthem. That to was a DMP community. The community will be "Master Planned" but what about the surrounding areas and the impacts it will have. A development that has been approved according to my knowledge is Sunhaven Ranch, which will house approximately 9012 lots. Where will that traffic go as well as adding to it by Walden Ranch and Rancho Maria?
- Weekend warriors on their ATV's, sand rails, 4x4 trucks will be spending time outdoors, as we all should. But most will find somewhere close to their homes. And even closer to ours. This will cause several more calls to our already stretched thin Sheriff's Department.
- Walden Ranch shows duplex lots available, this will be more people in a tighter space going against the 2020 Surprise General Plan of 1 home per acre which it is currently.

Make no mistake, our concerns are genuine. No one I have spoken to regarding these communities is against them being built. As long as it conforms to the current 1 home per acre. It's within their right to develop their land, however, what will be the cost down the road to current residents and our fragile desert's echo systems? We welcome them into our neighborhoods but simply ask that they conform to the same rules and regulations everyone else has been asked to. Patton Place and Peak View Estates have had no resistance from anyone I've talked to as they abided by the R-43 zoning as everyone in the area has.

Thank you for your time and attention in this matter.

Sincerely,
Dennis Yost
Wittmann area resident.

June 20, 2005

Ms. Elaine Averitt, AICP, Planner,
Comprehensive Planning Branch
Maricopa County Planning & Development Department
411 N. Central, #300
Phoenix, AZ 85004-2191

Dennis Yost gave me a copy of the fax that you sent to him in re: Walden Ranch and Rancho Maria.

The "revised" Walden Ranch submittal didn't revise anything! They just restated the last proposal.

The Developers of these two projects just do not get it!

- The zoning for the area is one house per acre. That is one of the main reasons the people that live here chose this area. There is NO compelling reason for the County to even consider changing that zoning.
- There are no police, fire, or medical services for this area. We can get by with the people that now live here, but add thousands more and we are in trouble. Somebody better check with Sheriff Joe and see what this would do to his budget. Our volunteer fire department in no way could handle the number of structures proposed. Dell Webb is the closest medical facility. They can not take care of so many more people.
- In case no one noticed, this is the desert. Our water comes from wells. The people that live here now don't have lawns, landscape, and swimming pools. The people that would purchase the proposed homes would expect to have all of those things. Our water system can not provide enough water for that life style.
- Our school district is a step away from being bankrupt. Although the developer for Walden generously provides a small piece of land for a school, there is no money available for construction or teachers. Input is required from both Nadaburg (elementary) and Surprise (HS) districts about how much impact there would be on the school system.
- There are no gas stations or shopping of any sort in the area. This would require several hundred or thousand trips per week down to the closest services at Grand and Bell.
- There are no places for employment in the area. This means several thousand more commuters each day traveling on Grand Ave. Look what Anthem did to HWY 17. Do we want that for Grand?

Although there are a few "no growth" advocates in the area, most of the people I have talked to feel the same way as I do. Let the developers construct developments on those two parcels. But do not change the zoning. Let them build one house on one acre. If they can sell 3500 cheap homes, they should be able to sell 600 upper end homes and still make a very nice profit. That is all they are in it for anyway. The developers aren't going to live here and put up with the traffic, pollution, crime, and dried up wells. There is no way that a wealthy developer would consider for a moment sending his/her child to Nadaburg! Have the developers build and equip at their expense a fire station, an emergency clinic, a Sheriff's station, a junior high school, and a senior high school. Ensure that the developers provide street and highway improvements to allow for access and egress for the added traffic. Make sure the sewage reclamation systems are built to the latest standards to prevent seepage into our well water or a high odor level in the surrounding area.

I mentioned early in my letter: The Developers of these two projects just do not get it! I sure hope the County employees responsible for approving and/or rejecting land use proposals, zoning changes, etc. do "get it"!!

Sincerely,

Eugene F. Scarborough
P. O. Box 113
Wittmann, AZ 85361-0113

623-825-1111

Elaine Averitt - PLANDEVX

From: William Wiscombe - SHERIFFX
Sent: Tuesday, June 21, 2005 7:46 AM
To: Elaine Averitt - PLANDEVX
Subject: The "Walden Ranch Issue"
Importance: High

Hi Morning Elaine!

In writing you in regards to the new sub division Walden Ranch (DMF #2004001) that is proposed in the area where I live. In viewing the proposed plan I noticed that the designers have failed to address several issues brought up in the past and have attempted to "sugar coat" several items by making the rest of the project look good on paper. These are the same issues discussed in the meeting held at the Wittman Elementary School last year and not addressed by the Planners, but instead, completely either ignored or side stepped.

They make the "new" school issue look good by allocating 12 acres for a school site. That would barely be enough property for a decent school building. I suspect it would also not meet the requirements placed on the Community in regards to the number of children that will be moved into the area if this development goes to fruition. It leaves no room for the children to have a play yard or for faculty parking or the busses needed to support the school! They do not propose to build the school. That means the initial outlay would come from the county, state and inevitably from the taxpayers to cover the additional cost! This issue fell on deaf ears the last time it was brought up to them and they are skirting the issue again.

They "estimate" 3.2 persons per house hold. That would be two adults and 1 1/2 kids per family! I haven't seen that few in a house or family in a while! Most families in the Phoenix area have at least two to three children and some have a lot more!

Most of the property in the area is zoned as R-43. That is currently listed as 1 home per acre and personally I think it should be that way. Ninety Nine percent of the families that moved into the Wittman area did so because they did not want the "city life" atmosphere and the grief that comes with it such as high density traffic, gangs, drugs, and the lack of respect to personal property brought on by the close proximity caused by neighbors living too close together in such densely packed "neighbor hoods". We are already witnessing such activity with other less than reputable "home builders" in the area that have turned the desert into a wasteland and built shoddy homes in the process.

The "Project Designers" address the 303 Freeway, I-10 and I-17 as being "under review" by MCDOT for future cloverleaf's and up graded design. That's great for those that live one to two miles away. We are at least eight miles from there (farther if you live here!) and it has very little impact on the road conditions that will be generated if a large community of 5000 individuals is constructed there.

The designers have made no plans to enhance the current roads to accommodate the increase in traffic. They do not address the fact that the families will have at least one vehicle and most will have two or more, not to mention quads and motorcycles and dirt bikes! They did in the past mention increasing the right of ways for highway growth and allocating for road expansion. The problem is that they did nothing else to relieve the problem! The county roads in that area are two lane and basically rural roads. Putting almost 1600 homes into the area we would increase traffic by five times the existing volume. This would generate a substantial strain on the local traffic and increase hazards to include school traffic in the morning and afternoon periods. The designers did not mention that several new homes had been established along the "proposed" road re-design areas. This would mean the County would be required to purchase more privately owned land in order to increase the current road right of ways. In doing so they would effectively move roads like Crozier into the front yards of homes already established! I suspect the current land owners will have some comment about that.

The increase in traffic density would also result in insurance companies increasing cost to residents in that area due to the increased traffic risk- that's not going to make anyone happy!

The Designers / Planners had not completed any impact study on how the development would impact the Law Enforcement support, Fire Department response or Emergency Services.

Currently, law enforcement is provided by the County Sheriff's Office, District 3. My understanding is that they have an extremely large area to support with a limited number of Deputies to cover it with and have not been asked for input in regards to what affect the development would have on them and their service to the Community as a whole. With the increase of 1590 families (approximately 5600 individuals!) we are sure to have a few domestic problems along with the usual neighbor to neighbor and neighborhood disputes.

The Wittman Fire Department is a volunteer unit. Although they will tell you that their response time will be about 4 minutes to that area, they have not addressed the fact that no one is at the station full time like you have with any major city. The actual response

6/21/2005

would be dependant upon how fast the volunteers could arrive, get their equipment and roll out. It's not as rapid as the planners would have you believe. There is a local Metro Fire department stationed at Jordan Road and Grand but that is approximately 15 miles away and at 60 miles per hour would be at least 15 minutes for a response.

There is not an EMS service in the area. The nearest hospitals are in Wickenburg (22 miles away) and Sun City- Dell Webb Hospital (15 miles away). I have not heard of either one of them sending an ambulance out to our area to assist in an emergency.

It appears that again, the local residents are required to pick up the tab and perhaps pay to increase the size of the local volunteer Fire Department.

The "planners" have not covered the impact to the actual land itself. Where are they intending to get water for another 5600 individuals? The Wittman well will not cover it as they would have you think. How will they treat the waste water and sewage? If they are standing by their "sewage treatment plant" like they propose has anyone looked into the fact that just a little east and north of there is the Central Arizona Canal? (It is currently a major source of fresh water for approximately 3.2 million people in Mexico.) The attempt to "dump" the affluent water into the Wittman Wash, I suspect, would turn the area into an ecological disaster if there was a flood from a Monsoon Rain, not to mention the boost it would give the mosquitoes in the area.

None, I suspect, just barely uncovered the surface of several issues presented with this project. The major ones being a lack of honesty to the local community as to how their "project" would impact our community and how they avoided the questions presented in the past like the over burdening of the area with a substantial increase of people, and the lack of "actual community planning" other than to make a housing area that would make a substantial profit for them at the expense of others.

The majority of the individuals in the local area are not impressed with the "big show" put on by the Planners/ Developers last year, however they are quite aware of the attempt to avoid answering questions posed to the planners and are not impressed with how it will impact the community.

Has anyone realized that 5600 people would make Wittman equal to (if not larger, population wise) than Wickenburg? I don't think the phone system out there could even handle that big of an impact, let alone the rest of the Public Services.

Based on the information above- I really do not think the developers have considered all the impacts to the local community this would have, nor have they really made an attempt to resolve them, instead they have left it to the County and local tax payers to correct any mistakes it will have at their own expense. This is not an expense I am willing to make, let alone consider. If the developers want to build then they should be mad to stay within the current County residential restrictions and keep it to one acre or larger, like an acre and a quarter. It has taken Wittman a long time to overcome its moniker of being a drug and home for outcast from Phoenix. Let's not negate what the local populace has worked so hard to overcome. Please!

Sincerely,

Dwight S. Wiscombe
Resident of the Wittman area for 15 years.

5/21/2005

MARTIN DAVIS AND ASSOCIATES
6900 East Camelback Road
Suite 600
Scottsdale, Arizona 85251
Telephone (480) 242-7231
Facsimile (480) 777-9100

FAX

TO: Elaine Avenite
FROM: Darrel Martin
DATE: 8/31/04
SUBJ: support for Walden Ranch development project
TEL:
FAX: (602) 506-8369

COMMENTS:

I strongly support the development of Walden Ranch. It will be an economic asset. I own property on one Mountain Rd. and I see no negative impact whatsoever. Please feel free to contact me with any questions. Thank you. *Darrel Martin*

Total number of pages sending (including cover sheet): 1

RECEIVED
SEP 02 2004

I disagree with everything in this statement.

Elaine Averitt
Maricopa County
Planning and Development Dept.
411 N. Central Ave. 3rd Floor
Phoenix, AZ 85004-2191

Re: Case # DMP2004001 - Walden Ranch

Dear Ms. Averitt: *I support the project*

(Handwritten circle around the following text)
As a property owner in Wittmann, I want to register my strong objection to this proposed project and ask that the Maricopa County Planning and Zoning Commission deny this application. I bought property in Wittmann knowing it was a rural community. I understand the County's long term plan for Wittmann has long been and continues to be to keep it as a rural area with 0-1 homes per acre. The high density plan proposed for Walden Ranch violates the county's comprehensive plan. I want it to remain so and expect my County government to keep it so.

The proposed Walden Ranch project will harm our living situation in Wittmann:

- It will cause overcrowding by adding a city with the population of Wickenburg.
- It will increase automobile traffic congestion and air pollution.
- It will strain our road system.
- It will deplete our water supply.
- It will add an unpleasant sewage treatment plant.
- It will overburden our fire and sheriff's departments.
- It will put extreme stress on our already crowded schools
- It will endanger our delicate desert.

~~Please note my strong vote of protest against this inappropriate and destructive plan. I am counting on you to deny this application.~~

Name Joseph F. Corcoran
 Address 28105 N. 239 AVE
WITTMANN AZ. 85361
 Phone 623-388-0670
 Signed Joseph F. Corcoran
 Date 9/1/04

as a property owner I support the project

Elaine Averitt - PLANDEVX

From: LuckyBFarnch@aol.com

Date: Thursday, September 09, 2004 11:17 AM

To: elaineaveritt@mail.maricopa.gov

Subject: Walden Ranch

a home owner near by where the houses and schools will be going in I think it would be great for our town to expand for the fit of everyone we will have schools near by. High school too and grocery stores for people like in chaparral who have no transportation to get to town for food. I have had six new houses build behind me and every one is very friendly. I enjoy people close by. if houses are not built in this area they are going to start putting in mobile home which will depreciate the value of the homes already built here. So these people who want to stop the building. have them sell out or move further out. use our town of wittmann needs this it will bring more jobs for people here and get some off state asst. overall its better for the economy. A little dirt while building is not going to hurt any one. as far as water supply we will have water treatment plant for the emission is already controlled by the state. So go for it build schools and grocery stores build all houses you want we need them. Economy needs it in wittmann there no jobs here and with every thing going in it will create jobs and give this Town a

Thanks for your time in this matter,

Joë Jo Belliveau

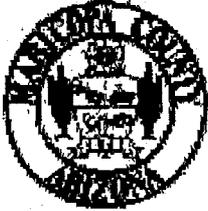
Joë Belliveau, Lenny Belliveau and our kids

9/2004

A200600283

158 COPIES

\$39.50



Rec'd
8-4-06
BH

NON-COMMERCIAL PURPOSE Public Record Request

TO: Maricopa County Planning [Designate Record Custodian]

Request is hereby made to inspect or reproduce **CERTIFIED COPY** the following public record(s): (Indicate document name, page numbers, address and permit number where applicable. Attach 8.5" x 11" sheet if needed.)

Report to the Planning and Zoning Commission Case DMP2004001

Pursuant to ARS 39-121.03, the record(s) are requested for to be used as evidence in an Arizona Corporation Commission hearing

and the record(s) (check one)

Will not be used for a commercial purpose: *Commercial Purpose* is defined as: "the use of a public record for the purpose of sale or resale or for the purpose of producing a document containing all or part of the copy, printout or photograph for sale or the obtaining of names and addresses from such public record for the purpose of solicitation or the sale of such names and addresses to another for the purpose of solicitation or for any purpose in which the purchaser can reasonably anticipate the receipt of monetary gain from the direct or indirect use of such public records."

Will be used for the following commercial purpose (certified statement meeting requirements listed below must accompany application. Use Commercial Purpose Record Request Form): _____

I certify that all information provided is true and correct under penalty of perjury. I agree to pay the fee or deposit of \$ 6.50 for these records. I also agree that the public records will not be transmitted or resold to any other person or entity without specific authorization from the County's record custodian. I agree to delete all data acquired via this request from my databases and all other electronic media forms upon completion of the purpose or use for which this request is made. I agree not to hold Maricopa County liable for any inaccurate or incomplete information I may receive. (See disclaimer on reverse)

Marvin E. Collins
Applicant Signature

August 3, 2006
Date

CONTACT INFORMATION:

Name: Marvin E. Collins

Address: 9098 W. Pinnacle Peak Rd., Peoria, AZ 85383

Phone No. 623-972-6133

Fax No. 623-566-8925

Called Contact 8/11/06 @ 9:31 am. (left message)

A person who obtains public records for a commercial purpose without indicating the commercial purpose or who obtains a public record for a noncommercial purpose and uses or knowingly allows the uses of such public record for a commercial purpose or who obtains a public record for a commercial purpose and uses or knowingly allows the use of such public record for a different commercial purpose or who obtains a public record from anyone other than the custodian of such records and uses them for a commercial purpose shall in addition to other penalties be liable to the state or the political subdivision from which the public record was obtained for damages in the amount of three times the amount which would have been charged for the public record had the commercial purpose been stated plus costs and reasonable attorneys' fees or shall be liable to the state or the political subdivision for the amount of three times the actual damages if it can be shown that the public record would not have been provided had the commercial purpose of actual use been stated at the time of obtaining the records.

Picked up 8/11/06
@ 9:15

8/10/6
BH



Planning & Development Department



RECEIPT #: R200613678

TRANSACTION DATE: 08/11/2006

PERMIT #: A200600283

TYPE: Administrative Fees

SITE ADDRESS:

PARCEL:

TRANSACTION AMOUNT: 39.50

NOTATION:

TRANSACTION LIST

Type	Method	Description	Amount
Payment	Check	1067	39.50

RECEIPT ACCOUNT ITEM LIST

Item#	Description	Account	Total Fee	Total Paid	Current Pymt
432	MISC REVENUE-COPIES	226-440-4410-PREV	39.50	39.50	39.50

for case #
DMP2004001
TH
8-11-06
Terni Helmer
602-372-2071

BALANCE DUE: \$0.00

ABOVE LISTED FEES MAY CHANGE BASED UPON RESULTS OF PLAN REVIEW

Report to the Planning and Zoning Commission

Prepared by the Maricopa County Planning and Development Department

Case: DMP2004001 Walden Ranch Development Master Plan
Meeting Date: September 7, 2006 (Continued from July 27, 2006)
Agenda Item: 4
Supervisor District: 4
(* Denotes major changes or information added since the July 27, 2006 staff report.)

Applicant: Earl, Curley & Lagarde for Walden Farms, LLC, et al
Owner: Walden Farms, LLC & Woodside Walden, LLC
Request: Development Master Plan (DMP) approval
Proposed Use: Master planned community consisting of single-family residential, commercial, public facility, and open space land uses
Site Location: Approx. one-half mile west of Grand Ave., generally bordered by Lone Mountain Rd. on the north, 211th Ave. on the east, Peak View Rd. on the south, and Crozier Rd. on the west (in the Surprise area)
Site Size: 520.6 gross acres
Proposed Density: 3.0 du/ac. (approx. 3.4 du/ac. for residential parcels)
County Island Status: N/A
Compliance with Adopted Land Use Plans:
County Plan: The White Tank and Grand Avenue Area Plan designates the site for Rural Residential (0-1 du/ac.) uses. The proposed density does not comply with this plan.
City/Town Plan: The Surprise General Plan designates the site for Rural-Residential (0-1 du/ac.). The proposal does not comply with this plan.
Support/Opposition: To date, staff has received 63 letters of opposition, 10 telephone calls in opposition, 3 telephone calls in support, 3 letters in support, and 5 telephone calls of general inquiry.
*** Recommendation:** **Continue** to October 5, 2006

Agenda Item: 4 – DMP2004001
Page 1 of 26

Description of Proposal:

1. Walden Ranch is a proposed DMP located near the unincorporated community of Wittmann. The project consists of 1,572 single-family units (estimated buildout population approx. 5,030) on 520.6 acres. The site is irregularly shaped but is generally bordered by Lone Mountain Rd. on the north, 211th Ave. on the east, Peak View Rd. on the south, and Crozier Rd. on the west. Average gross densities within the residential parcels range from approximately 2.4 du/ac to 6.2 du/ac, with an average gross density of 3.4 du/ac on the residential parcels (3.0 du/ac over all parcels). The site is relatively flat undeveloped desert traversed with small to medium size washes.
2. The current zoning for the entire site is Rural-43 and the applicant is not proposing to rezone or plat the property at this time. The site has been delineated into 24 parcels for future development. The following table shows the breakdown of land uses proposed for Walden Ranch. The project is primarily single-family residential land uses (87.7%), with much smaller areas designated for open space, public and community facilities, commercial, and employment uses.

Proposed Development Master Plan – Walden Ranch			
Land Use Category	Uses	Gross Acreage	% Total Ac.
Residential Uses: **		<u>456.6</u>	<u>87.7%</u>
SLR – Small-Lot (2-5 d.u./ac.)	Single-Family Residential	414.3	79.6%
MDR – Medium-Density (5-15 d.u./ac.)	Single-Family Residential	42.3	8.1%
Open Space: ***		<u>28.4</u>	<u>5.5%</u>
ROS – Recreational Open Space	Recreation	8.6	1.7%
D/NDOS – Dedicated/Non- Developable Open Space	Wash Corridors	19.8	3.8%
Public/Community:		<u>15.7</u>	<u>3.0%</u>
Educational	Schools	12.0	2.3%
Public Facilities	Water Storage Facility	3.7	0.7%
Commercial:		<u>12.0</u>	<u>2.3%</u>
NRC – Neighborhood Commercial	Retail	12.0	2.3%
Employment:		<u>8.2</u>	<u>1.6%</u>
OEC – Office Employment Center	Office	8.2	1.6%
TOTAL		<u>520.6</u>	<u>100%</u>

** The total proposed number of units is 1,572.

*** Open space does not include acreage planned for streets, internal open spaces, and retention tracts.

- * 3. As the narrative report indicates, the site is within the service boundaries of the West End Water Company, except for the portion south of Dixileta Drive. The applicant originally intended for West End Water Company to provide water service to the whole site. However, the site is located within the City of Surprise's municipal planning area, and they oppose West End Water Company's CC&N expansion request, which is pending with the Arizona Corporation Commission (ACC). If the CC&N expansion is not approved, then Surprise has provided a "will serve" letter indicating that they will provide water services for the portion south of Dixileta Drive pending a pre-annexation service agreement. The CC&N expansion request is the subject of a judicial hearing on September 13, 2006 before an Administrative Law Judge and remains an unresolved issue.
- * 4. The project is located within the City of Surprise's MAG 208 sewer service area, and Surprise has informed staff that pending a pre-annexation service agreement they will provide wastewater services to the project, regardless of the outcome of the water provider issue. The narrative states that a proposed off-site wastewater treatment plant (WWTP) will provide sewage treatment to the entire site. Various options are being considered to dispose of effluent treated by the WWTP, including the possibility of recharge through a regional park facility.
5. In general, Walden Ranch is predominantly a single-family residential project of varying densities. There is one approximately 12-acre Neighborhood Retail Center that will provide residents with local retail and services, and one approximately 8-acre parcel proposed for employment land uses, which falls well short of the 10 ac. per 1,000 in population outlined in the DMP guidelines. However, the narrative report asserts that not as many employment related land uses are needed in Walden Ranch because of the proximity to planned employment centers identified in the City of Surprise General Plan, and existing employment centers within a 30-minute commute. Other noted employment locations include the Town of Wickenburg (17 miles), Interstate-17 north of the Phoenix Deer Valley Airport (25 miles), Bell Road/101 Freeway (18 miles), and 101 Freeway/I-10 Freeway (25 miles).
6. According to the narrative report, the open space system will include one approximately 8.6-acre community park, and 20 acres of wash corridors divided among four natural open space areas. It will also include several neighborhood parks of approximately 3 ac. each, although their locations are not identified, and several smaller pocket parks, although the number and acreage of these parks is also not specified. Their locations will be identified at the time of subdivision platting per staff recommendation. The neighborhood parks will include multi-use turf areas, basketball courts, volleyball courts, tot lots, and shade ramadas, but will also include desert vegetation. The washes will be maintained as natural open space and be used as part of a trail system that will connect to the surrounding community, as well as serving as drainage and wildlife corridors.
7. The subject site is within the Nadaburg School District. The applicant proposes an elementary school site for an approximately 12-acre parcel. The applicant's initial land

use plan located the school site along 211th Avenue on an 11-acre site. The Nadaburg School District recommended that the school site be located closer to the center of the development for safety reasons. The Nadaburg School District also expressed the need for additional space to accommodate up to 900 elementary school students based on the planned number of housing units. The current land use plan increased the site area to 11.97 acres and relocated the site to a more central location adjacent to the community park. In addition, the narrative report states that the developer intends to enter into a Developer's Assistance Agreement with the school district. The most recent correspondence from the school district is dated March 2004. However, in a recent phone conversation with the school district's business manager, staff learned that the applicant has not had any contact with the school district in over a year, so it is unclear whether the current proposal by the applicant is satisfactory.

8. Existing improvements on the Walden Ranch site include Crozier Rd. and 211th Ave., both two-lane paved roads. There are existing rights-of-way for Crozier Rd., Lone Mountain Rd., and 211th Ave., but none for Dixileta Dr. There are no other improvements on the site, except for a few dirt roads and trails that crisscross the site.
9. Existing access to the site is off Grand Ave. from the east via Dixileta Dr., from the north via 211th Ave. and Crozier Rd. (219th Ave.), and from the south via Crozier Rd. from Patton Rd. Four major collectors are anticipated to serve the DMP: Peak View Rd., Montgomery Rd., 215th Ave., and 217th Ave. The north/south collector street through the middle of Walden Ranch is 215th Ave., which links Lone Mountain Rd. on the north and Peak View Rd. on the south. The City of Surprise General Plan identifies 211th Ave. as a major arterial south of Dixileta Dr., but does not designate it north of Dixileta Dr. The applicant agrees to resolve any discrepancies between Surprise and MCDOT transportation plans prior to development. Dixileta Dr. is designated by Surprise as a major arterial between Grand Ave. and a future north-south parkway at approximately the 251st Ave. alignment. Crozier Rd. is planned by Surprise as a minor arterial from the Sun Valley Parkway to the unincorporated community of Wittmann. Lone Mountain Rd. and Patton Rd. are also designated as minor arterials. Collector and local streets in the development will include a series of loop, cul-de-sac, and curvilinear street designs. All streets are anticipated to meet MCDOT standards and specifications.
10. The proposed elementary school site will not have vehicular access from arterial streets, and will allow the school to accommodate separate frontages for pedestrian traffic and bus/vehicle traffic for drop-offs and pickups. The applicant plans to work with the school district to determine where safe crossings are needed for Dixileta Dr., 215th Ave., and other streets when more detailed plats are proposed.
11. According to the narrative, no public transit currently exists or is planned in this part of Maricopa County. The applicant agrees to plan for future bus bays, park-and-ride lots, or any other transit accommodations to comply with any approved transit plans that encompass the DMP.

12. No affordable housing component is included in the Walden Ranch proposal. However, the applicant asserts that the mixture of single-family residential densities allows opportunities for reasonably priced housing. The housing products on the smaller lots should provide people at the median income for Maricopa County an opportunity to purchase a home in Walden Ranch. Smaller lot sizes provide opportunities for small to medium size houses on small lots with limited on-site maintenance responsibilities. The applicant asserts that narrow lot widths reduce street frontage and associated infrastructure costs.
13. The subject site is in an area of mostly undeveloped desert. A series of small and medium size washes run through the site. The slope of the land is predominately from northwest to southeast. According to the submitted drainage master plan report, U.S. Highway 60 (Grand Ave.) serves as an effective barrier to block the majority of flows from the north. The exception to this is Wittmann Wash. A bridge is in place at U.S. 60 to allow this flow to pass under the highway. A 100-yr FEMA designated floodplain has been delineated for Wittmann Wash. The western project boundary is Crozier Rd., which forms a sub-basin boundary and blocks flows from reaching the site. Offsite flows reach the project's northern boundary along Lone Mountain Rd. at four locations. These flows will be routed either through the site via existing washes, or redirected a short distance before being returned to their historic path. Retention basins and drywells are proposed to provide for storm water in excess of the 100-yr., 2-hr event. There is also an existing 100-yr FEMA designated floodplain and floodway that traverses the eastern edge of the site. The U.S. Army Corps of Engineers has determined that several washes fall under the jurisdiction of Section 404 of the Clean Water Act. The drainage system will be engineered at the time of subdivision platting, when a more specific explanation of site drainage will be provided.
14. Fire and police protection services will be provided by the Wittmann Fire District and the Maricopa County Sheriff's Office (MCSO) respectively. The nearest district fire stations are located at 215th and Grand Avenues (0.5 mile to the north) and 203rd Ave. and Patton Rd. (1.5 miles to the southeast). According to the narrative, the fire district states that their response time to Walden Ranch is three minutes. The district requires fire hydrants and other improvements to serve the area. The nearest MCSO substations are located in Sun City to the southeast and in Wickenburg to the northwest, but response times were not provided by the applicant. The nearest library is located 12 miles away north of Grand Ave. off of Meeker Blvd. The Northwest Regional Library, a county facility, is located 15 miles away in Surprise.
15. The closest elementary school is located in Wittmann approximately one mile to the north. As previously noted, the applicant proposes an elementary school site for Parcel 6, a 11.97-acre site located centrally in the DMP. However, the Nadaburg School District states that the school district governing board requires that the applicant enter into a "developer assistance agreement" to help ensure appropriate consideration is given to the district with respect to its ability to accommodate future residents and students. The closest high schools include Wickenburg High School in the Wickenburg Unified School District or Centennial High School in the Peoria Unified

School District. Wickenburg High School is approximately 20 miles from Walden Ranch, and Centennial High School is approximately 25 miles from the DMP.

16. It is anticipated that Walden Ranch will be developed in two phases. The first phase is expected to begin in January 2007 and will include parcels 3 (the community park), 5, 8, and 11-16, in the southern half of the DMP. The second phase is expected to begin in January 2008 and will include parcels 1 (the neighborhood shopping center), 2 (the office employment center), 6 (the elementary school), 7, 9, 10, and 17-24. However, staff notes that this time table is obviously unrealistic, and not reflective of the fact that this case was inactive for an entire year. During phase 2, the elementary school will be constructed by the Nadaburg School District as funding is provided through the State Schools Facilities Board. In the interim, students would attend Nadaburg Elementary School in Wittmann.

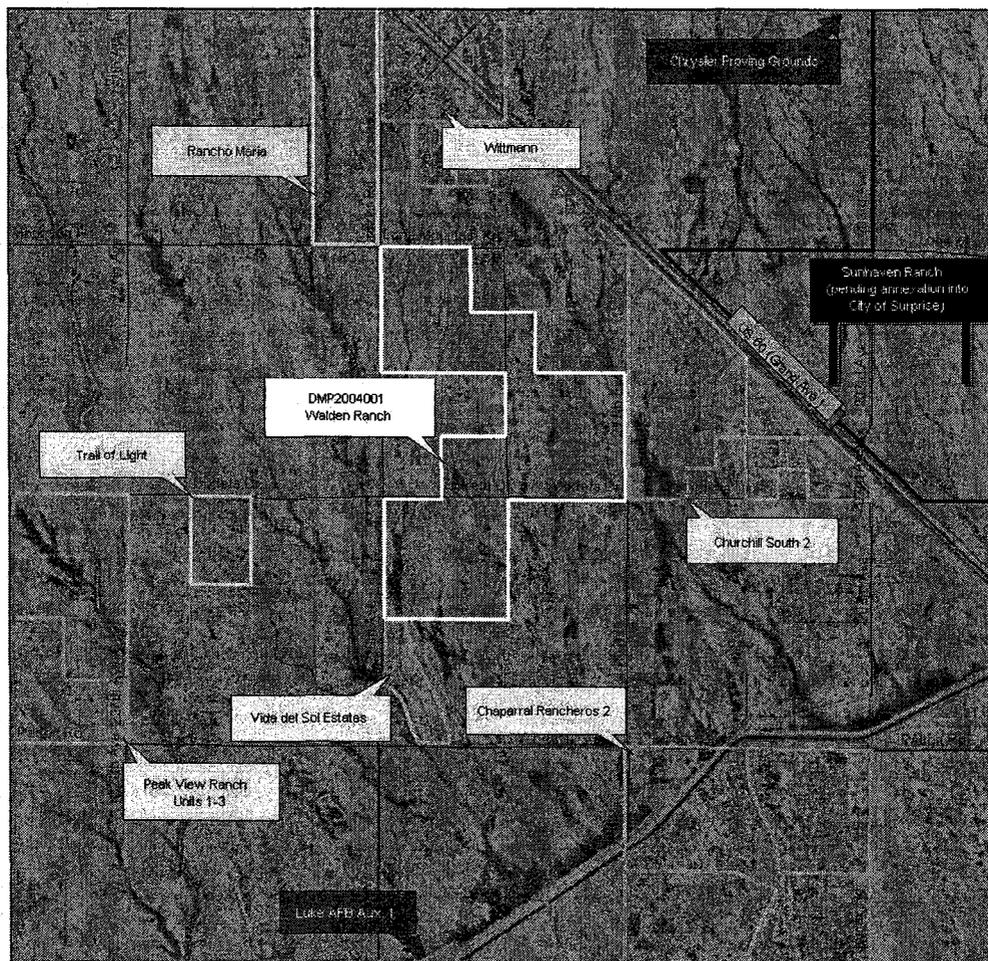
Analysis of Conformance with Adopted Plans:

17. **Maricopa County Comprehensive Plan:** The Comprehensive Plan designates this site as being within the White Tank/Grand Avenue Area Plan.
18. **White Tank/Grand Avenue Area Plan (county area plan):** The White Tank and Grand Avenue Area Plan designates the site for Rural Residential (0-1 d.u./ac.) uses. The DMP proposal is not in conformance with the plan's proposed land use and densities. However, DMP's are the preferred method of development in the county and are allowed within any land use designation, subject to the standards identified in the DMP guidelines.
19. **Surprise General Plan:** The entire site is within the Surprise General Plan area, which designates the area for Rural Residential uses (0-1 d.u./ac). The project does not comply with the Surprise General Plan. However, Surprise has indicated support for the project subject to a pre-annexation services and development agreement.
20. **Wickenburg Highway Scenic Corridor Development Guide:** The Wickenburg Highway Scenic Corridor Development Guide identifies the subject site as being within "Class One" (1/4-2 miles from the Wickenburg Hwy. right-of-way) and is therefore subject to specific requirements in the Maricopa County Zoning Ordinance. These requirements tend to involve design issues such as landscaping, setbacks, and building heights. The narrative report does not address compliance with the scenic corridor regulations. This will have to be addressed at the zoning stage of the project development.

Area Land Use Analysis:

21. The area surrounding Walden Ranch is generally rural in nature. The most prominent feature is Grand Avenue (U.S. Hwy. 60), which runs diagonally northwest to southeast, approximately one half mile north and east of the site. The Atchison, Topeka and Santa Fe Railroad (AT&SF), parallels Grand Avenue on the northeast side. The Walden Ranch site is surrounded mostly by undeveloped desert, with scattered single-family residences surrounding the site. Lot sizes range from approximately one

acre to 80 acres, with the most common lot size of 5 acres. The unincorporated community of Wittmann is located one-half mile to the north. Approximately one and a half miles north of the site is the 4,000-acre Chrysler Proving Grounds, which operates with a Special Use Permit. The Central Arizona Project (CAP) canal and Luke AFB Auxiliary Field #1 are both approximately one and a half miles south of the site. Several older large lot residential developments are near the site, including Churchill South 2 at the northeast corner of 211th Ave./Dixileta Dr.; Chaparral Rancheros 2 at the southeast corner of 211th Ave./Patton Rd.; and Vida del Sol Estates (not built) at the northeast corner of Crozier and Patton Rds. Other more recent pending or approved residential developments in the area include Rancho Maria, Trail of Light, and Peak View Ranch Units 1-3. The following 2005 aerial photograph from the Maricopa County Assessor's website shows the subject site in relation to surrounding land uses.



22. Almost all of the land surrounding the Walden Ranch site is zoned Rural-43. The community of Wittmann is largely zoned R1-6, except for a strip of C-2 zoning that runs along Grand Avenue. This C-2 commercial strip runs most of the length of Grand Avenue from Surprise to Wickenburg; however, due to highway widening much of the C-2 strip zoning has been removed from private holdings and the remaining strip is mostly less than 50' deep preventing any significant commercial development.

23. Approximately one mile east of the site is the Sunhaven Ranch DMP. Approved by Maricopa County in February 2003, Sunhaven Ranch consists of approximately 2,100 acres, and is approved for 9,012 residential units along with various commercial, industrial, and employment land uses. Approximately eight miles southeast of Walden Ranch is Sun City Grand in the City of Surprise.
24. Walden Ranch is located approximately one and a half miles north of the Luke AFB Auxiliary Field 1, and is approximately one and a quarter miles from the 65-lbn noise contours. As such, the development will be subjected to approximately 13,000 flight operations per year, at altitudes as low as 1,500 feet above ground. The auxiliary field is used for instrument approach training operations by the United States Air Force with flight tracks approaching from the northwest and departing to the southeast. Although the site is not within the noise contours of the auxiliary base, it is within the state-defined "territory in the vicinity of a military airport" and is therefore subject to noise attenuation and notification requirements per state law. Luke AFB has indicated that the project meets the guidelines of its Graduated Density Concept.
25. The narrative report states that there are no earth fissures, subsidence or unusual soil conditions on the site. A Phase 1 Environmental Assessment of the entire Walden Ranch site was provided with the Walden Ranch application. It concluded that there was no evidence of recognized environmental concerns in connection with the subject property, and no additional environmental assessment services were recommended.

Adjacent Road Status:

26. The applicant will be required to enter into a development agreement with MCDOT prior to zoning which will include specific transportation improvements required for Walden Ranch. However, what follows is a generalized discussion of the arterial roadway network in and around Walden Ranch.
 - **Lone Mountain Road:** An E/W section line alignment that forms the northern boundary of the site. Currently, the road appears to be unimproved 2-lane. The applicant's circulation plan identifies this as a 4-lane minor arterial. The applicant will be required to provide a 65' half-width right-of-way.
 - **Montgomery Road:** An E/W mid-section line alignment that has not been built. The narrative indicates this road is planned as a collector east of 215th Ave. where it intersects with 211th Ave. near the Wittmann Wash. The alignment is adjacent to the rear property lines of existing large lot properties that have access off of local roads to the north. The applicant will be required to provide 80' of full-width right-of-way (where the entire roadway is within the development) and 40' half-width right-of-way (where the roadway is on the perimeter of the site).

- **Dixileta Drive:** An E/W section line alignment that currently appears unimproved. The circulation plan identifies this as a 4-lane minor arterial. The applicant will be required to provide 130' of full-width right-of-way, or 65' half-width right-of-way.
- **Peakview Road:** An E/W mid-section line alignment that forms the southern boundary of the site, and has not been constructed. The circulation plan identifies this as a minor arterial/major collector. The applicant will be required to provide a 40' half-width right-of-way.
- **Grand Avenue (US Hwy. 60):** State-maintained 4-lane divided, limited access interregional thoroughfare. No additional improvements or dedication will be required at this time.

27. **North/South Arterial and Mid-Section Roads:**

- **Crozier Road (219th Avenue):** A N/S section line alignment that forms the western boundary of the site. Crozier Road, currently a 2-lane paved road, links Wittmann on the north to Patton Road on the south. The circulation plan identifies this as a major arterial. Crozier Rd. is planned to be an ultimate 6-lane principal arterial to MCDOT standards. The applicant will be required to provide a 65' half-width right-of-way.
- **215th Avenue:** A N/S mid-section alignment that forms the eastern border of the site, south of Dixileta Dr. This road currently does not appear to exist on the site, although several existing large lot properties appear to have access off of an unimproved road along the alignment. The circulation plan identifies this as a minor arterial/major collector. The applicant will be required to provide a half-width right-of-way of 40'.
- **211th Avenue:** A N/S section line alignment that forms the eastern boundary of the site between Montgomery Rd. and Dixileta Dr. It appears that this road is currently a 2-lane paved road, except near Grand Ave. south of Lone Mountain Rd., where it curves and connects to Grand Ave. The circulation plan identifies it as a 4-lane minor arterial. The applicant will be required to provide a 65' half-width right-of-way.

Existing On-Site and Adjacent Zoning:

28. On-site: Rural-43
 North: Rural-43 (R1-6 and C-2 zoning in Wittmann), SUP for mobile home park, small parcel of R-5.
 East: Rural-43 (mix of residential and non-residential zoning districts in the nearby Sun Haven Ranch DMP).
 South: Rural-43.
 West: Rural-43 (small parcel with MHR overlay to allow manufactured housing, which was a separate zoning overlay district prior to 1994 but now would require a Special Use Permit).

Existing On-Site and Surrounding Land Use:

29. On-site: Vacant
North: Vacant; scattered large-lot single-family residential; small-lot residential development in unincorporated community of Wittman
East: Vacant; scattered large-lot single-family residential; Churchill South 2 (existing large-lot single-family residential, sparsely built)
South: Vacant; scattered large-lot single-family residential and rural uses; Vida del Sol Estates (existing large-lot development, not built)
West: Vacant; scattered large-lot single-family development

Existing Utilities and Service Status:

- * 30. **Water:** City of Surprise and/or West End Water Company; however, will require a service agreement with the city, and part of the project is not currently within West End's service area
- * 31. **Sewer:** City of Surprise; however, will require a service agreement with the city
32. **Fire Protection:** Wittman Fire District – fire station at 215th Ave./Grand Ave.
33. **Police Protection:** Maricopa County Sheriffs Office - nearest identified substations in Wickenburg and Sun City
34. **Refuse Collection:** Private (not specified)
35. **Public Schools:** Nadaburg Elementary School District
Wickenburg Unified School District (high school)
Peoria Unified School District (high school)
36. **Electric:** Arizona Public Service (APS)
37. **Natural Gas:** Southwest Gas
38. **Telephone:** Not specified
39. **Irrigation:** None

Reviewing Agencies: (Reviewed at March 16, 2004 and June 21, 2005 T.A.C. meetings.)

40. **Department of Transportation (MCDOT):** Per memo dated June 20, 2006, MCDOT has no objection to the project, with stipulations (See the attached memo).
- * 41. **Environmental Services Department (MCESD):** Per memo dated July 27, 2006, MCESD has no objections to the project, with stipulations (See the attached memo). MCESD states that sewer services will be provided by the City of Surprise, and that it appears there will be two water service providers – West End Water Company will supply the northern two thirds of the project, and the City of Surprise will supply the remaining one third of the project. Although there is a CC&N expansion request pending with the Arizona Corporation Commission that may or may not result in West End Water Company providing service for the entire project, MCESD is satisfied that there is a viable system for providing water services to the project regardless of the outcome.
42. **Flood Control District (FCD):** FCD has no objection to the project, with stipulations (See the attached memo).
43. **Drainage Review:** Drainage Review has no objection to the project, with stipulations (See the attached memo).
- * 44. **City of Surprise:** Per letter dated May 16, 2006, Surprise indicates support for the land uses shown in the most recent DMP submittal, and their intent to provide wastewater services to the property contingent upon the approval and execution of a pre-annexation development agreement. However, as previously noted, they are opposing West End Water Company's CC&N expansion request, and may also provide water services to part of the project. Per letter dated July 17, 2006, they agree to provide water service to the portion of the project south of Dixileta Dr. (See attached letters).
45. **Luke AFB:** Per letter dated April 11, 2006, Luke AFB indicates that the proposed gross residential densities were consistent with LAFB's Graduated Density Concept "in the absence of a more restrictive state, county, or municipal general or comprehensive plan." The letter also states that the development starts approximately 1 to 2 ¾ miles west and north of the 2004 65 Ldn, "high noise or accident potential zone". They encourage a strong notification program on the part of the applicant to inform potential residents and other parcel users about Luke AFB operations. These operations include approximately 13,000 flights operations per year at altitudes as low as 1,500 feet. The letter also recommends the review of sound attenuation requirements found in A.R.S. § 28-8482 (See attached letter).
46. **MC Parks Dept.:** Per letter dated March 23, 2004, the Maricopa County Parks & Recreation Department requests a stipulation requiring the property owner provide a \$150 contribution to their department for each building permit issued within the DMP to defray operational and maintenance costs incurred by the impact of residents on

White Tank Mountain Regional Park. In addition, per letter dated August 2, 2004, the Maricopa County Parks & Recreation Department requests an additional stipulation requiring the property owner or the home builder to provide a \$150 contribution to their department for every building permit issued within the DMP to benefit the Maricopa Trail for design, construction, enhancement, operation, and maintenance.

47. **MC Sheriff's Office:** Per letter dated April 3, 2006, the Maricopa County Sheriff's Office indicates that the Walden Ranch development is within the MCSO, District III jurisdiction. As communities in unincorporated areas continue to produce higher density housing developments and population increases, it becomes necessary to increase the allotted manpower required by the Sheriff's Office to continue the same quality level of service currently provided (See attached letter for list of increases in personnel and equipment requested).
48. **MC Library District:** Per letter dated June 3, 2005, the library district has no objections, however they are requesting a \$596 per housing unit quality of life assessment in order to help meet future needs associated with this project (see attached letter).
49. **AZ Dept. Water Resources:** Per letter dated June 2, 2005, ADWR indicates that a Certificate of Assured Water Supply must be obtained for this development prior to recordation of any final plat.
50. **AZ Dept. of Transportation (ADOT):** Per letter dated April 13, 2006, ADOT states that the proposed Master Plan at this time will have no impact on ADOT highway facilities in this area (See attached letter).
51. **State Historic Preservation Office (SHPO):** Per the letter dated April 13, 2006, SHPO recommends that a qualified cultural resources specialist survey the project area to determine the presence or absence of historic properties. Based on SHPO's records, the project area of the proposed Walden Ranch has not been surveyed and should be inspected for cultural resources (See attached letter).
52. **Nadaburg School District (NSD):** Per letter dated March 16, 2004, the Nadaburg School District indicated that before the district will lend its support to a development project, the governing board requires the developer to enter into the district's Developer Assistance Agreement (See the attached letter). The developer met with NSD after the T.A.C. meeting to discuss their requirements. The NSD expressed concerns about the original school site being located on 211th Avenue, a potentially dangerous location. The developer altered the land use plan so that the school site is more centrally located and adjacent to the community park. The developer also agrees to donate an 11.97-acre elementary school site and enter into a Developer's Assistance Agreement with NSD. However, in a recent phone conversation with the school district's business manager, staff learned that the applicant has not had any contact with the school district in over a year, so it is unclear whether the current proposal by the applicant is satisfactory.

53. **Wittmann Fire District:** Per letter dated October 18, 2004, the Wittman Fire District indicated that there are two fire stations located near the site, and that they will provide services to the development (See attached letter).
54. **Other:** The application material was also routed to the Wickenburg Sun newspaper, Maricopa Association of Governments (MAG), Arizona State Land Dept., Arizona Game and Fish Dept., Arizona Department of Environmental Quality, and Arizona Office of the Attorney General. To date, no written comments have been received from these agencies.

Public Participation:

55. The required stakeholder notification was completed, although the applicant sent notification letters to an outdated list of property owners within 300 ft. of the site before staff asked them to revise their mailing list. In addition, only three signs were posted to announce the public hearings, when eight are required according the public hearing site posting requirements. After staff notified the applicant about the discrepancy, they agreed to post five additional signs and send notification letters to all property owners within 300' according to the latest assessor's records, and also to residents and other stakeholders who had indicated an interest in the case as part of the applicant's public participation plan.
56. The citizen participation plan included two meetings with affected stakeholders. The first neighborhood meeting was held on May 4, 2004 in which approximately 25 residents, a representative of the Nadaburg School Board, and the applicant's representatives discussed the proposed project. Some of the questions raised by stakeholders concerned traffic issues, impact fees, use of trails and parks, right-of-way requirements, fire service, price and size range of houses, wash crossings, street lighting, and timing of development. A second neighborhood meeting was held on July 27, 2005, which was attended by approximately 35 residents. Many of the same issues that were discussed at the first meeting were still concerns for many of the residents living in the area, including density, lot sizes, traffic generation, roadway improvements, provision of services such as water, sewer, police and fire protection, and overcrowded schools. Some of the questions and concerns were addressed by the developer and consultant as follows:
 - The developer has agreed to donate the school site and make a \$1,000 per unit donation to the school district.
 - The developer will make major street improvements adjacent to the DMP and will pay an impact fee per unit to MCDOT minus the value of the adjacent major street improvements.
 - The trails and parks are private but will be accessible to allow public use of the park facilities as long as non Walden Ranch residents respect the use of the parks.

- The price of the houses will probably range between \$150,000 and \$300,000.
- The smallest houses will probably be 1,300 square feet on the smallest lots and over 3,000 square feet on the largest lots.
- Odor complaints can be mitigated by writing language into the CC&R's that the area is rural and surrounding properties have farm animals and no complaint can be filed based on odor from surrounding rural properties.
- The wash crossing Dixileta Dr. will most likely run under a culvert with a concrete head wall to make this a "dry crossing."
- Are not sure what the street lighting requirements are in the county, but will ask if lighting intensity can be kept to as low a level as possible.
- If everything is approved, it is anticipated that development would start in January 2007 and the first residents would move in by December 2008.
- The issue of how future additional right-of-way and paving improvements would be made along arterials next to homes that are already too close to the street could not be completely answered.

Discussion and Evaluation:

57. Throughout review of this project, staff has expressed concern about the lack of non-residential uses in this master-planned community. In particular, staff is concerned about the lack of sufficient employment related land uses and very few commercial land uses to serve future residents.
58. At buildout, the Walden Ranch project will contain approximately 5,030 residents - the same as is currently found in the Town of Wickenburg - but sets aside only 2.3% of the project for retail commercial land uses and 1.6% for employment land uses. The result is not a mixed use master-planned community as identified in Maricopa County's Development Master Plan Guidelines, but in effect a large, mostly residential project. Staff is also concerned that only 5.5% of the project is set aside as open space. As currently proposed, this project does not provide the types and balance of land uses as required per Maricopa County's adopted comprehensive plan, White Tank and Grand Avenue Area Plan, and Development Master Plan guidelines.
59. Staff maintains its concerns about the land use plan as proposed. *Eye to the Future 2020*, the Maricopa County Comprehensive Plan, is clear in identifying that Development Master Plans are the preferred type of development in Maricopa County because they can and should offer mixed land use opportunities. This is necessary because most unincorporated DMPs occur in outlying areas where urban services are limited or nonexistent, and therefore could place an undue financial burden on county taxpayers. This concept is consistently reinforced throughout the Comprehensive Plan as demonstrated by the following language:

"Objective G1: Encourage timely, orderly, and fiscally responsible growth within...mixed use Development Master Plans."

-Growth Areas Element, Eye to the Future 2020

"Development Master Plans provide opportunities for creative and innovative design and development techniques. These communities have the potential to provide mixed land use opportunities, a wide range of housing choices, open space and recreational opportunities, and an appropriate multi-modal transportation system connected to schools, parks, retail and employment centers."

-Land Use Element, Eye to the Future 2020

"Objective L5: Promote master planned communities that provide a mix of housing types and land uses.

Policy L5.1: Encourage the creation of master planned communities that provide diverse land uses."

-Land Use Element, Eye to the Future 2020

"Development master plans (DMPs) allow for creative design techniques and require a high level of commitment to ensure adequate facilities and infrastructure are provided. While development master plans vary by size and location, they should demonstrate the following features:

- *Mixed land use opportunities and a range of housing types*
- *Multimodal transportation opportunities to reduce automobile dependency and increase access and mobility*
- *Employment opportunities that contribute to a community's economic base while increasing the residents to jobs balance"*

-Maricopa County Development Master Plan Guidelines

60. The Walden Ranch narrative provides an explanation for why additional commercial and employment uses are not feasible or necessary in this project, relying primarily on other areas to provide these uses. However, other large master-planned communities approved in unincorporated Maricopa County—also located in close proximity to planned (although not built) employment and commercial uses—contain a mix of uses to help ensure that their projects meet the intention of the Maricopa County Development Master Plan Guidelines, and is as balanced and self-sufficient as possible. Examples include Vistancia (a.k.a. Lakeland Village), which contains approximately 19% Commercial and Employment uses, and Sunhaven Ranch, which contains approximately 15% Commercial and Employment uses. Further, without an appropriate land use mixture, this project will capture very few of the daily vehicle trips generated, placing a greater burden on the adjacent and regional transportation system. This is one reason why capturing ADTs in large master-planned communities is so important.

61. With respect to Walden Ranch, staff does not anticipate that large corporate, business, or industrial parks would be viable in this project. However, staff does believe that this project can and should include professional, semi-professional, and business offices. This would include those uses allowed in Maricopa County's *Commercial Office* zoning district, including medical/dental offices, public buildings, and those that typically cater to finance, insurance, real estate, banking, employment services, legal, and other professional/semi-professional occupations. Such uses not only provide employment opportunities for residents, but also valuable services beyond retail commercial.
62. To address concerns about the limited amount of employment related land uses in the project, staff has recommended a stipulation that would require all 8.2 ac. of parcel 2, and not less than 7 ac. of parcel 1 to be rezoned to Commercial Office (C-O). Although this would still leave the project short of the recommended DMP guidelines, it would result in a more balanced mix of land uses and make Walden Ranch a more self-sufficient community as envisioned in the DMP guidelines.
- * 63. Staff was originally concerned that the applicant did not adequately notify local residents about their final proposal and about the public hearings. Although there was a significant amount of public opposition prior to the previous public hearing in September 2004, very few additional responses have been received in the interim. It is not clear whether this is the result of changes made to the applicant's proposal, or whether residents' are unaware that the case has been reactivated. However, the applicant has since complied with all posting and notification requirements.
64. Staff received approximately 18 phone calls: five of general inquiry, three in favor of the project, and 10 against the project. Most calls were from residents of Wittmann; others owned land near the subject site. Staff received 61 letters/comments opposed to the project and 3 letters in support of the project. Most were residents of "greater Wittmann," which is the area zoned Rural-43 near the community of Wittmann. One of these letters contained the names and addresses of 15 Wittmann residents or landowners who also oppose the project.
- * 65. The City of Surprise has provided a letter indicating general support of the project and outlines their intent to provide sewer services to the site subject to a pre-annexation service agreement. This letter reverses their initial opposition to the project and states that they intend to initiate annexation of Walden Ranch when possible. However, the project is located within Surprise's planning area, and they oppose the proposed water service provider's CC&N expansion, because they wish to be the sole water provider for projects within their municipal planning area. Therefore, if recommended for approval, staff recommends a stipulation that a pre-annexation service agreement with Surprise be required prior to any rezoning of the site.
- * 66. Who will be providing water services to the project remains the most critical unresolved issue. As noted previously, the applicant originally intended for West End Water Company to provide water service to the whole site. However, the site is located

within the City of Surprise's municipal planning area, and they oppose West End Water Company's CC&N expansion request, which is pending with the Arizona Corporation Commission (ACC). This DMP was continued on July 13, 2006 to allow the applicant an opportunity to get a "will-serve" letter from the City of Surprise for water service to the southern third of the property. This letter has since been provided. However, before recommending approval of the DMP, staff believes it is important to know the outcome of a judicial hearing on September 13, 2006 regarding the expansion of West End Water Company's CC&N, particularly since initial platting of this project will be required by stipulation within a specified period of time. While staff has no specific opinion regarding the proposed water provider, we do believe it is important for this judicial process to be completed so that this DMP moves forward in a timely fashion. At this point, staff does not know when this might occur.

Recommendation: (DMP2004001)

* 67. Staff recommends a **continuance** of **DMP2004001** to the October 5, 2006 Commission hearing for the following reason:

- There is a judicial hearing on September 13, 2006 regarding the expansion of West End Water Company's CC&N, which is opposed by the City of Surprise. Staff wants to know the outcome of this issue before recommending approval of the DMP, particularly since initial platting of this project will be required within a specified period of time.

68. However, if the Commission decides to recommend the case to the Board of Supervisors, staff recommends approval of this request, subject to the following stipulations:

- a. Development shall comply with the Development Master Plan document entitled "Walden Ranch Development Master Plan", a bound document, dated revised March 15, 2006 and stamped received March 22, 2006, including all exhibits, maps, and appendices, except as modified by the following stipulations.
- b. Development shall comply with the Development Master Plan document entitled "Walden Ranch Land Use Plan", consisting of one page, dated June 22, 2006 and stamped received June 23, 2006, except as modified by the following stipulations.
- c. Changes to the Walden Ranch Development Master Plan with regard to use and intensity, or changes to any of the stipulations approved by the Maricopa County Board of Supervisors, shall be processed as a revised application with approval by the Board of Supervisors upon recommendation by the Maricopa County Planning and Zoning Commission. Revised applications shall be in accordance with the applicable Development Master Plan Guidelines, subdivision regulations, and zoning ordinance in effect at the time of application(s) submission. The Maricopa County Planning and Development Department may approve minor changes administratively as outlined in the

Maricopa County Development Master Plan Guidelines in effect at the time of amendment. Non-compliance with the approved Walden Ranch Development Master Plan narrative report, maps, and exhibits, or the stipulations of approval will be treated as a violation in accordance with the provisions of the Maricopa County Zoning Ordinance.

- d. All stipulations of approval shall remain in effect in the event of a change in name of the Walden Ranch Development Master Plan.
- e. If the initial final plat has not been approved within four (4) years from the date of Board of Supervisors approval, this development master plan will be scheduled for public hearing by the Maricopa County Board of Supervisors, upon recommendation by the Maricopa County Planning and Zoning Commission, to consider revocation of the adopted development master plan. Further, should this development master plan be rescinded, all zoning and other entitlement changes approved as part of the Walden Ranch Development Master Plan shall also be considered for reversion by the Board of Supervisors and upon recommendation of the Commission, to the previous entitlements.
- f. Prior to approval of any zone change, the master developer shall enter into a development agreement with Maricopa County that addresses short- and long-term service, infrastructure, operation, maintenance, and financial assurance needs of Maricopa County agencies necessary to provide adequate services and infrastructure to future residents of the Walden Ranch Development Master Plan. Further, prior to approval of any final plat this development agreement shall be signed by both the master developer and the designated Maricopa County representative(s) and provided to the Maricopa County Planning and Development Department for public record. Maricopa County reserves the right to modify the development agreement if it is determined that such changes are necessary due to changing circumstances or conditions, although such modifications are subject to approval by the Board of Supervisors. The master developer may also petition for modifications, which are also subject to Maricopa County Board of Supervisors approval.
- g. Prior to approval of any zone change for the Walden Ranch Development Master Plan, the master developer shall provide the Maricopa County Planning and Development Department with a pre-annexation services and development agreement with the City of Surprise, which identifies their intention to provide water and/or wastewater services to the property. This pre-annexation agreement shall be signed by both the Walden Ranch master developer and the City of Surprise.
- h. Until such time that organization takes place, notification shall be provided to future residents that they are not located within an organized high school district, and that high school students will have to attend a high school either in the Town of Wickenburg or the City of Peoria. Such notification shall be placed

on all final plats, be permanently placed on the front door of all home sales offices on not less than an 8½ x 11 inch sign, and be included in all covenants, conditions, and restrictions (CC&Rs), and include identification of which high schools have capacity and have agreed to accept students from outside their district.

- i. Master developer shall provide notification to future homeowners that they are located in close proximity to the Luke Air Force Base Auxiliary Airfield #1 facility, and thus will be subject to loud noise from military aircraft overflights, with the following language:

"You are buying a home or property in the "vicinity of a military airport" as described by State of Arizona statute A.R.S. §28-8481. Your house should include "sound attenuation" measures as directed by State law. You will be subject to direct over flights and noise by Luke Air Force Base jet aircraft in the vicinity.

Luke Air Force Base executes over 200,000 flight operations per year, at an average of approximately 170 over flights a day. Although Luke's primary flight paths are located within 20 miles from the base, jet noise will be apparent throughout the area as aircraft transient to and from the Barry M. Goldwater Gunnery Range, and other flight training areas.

Luke Air Force Base may launch and recover aircraft in either direction off its runways oriented to the southwest and northeast. Noise will be more noticeable during overcast sky conditions due to noise reflections off the clouds.

Luke Air Force Base's normal flying hours extend from 7:00 a.m. until approximately midnight, Monday through Friday, but some limited flying will occur outside these hours and during most weekends.

Luke Air Force Base Auxiliary Field 1, located approximately 15 miles to the northwest of Luke Air Force Base is a site of intense instrument procedure landing approaches, with approximately 12,000 flight operations per year. Aircraft will descend down to 200 feet above the ground over the Auxiliary Airfield and will create severe noise in that area.

For further information, please check the Luke Air Force Base website at www.luke.af.mil/urbandevelopment or contact the Maricopa County Planning and Development Department."

Such notification shall be recorded on all final plats, be permanently posted on not less than a 3 foot by 5 foot sign in front of all home sales offices, be permanently posted on the front door of all home sales offices on not less than an 8½ inch by 11 inch sign, and be included in all covenants, conditions, and restrictions (CC&Rs) as well as the Public Report and conveyance documents.

- j. Future homebuilders shall noise attenuate all structures as required under Arizona Revised Statutes.
- k. The master developer shall be responsible for the construction of all public and private on-site roads within the Walden Ranch Development Master Plan. Further, the Walden Ranch homeowners association shall be responsible for the maintenance and upkeep of all private roads, public open spaces and facilities, washes, parks, roadway median landscaping, landscaping with public rights-of-way, and all pedestrian, bicycle, and multi-use paths.
- l. Prior to approval of each final plat, the master developer shall submit to the Maricopa County Planning and Development Department a landscape inventory and salvage plan which identifies and assesses the native vegetation within the development parcels, and which determines the preservation/disposition for each of the selected native vegetation.
- m. Landscaping of all common areas and open spaces, except for identified recreational areas, within Walden Ranch shall consist of indigenous and near-native plant species of a xeriphytic nature.
- n. All irrigation water supplied for common/open space areas and lakes shall be provided entirely by a renewable supply of water, such as treated effluent, surface water, or Central Arizona Project (CAP) water, within five (5) years after issuance of the first building permit. Interim water for the purposes noted may be supplied by groundwater and shall comply with all Arizona Department of Water Resources regulations. Proof of conversion from groundwater to a renewable water supply shall be provided to the Maricopa County Planning and Development Department within the five year requirement.
- o. The Walden Ranch Development Master Plan shall be developed sequentially as depicted on the phasing diagram contained in the Walden Ranch Development Master Plan narrative report.
- p. The total number of residential dwelling units for the Walden Ranch Development Master Plan shall not exceed 1,572. To help ensure compliance, the cumulative number of dwelling units, in relation to the identified limit, shall be identified on all plats.
- q. Residential development shall be prohibited on areas with a slope of 15% or greater.
- r. The master developer shall submit a written report to the Maricopa County Planning and Zoning Commission outlining the status of the Walden Ranch Development Master Plan every three years following Board of Supervisors approval. The status report shall discuss development progress, including the

total number of units built and platted, locations of areas/parcels under construction, status of infrastructure development, status of non-residential property, progress on how the stipulations of approval are being implemented, and any other information as requested by the Maricopa County Planning and Development Department.

- s. Until annexation of the entire development master plan takes place, the master developer shall notify all future Walden Ranch Development Master Plan residents that they are not located within an incorporated city or town, and therefore will not be represented by, or be able to petition a citizen-elected municipal government. Notification shall also state that residents will not have access to municipally-managed services such as police, fire, parks, water, wastewater, libraries, and refuse collection. Such notice shall be included on all final plats, be permanently posted on the front door of all home sales offices on not less than an 8-½ by 11 inch sign, and be included in all homeowner association covenants, conditions, and restrictions (CC&Rs).
- t. All park facilities shall be completed concurrently with residential development of the respective plat on which the park is shown. Park facilities and amenities shall be identified on all applicable plats, and are subject to review by the Maricopa County Planning and Development Department.
- u. Not less than 8.55 acres shall be reserved for Recreational Open Space (ROS) land use. Further, the project shall have not less than three (3) park sites of approximately three (3) acres each, with one park in each neighborhood cluster (north, central, and south) as described in the Walden Ranch Development Master Plan narrative report. Further, not less than fourteen (14) pocket parks at least one (1) acre size each shall be provided. All parks shall include recreational amenities. At the time of each preliminary plat submission, the master developer shall include a description of the status of the cumulative ROS acreage and park numbers with respect to the requirements of this stipulation. A description of the types of recreational amenities that will be included in the ROS and mini-park areas shall also be submitted with all preliminary plats to the Maricopa County Planning and Development Department.
- v. Not less than 19.98 acres shall be reserved for commercial land uses. In addition, all of parcel 2 (8.2 acres) and at least 7 acres of parcel 1 shall be rezoned to Commercial Office (C-O). To help ensure compliance, at the time of each preliminary plat submission the master developer shall include a description of the status of the cumulative commercial land use acreage with respect to the requirements of this stipulation.
- w. Unless otherwise agreed to by the applicable school districts, not less than one (1) school site and a minimum of 11.97 acres shall be reserved for schools.

- x. The master developer shall provide non-vehicular multi-use trails along all major arterials. Such trails shall be identified on all plats and are subject to approval by Maricopa County.
- * y. Prior to zone change approval, the master developer shall provide a "will serve" letter (or letters) and a Certificate of Convenience and Necessity, if applicable, from a qualified public or private water provider demonstrating commitment to provide the Walden Ranch Development Master Plan with water service, subject to approval by the Maricopa County Department of Environmental Services.
- z. Prior to approval of the first preliminary plat, the master developer shall provide a "will serve" letter for fire protection from the Wittmann Fire District or another qualified public or private fire service provider demonstrating commitment to serve the entire Walden Ranch Development Master Plan, which is subject to approval by the Maricopa County Planning and Development Department.
- aa. An archaeological survey of the subject property shall be conducted prior to approval of any preliminary plat to locate and evaluate any cultural resources on the site. Once complete, a report of the results shall be provided to the Arizona State Historic Preservation Officer for review and comment before any ground disturbing activities related to development are initiated. The applicant shall perform an archaeological analysis to evaluate the eligibility of cultural resource sites for the National or State Register of Historic Places. If Register eligible properties cannot be avoided by development activities, then the Arizona SHPO shall determine if a data recovery (excavation) program is necessary. Should federal permits be required for the project, then any archaeological work performed must meet the Secretary of Interior Standards, and will be subject to the National Historic Preservation Act.
- bb. A quality of life assessment of \$596.00 for each housing unit built is to be made available to the Maricopa County Library District for the purposes of future library service and infrastructure needs.
- cc. One hundred fifty dollars (\$150) per residential unit will be paid by the master developer as each residential building permit is issued, to a fund for the White Tank Regional Park for trails and facilities enhancement and maintenance. The County shall deposit and hold all receipts in the parks special revenue fund for the specific purposes stated above. All interest earned on the fund shall remain an asset of the fund. The assets of this fund are not intended to replace existing county appropriations for similar purposes, but rather are intended as supplemental resources resulting from additional park usage by Walden Ranch residents. Maricopa County Parks and Recreation Department will provide each residential unit in the Walden Ranch Development Master Plan with a one-year, seventy-five (\$75) voucher toward the purchase of an annual pass for entrance into any desert mountain regional park administered by said department, except Lake Pleasant Regional Park.

- dd. One hundred fifty dollars (\$150) per residential unit shall be paid by the master developer as each residential building permit is issued, to a fund for the Maricopa Trail for design, construction, enhancement, operation and maintenance. The County shall deposit and hold all receipts in the trails special revenue fund for the specific purposes stated. All interest earned on this fund shall remain an asset of the fund. The assets of this fund are not intended to replace existing County appropriations for similar purposes, but are intended as supplemental and enhancement resources needed as this community grows in its residents' use of the Maricopa Trail.
- ee. Prior to approval of the first final plat, the master developer shall enter into a development agreement with the Maricopa County Sheriff's Office which addresses the manpower and equipment necessary to serve the Walden Ranch DMP, as identified in the MCSO letter to the Maricopa County Planning and Development Department dated received April 3, 2006 and signed by Captain R. Stoner. Further, prior to approval of any final plat this development agreement shall be signed by both the master developer and the Maricopa County Sheriff's Office and provided to the Maricopa County Planning and Development Department for public record.
- * ff. Prior to approval of the first preliminary plat or first Approval to Construct (whichever comes first), Final Water and Sewer Master Plans must be submitted, under application and fee, for the onsite water and sewer infrastructure to MCESD for approval. This may require the submittal of two water master plans, one for each of the water providers. Approval of these final master plans will be required before any Final Plats will be approved by MCESD.
- gg. The following Maricopa County Drainage Review stipulations shall apply:
1. Provide detail contours with the first preliminary plat submittal to demonstrate water does not flow across US 60.
 2. Utilize the latest Wittmann Area Drainage Master Study with the first preliminary plat submittal.
- hh. The following Maricopa County Department of Transportation stipulations shall apply:
1. The Applicant shall provide a Traffic Impact Study (TIS). The TIS shall comply with MCDOT requirements and shall address development phasing and the offsite improvements necessary to accommodate the anticipated traffic demands. The TIS must be approved before subsequent approval of any roadway improvement plans. The TIS shall be updated prior to the first final plat approval and with each development phase to reflect current

conditions and any changes to the development plan. Additional lane capacity on offsite alignments will be reviewed with each resubmittal of the TIS. The project must comply with all recommendations in the MCDOT-approved TIS. The Applicant needs to provide an updated TIS prior to rezoning.

2. The Applicant shall make a contribution to regional transportation infrastructure. The contribution shall be \$3,281.00 per residential dwelling unit. The Applicant may choose to construct off-site street improvements in lieu of payment of this contribution. Such off-site street improvements must be "system roadways," must be all-weather facilities, must meet county standards in effect at the time they are improved, and must be pre-approved by MCDOT. MCDOT may require a Development Agreement to detail the specifics of construction, including phasing and timing. If the Applicant chooses not to construct off-site regional roadway improvements, the Applicant shall pay the contribution amount at the time individual building permits are issued, or per an alternate agreement as approved by MCDOT.
3. If required per item 2 above, a Development Agreement shall be executed prior to any preliminary plat approval. The Development Agreement shall be an enforceable contract, regardless of annexation.
4. The Applicant shall provide the ultimate full or half-width of right-of way for all public roadways as follows:
 - A.) Crozier Road: 65 Feet
 - B.) 215th Avenue: 80 Feet and 40 Feet
 - C.) 211th Avenue: 65 Feet
 - D.) Lone Mountain Road: 65 Feet
 - E.) Montgomery Road: 80 Feet and 40 Feet
 - F.) Dixileta Drive: 130 Feet and 65 Feet
 - G.) Peak View Road: 40 Feet

The above references interior and perimeter roads. (The project boundary is the centerline of all perimeter roadways and/or roadway alignments.) Full-width right-of-way shall be provided where the entire roadway is within the development (interior roadways). Half-width right-of-way shall be provided where "half" of the roadway is within the development (perimeter roadways).

Additional right-of-way shall be dedicated at any intersections where future dual left turn lanes are possible. The widened right-of-way section shall accommodate the length of the left turn lane, including reverse curves.

5. The Applicant shall be responsible for design and construction of the ultimate full-width of all interior roadways, and the ultimate half-width of all perimeter roadways, unless approved otherwise by MCDOT. A portion of these

improvements may be creditable to the Applicant's contribution referred to in item 2. All roadways must meet county standards in effect at the time they are improved. Half-width roadways must be designed so as to safely carry two-way traffic until the ultimate roadway is constructed.

Montgomery Road shall be constructed as either a full width interior street or a half width perimeter street, unless released from this requirement by both Maricopa County and the City of Surprise. Whether bridges or low-flow crossings will be required will be determined at a later date.

6. The Applicant is responsible for assuring paved access to their site at the time of the first final plat. Improvements necessary to provide paved access may or may not be creditable to the Applicant's contribution referred to in item 2.
7. The Applicant shall provide all-weather access to all parcels and lots, and on all arterial roadways.
8. The Applicant shall provide and make available a minimum of two access points to each development phase and/or subdivision unit.
9. The Applicant shall not locate elementary or middle schools on arterial roads. (The schools may NOT "back up" to arterials.) Pedestrian routes to school shall be planned so if necessary, they shall only cross arterials at signalized intersection.
10. The Applicant shall design the development to promote pedestrian, bicycle and other alternative modes of transportation to public facilities within and adjacent to the site (i.e., bus bays, electric vehicles, shared accommodations, internal trail systems, etc.). Crossings of arterials at other than signalized intersections shall be grade separated.
11. If streetlights are provided, installation shall be provided by the Applicant. If streetlights are within public rights-of-way, a Street Light Improvement District (SLID) or comparable authority shall be established to provide operation and maintenance. The Applicant should contact the Office of the Superintendent of Streets (602-506-8797) to initiate the SLID process.
12. The Applicant shall design landscaping to comply with all MCDOT requirements and to conform to Chapter 9 of the MCDOT Roadway Design Manual. The Applicant (or as assigned to the Home Owner's Association (HOA)) shall be responsible for maintenance of landscaping within public rights-of-way.
13. The Applicant shall provide a construction traffic circulation plan. The construction traffic circulation plan must be approved by MCDOT.

14. The Applicant shall comply with all applicable local, state and federal requirements. (Dust control, noise mitigation, AZPDES, 404 permitting, etc.)
 15. The Applicant shall provide written documentation of ADOT's requirements and approval. The Applicant shall provide written documentation of City of Surprise's approval.
 16. The Applicant may need to provide additional improvements along 211th Avenue to accommodate traffic movements to and from the school site.
 17. The Applicant shall address all Transportation Planning comments prior to rezoning.
- ii. The following Flood Control District of Maricopa County stipulations shall apply:
1. Prior to any work being done in the floodplain, a Floodplain Use Permit will be required from the Regulatory Division of the Flood Control District.

ap

Attachments:

Case map
 Vicinity map
 Narrative Report text (21 pages)
 Land Use exhibit (1 page)
 * City of Surprise water will serve letter (1 page)
 * MCESD memo (2 pages)
 MCDOT comments (3 pages)
 FCD comments (1 page)
 Drainage Review comments (1 page)
 MCSO comments (3 pages)
 MC Library District (1 page)
 Parks & Rec. comments (2 pages)
 Parks & Rec. e-mail regarding Maricopa Trail (1 page)
 Arizona Dept. of Transportation (1 page)
 Arizona Dept. of Water Resources (1 page)
 State Historic Preservation Office (2 pages)
 City of Surprise letter of support (2 pages)
 Nadaburg School District comments (2 pages)
 Wittmann Fire District comments (1 page)
 Luke AFB comments (2 pages)
 Written letters of opposition
 (66 letters, 83 pages, includes additional letters since 9/23/04)

Note:

Narrative report (17 pgs. plus appendix) and Land Use Map (1 full-size page) were enclosed with the July 13, 2006 packet