

ORIGINAL

# JOHNSON UTILITIES



0000099651

5230 East Shea Boulevard \* Scottsdale, A.

PH: (480) 998-3300, FAX: (480) 483-7908

Kevin O. Torrey  
Utilities Division  
Arizona Corporation Commission  
1200 W. Washington Street  
Phoenix, Arizona 85007

2009 JUN 19 P 4: 54 June 19, 2009

AZ CORP COMMISSION  
DOCKET CONTROL

RE: Johnson Utilities Company- Application to extend a Certificate of Convenience and Necessity. Docket No. WS-02987A-09-0083

Dear Mr. Torrey,

Thank you for extending the grace period to allow us ample time to respond to your Insufficiency Letter. Please see the responses to your deficiencies below.

1. A copy of the Water Use Data Sheet for the Anthem System, PWS #11-136 is attached hereto as Attachment 1.
2.
  - A. 4- 1.0 MG Storage tanks
  - B. 4- .5 MG Storage tanks
  - C. This is the Magma Well #2. This well was included on the data sheet since we have an ADEQ Approval of Construction for this well. Johnson Utilities could have the well up and running within 30 days if the well was operationally needed.
  - D. This well is in service and was mistakenly left off the data sheet. A revised Data sheet is attached hereto as Attachment 1.
3.
  - A. Three copies of the water cost estimates have been provided to Mr. Marlin Scott.
  - B. Three copies of the water cost estimates have been provided to Mr. Marlin Scott.
  - C. Three copies of a map of our service area have been provided to Mr. Marlin Scott showing the developments that are within each water system.
  - D. Please see the additional information on the customer projections attached as Attachment 2.
  - E. Three copies of a map of our service area have been provided to Mr. Marlin Scott showing the development locations.
  - F. Three copies of the engineering reports for Caballero and Nevitt Farms have been provided to Mr. Marlin Scott for staff's use. No specific engineering reports have been prepared for the State Land parcels at this time.
4. Please see the ADEQ compliance status reports for Systems 11-128 and 11-136 attached hereto as Attachments 3 & 4 respectively.
5. Please see the Wastewater Flow Data Sheets for the San Tan, Section 11 and Anthem WRP attached hereto as Attachment 5.
6. None of the flows from the expansion area will be treated by the Pecan WRP.
7.
  - A. Three copies of the wastewater cost estimates have been provided to Mr. Marlin Scott.

Arizona Corporation Commission

DOCKETED

JUN 19 2009

DOCKETED BY

# *JOHNSON UTILITIES L.L.C*

5230 East Shea Boulevard \* Scottsdale, Arizona 85254

PH: (480) 998-3300; FAX: (480) 483-7908

- B. Three copies of the wastewater cost estimates have been provided to Mr. Marlin Scott.
  - C. Three copies of a map of our service area have been provided to Mr. Marlin Scott showing the developments and the service areas of each of the WRPs.
  - D. Please see the additional information on the customer projections attached as Attachment 2.
  - E. Three copies of a map of our service area have been provided to Mr. Marlin Scott showing the developments.
  - F. Three copies of the engineering reports for Caballero and Nevitt Farms have been provided to Mr. Marlin Scott for staff's use.
8. Please see the compliance status reports for the San Tan, and Anthem WRP attached hereto as Attachment 6. Although Section 11 and Pecan are operating in full ADEQ compliance, ADEQ has not issued a satisfactory compliance status report until the Notices of Violation ("NOV's) outstanding on these facilities have been resolved. There are no environmental or health risks associated with the outstanding NOV's .
  9. Three copies of a map of our service area have been provided to Mr. Marlin Scott showing the expansion areas in relation to municipalities.
  10. The construction of the additional utility facilities needed to serve the area covered by this Application will be financed primarily by advances in aid of construction and hook-up fees in accordance with Commission regulations and Johnson Utilities applicable tariffs, as well as pursuant to the terms of any main extension agreements between Johnson Utilities, and property owners. A copy of all fully executed main extension agreements for water facilities between parties shall be filed with the Commission in support of this Application when completed.
  11. Please see item I.3. in the original application for the estimated revenue and expenses. The estimated amount of utility plant in service for the expansion area is attached hereto as Attachment 7.
  12. Please see item I.3. in the original application for the estimated revenue and expenses. All services expected within the first 5 years are residential. Included in the residential numbers are approximately 10 irrigation services for the common areas of the residential community.
  13. Please see the requests for service letters attached for the Arizona State Land Department, Nevitt Farms, and Caballero attached here to at Attachments 8, 9, and 10 respectively.
  14. Three copies of the map requested have been provided to Mr. Marlin Scott
  15. No notice has been sent to a municipal manager. Johnson Utilities is removing the development known as Merrill Ranch from this application. A revised legal description and maps of the requested extension area will be filed next week to replace the originals filed with the application. Merrill Ranch was the only portion of the extension area that

# JOHNSON UTILITIES L.L.C

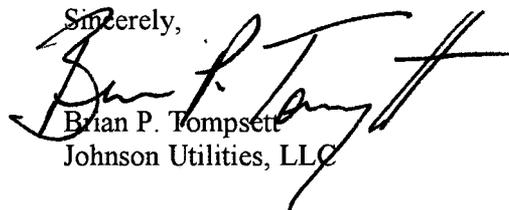
5230 East Shea Boulevard \* Scottsdale, Arizona 85254  
PH: (480) 998-3300; FAX: (480) 483-7908

was within the municipal boundaries of Florence. The Town of Florence is aware of this application and has filed a motion to intervene.

16. Not applicable. There is a request for service letter on the entire CC&N extension request.
17. Not applicable.
18. Please see the Pinal County Franchise agreements provided on M.1. in the original application.
19. Please see the estimated number of customers in response to 3.D. above. The Nevitt Farms development is located within a strong growth area of the community, so it is estimated that the majority of residential building will be within this development. The Caballero development we are estimating a slower growth do to it being more rural and having additional development challenges. Within the state land parcels we do not anticipate any connections in the first five years since the state does not develop property. The state land is normally sold before development work commences.
20. A. Johnson Utilities requires builders to follow all the state water conservation requirements mandated by ADWR. Johnson Utilities is also with Pinal County's low water use development areas. Johnson Utilities strictly enforces the water conservation requirements outlined in the Planned Area Development plans. Additionally our water conservation measures are laid out in our tariff on sheets 17a through 17f.  
B. Not applicable. Johnson is both the water and sewer provider within the extension request.  
C. There are no plans for any golf courses within the expansion area, ornamental lakes, or other water features at this time. Any tot lots will use the domestic water system for irrigation needs.  
D. There are no plans to use reclaimed water in the common areas due to the proximity of the current wastewater treatment facilities and the minimal amount of irrigation needs to both the Nevitt Farms and Caballero developments.  
E. All reclaimed water not used for irrigation needs will therefore be recharged at the wastewater facilities.  
F. There is no plans for the use of surface water.  
G. None.

If Staff needs any additional information or clarification to satisfy any of the deficiencies, please contact me at 480-998-3300.

Sincerely,



Brian P. Tompsett  
Johnson Utilities, LLC

Enclosure

Cc: Docket Control

# *JOHNSON UTILITIES L.L.C*

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5230 East Shea Boulevard \* Scottsdale, Arizona 85254  
PH: (480) 998-3300; FAX: (480) 483-7908

Del Smith (ACC Engineering)  
Lyn Farmer (ACC Legal)  
Brian Bozzo (ACC Compliance)  
Connie Walczak (ACC consumer services)

# Attachment 1



# WATER USE DATA SHEET

<b>NAME OF COMPANY</b>	JOHNSON UTILITIES, L.L.C.
<b>ADEQ Public Water System No.</b>	11-128

MONTH/YEAR (Last 12 Months)	NUMBER OF CUSTOMERS	GALLONS SOLD (Thousands)	
January, 2008	18,191	135,014	
February, 2008	18,006	112,343	
March, 2008	18,063	111,317	
April, 2008	18,275	174,815	
May, 2008	18,242	234,586	
June, 2008	18,268	245,853	
July, 2008	18,353	279,620	
August, 2008	18,235	256,921	
September, 2008	18,406	246,765	
October, 2008	18,251	241,523	
November, 2008	17,902	192,651	
December, 2008	18,306	156,501	
STORAGE TANK CAPACITY (GALLONS)	NUMBER OF EACH	ARIZONA DEPT. OF WATER RESOURCES WELL I.D. NUMBER	WELL PRODUCTION (Gallons per Minute)
1,000,000	4	55-558445	500
500,000	4	55-559843	500
100,000	1	55-586189	35
50,000	3	55-582085	110
		55-582087	110
		55-582088	110
		55-621462	1000
		55-599026	1000
		55-201429	1100
		55-598836	700
		55-209384	1000
		55-570372	360
		55-594071	360
		55-571198	360
		55-212850	290
		55-211012	1100
<b>Other Water Sources in Gallons Per Minute</b>			<b>None</b>
<b>Fire Hydrants on System</b>			<b>YES</b>
<b>Total Water Pumped Last 12 Months (Gallons in Thousands)</b>			<b>2,431,026</b>

# Attachment 2

The estimated numbers of customers to be served in each of the first five years of water utility service to the area covered by this Application are as follows:

<b><u>Residential:</u></b>		<b>Nevitt Farms</b>	<b>Caballero</b>	<b>State Land</b>
Year 2011	0	0	0	0
Year 2012	100	100	0	0
Year 2013	300	300	0	0
Year 2014	550	550	0	0
Year 2015	900	850	50	0

# Attachment 3

**Arizona Department of Environmental Quality**  
**Drinking Water Monitoring and Protection Unit**  
 Mail Code 5415B-2  
 1110 West Washington Street  
 Phoenix, AZ 85007

### Drinking Water Compliance Status Report

<b>System Name</b>	<b>System Type</b>	<b>Is system consecutive?</b>	
JOHNSON UTILITIES	X Community		Yes, to PWS #
<b>System ID #</b>	Non-transient Non-community		
11128	Transient Non-community	X	No

<b>Overall compliance status</b>	X	No major deficiencies	Major deficiencies
<b>Monitoring and Reporting status</b>	X	No major deficiencies	Major deficiencies
Comments: None			

<b>Operation and Maintenance status</b>	X	No major deficiencies	Major deficiencies
<b>Date of last Sanitary Survey</b>	7/6/2007	<b>Inspector</b>	Karen Berry, CRO
Major unresolved/ongoing operation and maintenance deficiencies:			
<input type="checkbox"/> unable to maintain 20psi		<input type="checkbox"/> inadequate storage	
<input type="checkbox"/> cross connection/backflow problems		<input type="checkbox"/> surface water treatment rule	
<input type="checkbox"/> treatment deficiencies		<input type="checkbox"/> approval to construct/of construction	
<input type="checkbox"/> certified operator		<input type="checkbox"/> other =	
Comments: None			

<b>Is an ADEQ administrative order in effect?</b>		Yes	X	No
Comments: None				

System Information				
Population Served	50148			
Service Connections	17910			
Number of Entry Points to the Distribution System	10			
Number of Sources	14			
Initial Monitoring Year	2000			
Monitoring Assistance Program (MAP) System	X	Yes		No

<b>Evaluation completed by</b>	Donna Calderon, Manager <i>DC</i> Drinking Water Monitoring and Protection Unit		
<b>Phone</b>	602-771-4641	<b>Date</b>	November 20, 2008
X	Based upon data submitted by the water system, ADEQ has determined that this system <b>is</b> currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4.		
	Based upon the monitoring and reporting deficiencies noted above, ADEQ <b>cannot determine</b> if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4.		
	Based upon the operation and maintenance deficiencies noted above, ADEQ <b>cannot determine</b> if this system is currently delivering water that meets water quality standards required by CFR 141/Arizona Administrative Code, Title 18, Chapter 4.		

***This compliance status report does not guarantee the water quality for this system in the future, and does not reflect the status of any other water system owned by this utility company.***

# Attachment 4

**Arizona Department of Environmental Quality**  
 Drinking Water Monitoring and Protection Unit  
 Mail Code 5415B-2  
 1110 West Washington Street  
 Phoenix, AZ 85007

### Drinking Water Compliance Status Report

<b>System Name</b>	<b>System Type</b>	<b>Is system consecutive?</b>
ANTHEM AT MERRILL RANCH	<input checked="" type="checkbox"/> Community	<input type="checkbox"/> Yes, to PWS #
<b>System ID:#</b>	<input type="checkbox"/> Non-transient Non-community	<input checked="" type="checkbox"/> No
11136	<input type="checkbox"/> Transient Non-community	

<b>Overall compliance status</b>	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
<b>Monitoring and Reporting status</b>	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
Comments: None		

<b>Operation and Maintenance status</b>	<input checked="" type="checkbox"/> No major deficiencies	<input type="checkbox"/> Major deficiencies
<b>Date of last Sanitary Survey</b>	6/22/07	<b>Inspector</b> Karen Berry, CRO
Major unresolved/ongoing operation and maintenance deficiencies:		
<input type="checkbox"/> unable to maintain 20psi	<input type="checkbox"/> inadequate storage	
<input type="checkbox"/> cross connection/backflow problems	<input type="checkbox"/> surface water treatment rule	
<input type="checkbox"/> treatment deficiencies	<input type="checkbox"/> atc/aoc	
<input type="checkbox"/> certified operator	<input type="checkbox"/> other =	
Comments: None		

<b>Is an ADEQ administrative order in effect?</b>	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Comments: None		

System Information	
Population Served	2668
Service Connections	953
Number of Entry Points to the Distribution System	1
Number of Sources	2
Initial Monitoring Year	2008
Monitoring Assistance Program (MAP) System	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

<b>Evaluation completed by</b>	Donna Calderon, Manager <i>DC</i> Drinking Water Monitoring and Protection Unit		
<b>Phone</b>	602-771-4641	<b>Date</b>	January 23, 2009
<input checked="" type="checkbox"/>	Based upon data submitted by the water system, ADEQ has determined that this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4.		
<input type="checkbox"/>	Based upon the monitoring and reporting deficiencies noted above, ADEQ <b>cannot determine</b> if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4.		
<input type="checkbox"/>	Based upon the operation and maintenance deficiencies noted above, ADEQ <b>cannot determine</b> if this system is currently delivering water that meets water quality standards required by 40 CFR 141/Arizona Administrative Code, Title 18, Chapter 4.		

***This compliance status report does not guarantee the water quality for this system in the future, and does not reflect the status of any other water system owned by this utility company.***

# Attachment 5

COMPANY NAME *Johnson Utilities - SanTan WRP*

**WASTEWATER FLOWS**

MONTH/YEAR (Most Recent 12 Months)	NUMBER OF SERVICES	TOTAL MONTHLY SEWAGE FLOW	SEWAGE FLOW ON PEAK DAY
<i>Jan 08</i>	<i>3752</i>	<i>16.7</i>	<i>0.659</i>
<i>Feb 08</i>	<i>3872</i>	<i>16.6</i>	<i>0.805</i>
<i>Mar 08</i>	<i>3784</i>	<i>17.3</i>	<i>0.665</i>
<i>Apr 08</i>	<i>3700</i>	<i>17.1</i>	<i>0.654</i>
<i>May 08</i>	<i>3800</i>	<i>16.9</i>	<i>0.627</i>
<i>Jun 08</i>	<i>3870</i>	<i>16.8</i>	<i>0.674</i>
<i>Jul 08</i>	<i>3861</i>	<i>17.2</i>	<i>0.721</i>
<i>Aug 08</i>	<i>3604</i>	<i>17.3</i>	<i>0.616</i>
<i>Sep 08</i>	<i>3710</i>	<i>17.1</i>	<i>0.740</i>
<i>Oct 08</i>	<i>3737</i>	<i>17.4</i>	<i>0.637</i>
<i>Nov 08</i>	<i>3920</i>	<i>17.9</i>	<i>0.689</i>
<i>Dec 08</i>	<i>4032</i>	<i>19.0</i>	<i>0.787</i>

**PROVIDE THE FOLLOWING INFORMATION AS APPLICABLE**

Method of Effluent Disposal (Leach field, surface water discharge, reuse, injection wells, groundwater recharge, evaporation ponds, etc.)	<i>Reuse, vadose wells</i>
Wastewater Inventory Number (All wastewater systems are assigned an inventory number)	<i>18584</i>
Groundwater Permit Number	<i>N/A</i>
ADEQ Aquifer Protection Permit Number	<i>P-105325</i>
ADEQ Reuse Permit Number	<i>R-105778</i>
EPA NPDES Permit Number	<i>N/A</i>

**STATISTICAL INFORMATION**

Total number of customers	<i>45,642</i>
Total number of gallons treated	<i>207.30</i> gallons

COMPANY NAME *Johnson Utilities - Section 11 WWTP*

**WASTEWATER FLOWS**

MONTH/YEAR (Most Recent 12 Months)	NUMBER OF SERVICES	TOTAL MONTHLY SEWAGE FLOW	SEWAGE FLOW ON PEAK DAY
<i>Jan 08</i>	<i>5504</i>	<i>24.5</i>	<i>1.185</i>
<i>Feb 08</i>	<i>5178</i>	<i>22.5</i>	<i>1.491</i>
<i>Mar 08</i>	<i>16409</i>	<i>29.3</i>	<i>1.201</i>
<i>Apr 08</i>	<i>7962</i>	<i>36.8</i>	<i>1.613</i>
<i>May 08</i>	<i>8297</i>	<i>36.9</i>	<i>1.373</i>
<i>Jun 08</i>	<i>16934</i>	<i>30.1</i>	<i>1.436</i>
<i>Jul 08</i>	<i>7609</i>	<i>33.9</i>	<i>1.543</i>
<i>Aug 08</i>	<i>8415</i>	<i>40.4</i>	<i>1.548</i>
<i>Sep 08</i>	<i>7334</i>	<i>33.8</i>	<i>1.553</i>
<i>Oct 08</i>	<i>7946</i>	<i>37.0</i>	<i>1.472</i>
<i>Nov 08</i>	<i>7972</i>	<i>36.4</i>	<i>1.514</i>
<i>Dec 08</i>	<i>6346</i>	<i>29.9</i>	<i>1.272</i>

**PROVIDE THE FOLLOWING INFORMATION AS APPLICABLE**

Method of Effluent Disposal (Leach field, surface water discharge, reuse, injection wells, groundwater recharge, evaporation ponds, etc.)	<i>Reuse, recharge ponds</i>
Wastewater Inventory Number (All wastewater systems are assigned an inventory number)	<i>142</i>
Groundwater Permit Number	<i>N/A</i>
ADEQ Aquifer Protection Permit Number	<i>P-103081</i>
ADEQ Reuse Permit Number	<i>R-105412</i>
EPA NPDES Permit Number	<i>N/A</i>

**STATISTICAL INFORMATION**

Total number of customers	<i>85,906</i>
Total number of gallons treated	<i>391.5</i> gallons

COMPANY NAME *Johnson Utilities - Anthem WRP*

**WASTEWATER FLOWS**

MONTH/YEAR (Most Recent 12 Months)	NUMBER OF SERVICES	TOTAL MONTHLY SEWAGE FLOW	SEWAGE FLOW ON PEAK DAY
<i>Jan 08</i>	<i>4830</i>	<i>21.5</i>	<i>1.103</i>
<i>Feb 08</i>	<i>5201</i>	<i>22.3</i>	<i>1.103</i>
<i>Mar 08</i>	<i>4091</i>	<i>18.7</i>	<i>1.015</i>
<i>Apr 08</i>	<i>3094</i>	<i>14.3</i>	<i>0.921</i>
<i>May 08</i>	<i>2743</i>	<i>12.2</i>	<i>1.086</i>
<i>Jun 08</i>	<i>3640</i>	<i>15.8</i>	<i>0.940</i>
<i>Jul 08</i>	<i>3120</i>	<i>13.9</i>	<i>1.005</i>
<i>Aug 08</i>	<i>2874</i>	<i>13.8</i>	<i>0.984</i>
<i>Sep 08</i>	<i>4101</i>	<i>18.9</i>	<i>1.232</i>
<i>Oct 08</i>	<i>4080</i>	<i>19.0</i>	<i>1.006</i>
<i>Nov 08</i>	<i>3066</i>	<i>14.0</i>	<i>0.843</i>
<i>Dec 08</i>	<i>5072</i>	<i>23.9</i>	<i>1.114</i>

**PROVIDE THE FOLLOWING INFORMATION AS APPLICABLE**

Method of Effluent Disposal (Leach field, surface water discharge, reuse, injection wells, groundwater recharge, evaporation ponds, etc.)	<i>Reuse, recharge ponds</i>
Wastewater Inventory Number (All wastewater systems are assigned an inventory number)	<i>91546</i>
Groundwater Permit Number	<i>N/A</i>
ADEQ Aquifer Protection Permit Number	<i>P-105646</i>
ADEQ Reuse Permit Number	<i>R-105778</i>
EPA NPDES Permit Number	<i>N/A</i>

**STATISTICAL INFORMATION**

Total number of customers	<i>45,912</i>
Total number of gallons treated	<i>208.3</i> gallons

# Attachment 6



Janice K. Brewer  
Governor

# ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007  
(602) 771-2300 • [www.azdeq.gov](http://www.azdeq.gov)



March 4, 2009

Johnson Utilities Company  
Mr. Greg Brown  
5230 E. Shea Blvd, Suit 200  
Scottsdale, AZ 85254

RE: Compliance Status for San Tan Water Reclamation WWTP, inventory number 105325, Place Id: 18584, Permit number 43235.

Dear Mr. Brown;

Your request for evaluation of compliance status for the above facility is completed. Our records indicate that San Tan Water Reclamation WWTP has Aquifer Protection Permit number 43235 issued on 10/24/2007.

The Aquifer Protection Permit reporting requirements and monitoring results which have been submitted indicate the facility **is in compliance** based on the current information that is available to ADEQ. No enforcement actions are pending.

It should be understood that the compliance status of a facility may change from time to time based upon monitoring results or a facility inspection. Therefore this is based on the most current information available.

Sincerely,

Fred Vakili, EHS II  
Water Quality Data Unit  
Water Quality Compliance Section  
[FAV@AZDEQ.GOV](mailto:FAV@AZDEQ.GOV)

Northern Regional Office  
1801 W. Route 66 • Suite 117 • Flagstaff, AZ 86001  
(928) 779-0313

Southern Regional Office  
400 West Congress Street • Suite 433 • Tucson, AZ 85701  
(520) 628-6733



Janice K. Brewer  
Governor

# ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007  
(602) 771-2300 • [www.azdeq.gov](http://www.azdeq.gov)



January 28, 2009

Johnson Utilities Company  
Mr. Daniel Hodges  
5230 E. Shea Blvd, Suit 200  
Scottsdale, AZ 85254

RE: Compliance Status for Anthem and Merrill Ranch WRP, inventory number 105646, Permit number 36819 and 45436.

Dear Mr. Hodges;

Your request for evaluation of compliance status for the above facility is completed. Our records indicate that Anthem and Merrill Ranch WRP has Aquifer Protection Permit number 45435 issued on 4/30/2008.

The Aquifer Protection Permit reporting requirements and monitoring results which have been submitted indicate the facility **is in compliance** based on the current information that is available to ADEQ. No enforcement actions are pending.

It should be understood that the compliance status of a facility may change from time to time based upon monitoring results or a facility inspection. Therefore this is based on the most current information available.

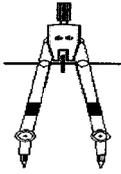
Sincerely,

Fred Vakili, EHS II  
Water Quality Data Unit  
Water Quality Compliance Section  
[FAV@AZDEQ.GOV](mailto:FAV@AZDEQ.GOV)

Northern Regional Office  
1801 W. Route 66 • Suite 117 • Flagstaff, AZ 86001  
(928) 779-0313

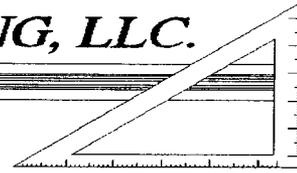
Southern Regional Office  
400 West Congress Street • Suite 433 • Tucson, AZ 85701  
(520) 628-6733

# Attachment 7



# SPECIFIC ENGINEERING, LLC.

5310 E. SHEA BOULEVARD SUITE 2  
SCOTTSDALE, ARIZONA 85254  
Phone: (480) 596-6335  
FAX: (480) 596-6437



**ENGINEER'S ESTIMATE**

**PROJECT: 5 YEAR BUILDOUT-CC & N EXPANSION**

**DATE: 06/19/2009**

**PROJECT NO:** \_\_\_\_\_

**NO. of LOTS:** \_\_\_\_\_

**BY: Specific Engineering, LLC**

**This estimate includes an onsite well.**

Description	Unit	Approximate Quantity	Unit Price	TOTAL
NEVITT FARMS WATER PLANT	EA	1	\$1,860,000.00	\$1,860,000.00
NEVITT FARMS WELLS-	EA	1	680,296.00	\$680,296.00
NEVITT FARMS ONSITE INFRASTRUCTURE-WATER	EA	1	1,372,603.00	\$1,372,603.00
NEVITT FARMS ONSITE WATER	EA	1	2,882,250.00	\$2,882,250.00
NEVITT FARMS INFRASTRUCTURE-SEWER	EA	1	760,800.00	\$760,800.00
NEVITT FARMS ONSITE SEWER	EA	1	2,604,000.00	\$2,604,000.00
NEVITT FARMS-SEWER PLANT CAPACITY	EA	1	3,491,250.00	\$3,491,250.00
CABALLERO WATER PLANT	EA	1	1,860,000.00	\$1,860,000.00
CABALLERO WELLS	EA	1	680,296.00	\$680,296.00
CABALLERO OFFSITE WATER	EA	1	690,130.00	\$690,130.00
CABALLERO ONSITE INFRASTRUCTURE-WATER	EA	0.25	1,511,948.00	\$377,987.00
CABALLERO ONSITE WATER	EA	0.25	3,765,225.00	\$941,306.25
CABALLERO OFFSITE SEWER	EA	1	513,850.00	\$513,850.00
CABALLERO INFRASTRUCTURE-SEWER	EA	0.25	762,780.00	\$190,695.00
CABALLERO ONSITE SEWER	EA	0.25	3,136,000.00	\$784,000.00
CABALLERO-SEWER PLANT CAPACITY (1/4 of buildout)	EA	1	1,050,000.00	\$1,050,000.00
	<b>TOTAL</b>			<b>\$20,739,463.25</b>

Note: Specific Engineering LLC has no control over the costs of labor, materials or equipment or over any contractor's method of determining prices or over competitive bidding or market conditions. Consequently, the estimates of cost contained herein represent Specific Engineering, LLC's opinions of probable cost and are made solely on the basis of experience and qualifications and represent only a best judgement as a design professional familiar with the construction industry. Specific Engineering, LLC cannot and does not guarantee that proposals, bids or final construction costs will not vary from opinions of probable cost prepared by Specific Engineering, LLC.

# Attachment 8

MAY 18 2009

Janice K. Brewer  
Governor

ARIZONA STATE  LAND DEPARTMENT

Mark Winkleman  
State Land  
Commissioner

May 15, 2009

Johnson Utilities, L.L.C.  
Attn: Brian P. Tompsett, P.E., Executive Vice President  
5230 East Shea Boulevard  
Scottsdale, CA 85254

**RE: Request to include Arizona State Trust Land within your proposed CC&N expansion for water and wastewater services in Pinal County, Arizona**

Dear Mr. Tompsett:

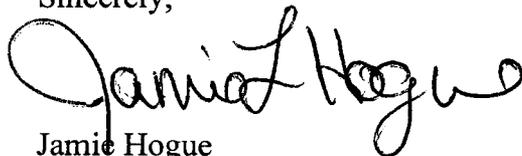
On December 4, 2008, you notified the Arizona State Land Department of your intent to include State Trust Lands in your proposed CC&N expansion through the Arizona Corporation Commission (ACC).

After considering comments from within the agency, it has been determined it is in the best interest of the Trust to be included in a certificated area for water and wastewater service. However, we wish to remain neutral as to who the service provider should be, so we leave that decision to the ACC.

In the event Johnson Utilities, L.L.C. is approved for the expansion, the State Land Department must receive a "will serve" letter for the State Trust Lands. In addition, the Department will work with Johnson Utilities, L.L.C. to determine state land's future water demand, in the Pinal and Phoenix AMAs. The State Land Department requires the provider to obtain all necessary Right of Ways (ROW) in advance of any infrastructure placement on State Trust Land.

If you have any questions, please contact Cynthia Stefanovic, Water Rights and Agriculture Section at (602)542-2669.

Sincerely,



Jamie Hogue  
Deputy State Land Commissioner

HAK/

cc: Garry D. Hays

# Attachment 9



February 23, 2009

Mr. Daniel Hodges  
Johnson Utilities  
5230 E. Shea Boulevard  
Scottsdale, AZ 85254

Re: Nevitt Farms Request for Water, Sewer and Reclaimed Water Services

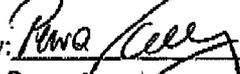
Please accept this letter requesting Water, Sewer and Reclaimed Water services from Johnson Utilities for the recently acquired Nevitt Farms project located on the NEC of Quail Run Lane and Judd Road in Pinal County, Arizona. The project owners request to be included in the forthcoming CC&N expansion.

If you have any questions, I can be reached at 480-831-2000.

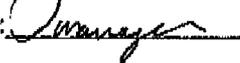
Sincerely,

  
Seth Keeler  
ABCDW, LLC

Melanie Nevitt, LLC

By:   
Its: *Pamela Kelly, President of JMW Holdings, Inc.  
Managing Member Kambro II LLC  
April 3rd, 2009*

ABCDW, LLC

By:   
Its: 

SFD PINAL, LLC

By: \_\_\_\_\_  
Its: \_\_\_\_\_

JRS NEVITT, LLC

By: \_\_\_\_\_  
Its: \_\_\_\_\_

1121 W. Warner Road  
Suite 109  
Tempe, AZ 85284

(480) 831-2000  
fax (480) 893-1604



HOLDINGS

February 23, 2009

Mr. Daniel Hodges  
Johnson Utilities  
5230 E. Shea Boulevard  
Scottsdale, AZ 85254

Re: Nevitt Farms Request for Water, Sewer and Reclaimed Water Services

Please accept this letter requesting Water, Sewer and Reclaimed Water services from Johnson Utilities for the recently acquired Nevitt Farms project located on the NEC of Quail Run Lane and Judd Road in Pinal County, Arizona. The project owners request to be included in the forthcoming CC&N expansion.

If you have any questions, I can be reached at 480-831-2000.

Sincerely,

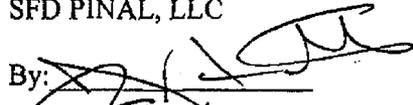
Seth Keeler  
ABCDW, LLC

Melanie Nevitt, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

SFD PINAL, LLC

By:  \_\_\_\_\_

Its: 02/05/09

ABCDW, LLC

By:  \_\_\_\_\_

Its: Manager

JRS NEVITT, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

1121 W. Warner Road  
Suite 109  
Tempe, AZ 85284

(480) 831-2000  
fax (480) 893-1604



February 23, 2009

Mr. Daniel Hodges  
Johnson Utilities  
5230 E. Shea Boulevard  
Scottsdale, AZ 85254

Re: Nevitt Farms Request for Water, Sewer and Reclaimed Water Services

Please accept this letter requesting Water, Sewer and Reclaimed Water services from Johnson Utilities for the recently acquired Nevitt Farms project located on the NEC of Quail Run Lane and Judd Road in Pinal County, Arizona. The project owners request to be included in the forthcoming CC&N expansion.

If you have any questions, I can be reached at 480-831-2000.

Sincerely,

Seth Keeler  
ABCDW, LLC

Melanie Nevitt, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

ABCDW, LLC

By:   
Its: Manager

SFD PINAL, LLC

By: \_\_\_\_\_

Its: \_\_\_\_\_

FARMS  
JRS NEVITT, LLC

By:   
Its: Manager

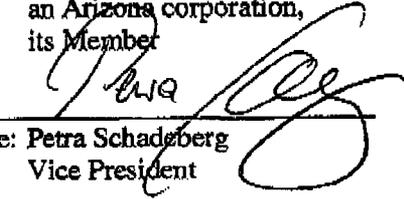
1121 W. Warner Road  
Suite 109  
Tempe, AZ 85284

(480) 831-2000  
fax (480) 893-1604

**MELANIE NEVITT LLC, an Arizona limited liability company**

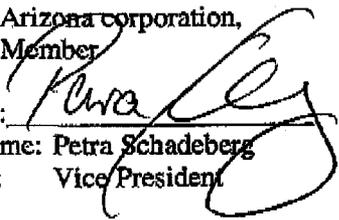
By: **Melanie I LLC,**  
an Arizona limited liability company,  
its Sole Member

By: **SM Investment, Inc.,**  
an Arizona corporation,  
its Member

By:   
Name: **Petra Schadeberg**  
Its: **Vice President**

By: **Pantano II LLC,**  
an Arizona liability company,  
its Member

By: **SM Investment, Inc.,**  
an Arizona corporation,  
its Member

By:   
Name: **Petra Schadeberg**  
Its: **Vice President**

*April 3rd, 2009*

# Attachment 10

**Sun American Group  
8501 N. Scottsdale Road,  
Suite # 125  
Scottsdale, Arizona 85253**

**Phone: (480) 443-5600**

**Facsimile: (480) 443-5649**

December 19, 2006

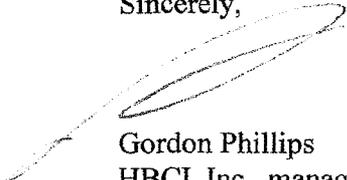
Johnson Utilities Company, LLC  
5230 East Shea Blvd  
Scottsdale, Arizona 85254

**RE: *Cabarello East, LLC*  
640 acres – Pinal County Arizona  
Section 23, Township 3 South, Range 9 East**

Dear Daniel Hodges:

This is to confirm that Cabarello East, LLC hereby requests that Johnson Utilities Company, LLC provide water and sewer services for its section 23 property located in Pinal County as noted above. Thank you and if you have any questions, please call me.

Sincerely,



Gordon Phillips  
HBCI, Inc., manager for  
Sun American Group – Caballero, LLC  
8501 N. Scottsdale Road, Suite 125  
Scottsdale, Arizona 85253