

## Meeting Memorandum

September 25, 2006

To: Attendees

RE: De Jong Neighborhood Meeting – July 20<sup>th</sup>, 2006 and invitation to 3<sup>rd</sup> Neighborhood Meeting October 5, 2006

From: Seth Keeler, Vanderbilt Farms

On July 20<sup>th</sup>, 2006 the second neighborhood meeting was held at the Ak-Chin Casino in Maricopa to discuss a proposed development known as the De Jong Property located on the northwest corner of Farrell Road and Ralston Road.

The meeting opened with a brief introduction and was followed by a question and answer discussion. We have attached the meeting notes in question and answer form.

There were a couple requests from neighbors in attendance to review the due diligence material. We have posted these items on our website. Log onto [www.vanderbiltfarms.com](http://www.vanderbiltfarms.com) and proceed to Future Development, De Jong Master Planned Community for more information.

We have also posted the current conceptual land use plan on the website. Note the additional pocket parks and open space. In addition, we have added a neighborhood service parcel on Warren Road north of Bowlin Road designed to house a potential fire-station or police sub-station.

You are invited to our next meeting set for October 5<sup>th</sup>, 2006 at 6pm at the Ak-Chin Indian Casino in Maricopa. We are planning on addressing any final concerns that our neighbors might have regarding the De Jong project.

We look forward to seeing you at our next meeting. If you have any questions, please contact Seth Keeler at 480-831-2000 or [sethk@vistosonet.net](mailto:sethk@vistosonet.net).

Attachment:

Notes from the De Jong Neighborhood Meeting #2

## NOTES FROM THE DE JONG NEIGHBORHOOD MEETING #2

July 20, 2006 at 6:00pm at the Harrah's Ak-Chin Casino  
15406 Maricopa Road, Maricopa, Arizona 85239

Following is a summary of the questions raised during this meeting.

- Can you define the differences between high density and low density?  
Answer: Our plan will have high density that allows for 6-8 du/ac and low density that allows for 2-3 du/ac.
- What are the sizes of the lots?  
Answer: The anticipated lot sizes will more or less include:
  - CR-2 zone is +/- 2-3 dwelling units per acre: (70'x125', 80'x125', 90'x125', and 100'x150')
  - CR-3 zone is +/- 3-4 dwelling units per acre: (45'x110', 50'x110', 55'x115', 60'x120', and 65'x125')
  - CR-4 zone will be a maximum of 8 dwelling units per acre and will be an attached product.
- Why are there no homes planned to accommodate horses?  
Answer: This project is not being designed as an equestrian community.
- What types of planes are you planning to have on your runway?  
Answer: Light aircraft.
- What are you going to do about the smell from the dairy farm? Will you notify the new homeowners about it?  
Answer: A Public Disclosure Report is required by the Arizona Department of Real Estate. The developer will create a Master Disclosure Statement. Both of these reports will provide a complete detail of the surrounding areas prior to the sale of the house.
- Do you have any improvements planned for the roadway system in the vicinity?  
Answer: The only road improvements planned for this area are for those roads that lie adjacent to this development or that will serve this development.
- Are you preparing an environmental impact analysis on this project?  
Answer: We are preparing all the required reports for development.
- When will the existing roads be improved?  
Answer: Once development begins, adjacent road improvements will follow.
- Do we have to change our lifestyle due to this new development?  
Answer: No.
- Are you going to change my property zoning as well?  
Answer: No. Our project only includes those properties within this boundary.
- Do you have any plans on how to mitigate noise and/or traffic?  
Answer: We will follow the requirements set by the governing jurisdiction to mitigate noise and/or traffic.
- Do you have any improvement plans for Farrell Road and/or State Route 238?  
Answer: The north side of Farrell Road adjacent to this development will be improved. State Route 238 is an ADOT (Arizona Department of Transportation) roadway. We will work with ADOT to determine required improvements.
- Will Hidden Valley Road be paved?  
Answer: Yes, in conjunction with the De Jong West PAD (Planned Area Development).
- Do you have any plans to extend your collector roads beyond Hidden Valley Road, further west?  
Answer: No. However, the County requires any new development to provide for future connectivity to adjacent properties.

- How will you provide water to this development?  
Answer: Via a water company - Global Water Resources.
- Are you going to provide septic tanks or sewer?  
Answer: Sewer. This service will also be provided by Global Water Resources.
- Where is the location of the wastewater treatment plant?  
Answer: We do not know at this time. It will depend on Global Water Resources to determine where the best location for a wastewater treatment plant is.
- Would you pump water out of my well?  
Answer: No.
- How many residents are you going to have in this new development?  
Answer: Approximately 3.2 people/home.
- How many homes?  
Answer: The Eastern portion will have approximately 5,880 homes.  
The Western portion will have approximately 450 homes.
- Are you going to take my grandfathered water rights away?  
Answer: No.
- How long can I keep my grandfathered water rights?  
Answer: Grandfathered Irrigation Rights pertain to the growing of plants, or parts of plants, for human or animal consumption on properties larger than three acres in size. They represent a right in the land to irrigate as long as that water is available. These rights remain with the land and are only extinguished when the property is subdivided into lots smaller than three acres in size.
- Did you know that drawing too much water can create fissures on the ground?  
Answer: We are aware that this area has experienced fissuring problems in the past. It is important to recognize, however, that this fissuring is a response to several factors. One of these factors is a lowering of the local water table due to groundwater pumping. A more important factor is the geologic make-up of the sediments comprising the aquifer. Because of the shape of clay particles, which tend to be thin and elongated, clay layers have the ability to hold large quantities of water. The combined strength of the water and the clay particles themselves helps support all of the overlying sediments. When the water is extracted, a portion of this support is removed and the clay particles slide across each other attaining a more dense formation in order to support the overlying load. Once these clays have been compacted, they cannot rebound; and, the result is a subsiding land surface. If the underlying bedrock surface is uniform, no fissuring may occur. Near the basin margins, however, or where the underlying bedrock is composed of buried ridges and valleys, fissures can occur. These fissures are normally small and go unnoticed until they intercept surface drainage and the resulting erosion begins to widen the surface expression of these features. The Arizona Department of Water Resources has regulations in place to deal with development in areas where subsidence fissures may occur. These regulations are designed to ensure that pumping in the area does not result in additional damage to the aquifer.
- What is the required setback when the development area is close to a fissure?  
Answer: It will depend on a geotechnical opinion.
- How much water will this development require? How much water are you going to pump?  
Answer: Assuming that the development buildout with approximately 6,230 homes, including attendant commercial areas, parks and schools, the overall water requirement should be in the neighborhood of 6,000 acre-feet annually. By comparison, the grandfathered irrigation rights on this property allowed for more than 7,000 acre-feet of water use annually.

- How deep does ADWR (Arizona Department of Water Resources) allow for the water table to drop?  
Answer: Under current regulations in the Pinal AMA (Active Management Area), a 100-year depth to water of 1,100 feet below land surface is deemed acceptable.
- Do you need to get the CC&N (Certificate of Convenience and Necessity) approved before or after the assured water supply application is approved?  
Answer: The Corporation Commission will not issue a CC&N without some indication that a 100-year water supply exists for a new service area or an extension of an existing service area. This may take the form of a Physical Availability Demonstration, an Analysis of Assured Water Supply or a Certificate of Assured Water Supply. In addition, the Arizona Department of Water Resources will not issue a Certificate of Assured Water Supply without a CC&N. The result is that both agencies usually conduct their respective document reviews and remain in contact until each is satisfied that their applications are complete. Often, the CC& N and Certificate of Assured Water Supply are issued concurrently.
- If I am in the water service area of Global Water Resources, can they provide me with water?  
Answer: Any property within the service area of a water company can be served by that water company.
- What are your plans for the existing MSIDD canal?  
Answer: It will remain.
- What are your plans to provide for a safe community to the homes lying adjacent to the MSIDD canal?  
Answer: We will follow any requirements by law.
- What are your plans to provide for a healthy environment when this new development is in close proximity to a dairy farm?  
Answer: Development of this project will start on the southern boundary (Farrell Road) and move north. The dairy farm will be relocated once development encroaches. Timing depends on the rate at which the community develops.
- Are the environmental reports and/or water reports available for the community?  
Answer: Yes. You can find this on our website. Please visit [www.vanderbiltfarms.com](http://www.vanderbiltfarms.com) and proceed to future developments, De Jong Master Planned Community for more information.
- Can this rezoning be brought to referendum?  
Answer: Yes.
- Can you provide us all with a copy of the environmental assessment report and water report?  
Answer: Yes. We will post it on our website once it is completed.
- What is the long-term plan for water supply? Currently, you seem to be talking about the short term.  
Answer: The long-term water supply will be determined by the water company serving the subdivision. Their decisions will be based upon cost, availability and government regulations in place at the time additional water is needed.
- Ak-Chin Tribe water aquifer will be impacted by this development. You should set up a task force and work with the community to take into consideration their concerns.  
Answer: The Ak-Chin aquifer is protected by existing law as part of the Colorado River Indian Water Rights Settlement. The pertinent statutes can be found in ARS 45-2601 thru 45-2626, which limit pumping adjacent to reservation boundaries.
- How many projects have been rejected due to lack of water?  
Answer: The answer is unknown. ADWR does not keep these statistics.