

MEETING DATE: AUGUST 21, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-042-22 & PZ-PD-042-22 (ROCK CREEK)**

CASE COORDINATOR: GLENN BAK

SUPERVISOR DISTRICT: 5 SERDY

Executive Summary:

Rezoning and Planned Area Development (PAD) request to rezone $98.8 \pm acres$ of land to R-7/PAD in the General Rural (GR) Zoning District.

If This Request is Approved:

The applicant will be eligible to pursue approval of the tentative plat process contingent upon such approval.

Items for Consideration:

- The proposed development conforms with the existing comprehensive plan at a proposed density of 3.5 du/ac.
- The zone change and PAD would restrict the ability of the developer from increasing proposed density to a denser product exceeding the 1-3.5 du/ac permitted by Moderate Low Density Residential (MLDR).
- At the time this report was written, one item of opposition had been received.

Staff Recommendation/Issues for Consideration/Concern:

The Planning and Zoning Commission voted 7-0, to recommend approval of (PZ-042-22) based upon the record as presented, with 1 stipulation. The Planning and Zoning Commission voted 7-0, to recommend approval of (PZ-PD-042-22) based upon the record as presented, with 17 stipulations.

LEGAL DESCRIPTION:

Situated in a portion of Section 28, Township 3 South, Range 9 East

TAX PARCEL:

210-43-0070 (legal on file);

LANDOWNER/APPLICANT:

Entitlements LLC, property owner, Rob Longaker/The WLB Group agent/representative, Seth Keeler, applicant.

REQUESTED ACTION & PURPOSE:

PZ-042-22 – **PUBLIC HEARING/ACTION**: Entitlements LLC, property owner, Rob Longaker/The WLB Group agent/representative, Seth Keeler, applicant requesting approval of a rezoning from GR (General Rural Zone) to (R-7 Single Residence Zone) to allow a subdivision on 98.8 ± acres, situated in Section 28, Township 3 South, Range 9 East of G&SRB&M; on tax parcel 210-43-0070, legal on file, located south of E Judd Road and south of N Cypress Dr near Florence, AZ.

PZ-PD-042-22 - **PUBLIC HEARING/ACTION:** Entitlements LLC, landowner, Rob Longaker/The WLB Group agent/representative, Seth Keeler, applicant requesting approval of a Planned Area of Development (PAD) to allow a subdivision on 98.8 ± acres, situated in Section 28, Township 3 South, Range 9 East of G&SRB&M; on tax parcel 210-43-0070, legal on file, located south of E Judd Road and south of N Cypress Dr near Florence, AZ.

DEVELOPMENT AREA: 98.8 ± acre parcel.

DEVELOPMENT UNITS PROPOSED: 346

EXISTING ZONING AND LAND USE: The property is zoned General Rural Zone (GR) and the property is currently vacant.

SURROUNDING ZONING AND LAND USE:

North: Single Residence Zone (CR-3) Subdivision & Vacant

South: General Rural Zone (GR) Vacant East: General Rural Zone (GR) Vacant West: General Rural Zone (GR) Vacant

PUBLIC PARTICIPATION:

Neighborhood Meeting: March 16, 2022 Property Mailouts: May 31, 2024

Newspaper Advertising: May 30, 2024 and August 1, 2024

Site posting, Applicant: April 13, 2024, May 8, 2024, and August 5, 2024

COMMISSION ACTION/RECOMMENDATION (PZ-042-22): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 7-0, to recommend approval of (PZ-042-22) based upon the record as presented, with the following stipulation:

1. Approval of this zone change (PZ-042-22) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

COMMISSION ACTION/RECOMMENDATION (PZ-PD-042-22): At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 7-0, to recommend approval of (PZ-PD042-22) based upon the record as presented, with the following 17 stipulations:

1. The stipulations listed herein pertain to the area described in case PZ-PD-042-22;

- 2. Approval of this PAD (PZ-PD-042-22) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
- 3. Rock Creek Planned Area Development (PAD) Overlay District (PZ-PD-042-22) is to be developed as shown by the site plan/development plan dated November 17, 2023, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
- 4. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-042-22;
- 5. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
- 6. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
- 7. JUDD ROAD has been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the current "Access Management Manual" or as approved by the County Engineer;
- 8. Half-street right-of-way dedication and roadway improvements will be required for JUDD ROAD. The required minimum half street right-of-way is Fifty-Five Feet (55') for JUDD ROAD along the development's frontage. Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis) for JUDD ROAD shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 9. Half-street right-of-way dedication and roadway improvements will be required for CYPRESS DRIVE. The required minimum half street right-of-way is Forty Feet (40') for CYPRESS DRIVE along the development's frontage. Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis) for CYPRESS DRIVE shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 10. Half-street right-of-way dedication will be required for HISCOX LANE. The required minimum half street right-of-way is Forty Feet (40') for HISCOX LANE along the development's frontage;
- 11. The development shall make accommodations to allow for a future roadway connection between the internal minor collector road and the future HISCOX LANE. These include, but may not be limited to, providing a note and road easement dedication on the plat and adjusting the drainage and landscaping improvement plans to accommodate a future roadway, and provision of an equestrian trail for public use;
- 12. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;
- 13. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all

- surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval;
- 14. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 15. All right-of-way dedication shall be free and unencumbered; and
- 16. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.
- 17. Applicant has agreed that lots 185 through 194 as shown in Exhibit E Conceptual Development Plan, shall be restricted to single story homes.

Date Prepared: 8/5/24 GB

PINAL COUNTY PLANNING AND ZONING COMMISSION (PO NUMBER 249810) 5 6 7 Regular Meeting 9:00 a.m. Thursday, June 20, 2024 Emergency Operations Center 301 E. 11th Street, Florence, Arizona INDEX: CALL TO ORDER & ROLL CALL: pp. 1-2 PLANNING MANAGER REPORT: p. 2 **NEW CASES:** • PZ-032-23 & PZ-PD-007-23 - pp. 10-75 • PZ-042-22 & PZ-PD-042-22 - pp. 76-104 **SUP-035-23** - pp. 106-126 • PZ-PA-021-21, PZ-036-21 & PZ-PD-036-21 - pp. 127-129 (Continued) • PZ-PA-004-24 & PZ-029-23 - pp. 129-137 **ADJOURNMENT:** p. 137-138 39 TRANSCRIPTION PROVIDED BY Julie A. Fish Quick Response Transcription Services 829 East Windsor Avenue Phoenix, Arizona 85006 602-561-2283 ORIGINAL PREPARED FOR: PINAL COUNTY, ARIZONA

1 RIGGINS: We will call the regular meeting of the

- 2 Pinal County Planning and Zoning Commission, scheduled on
- 3 Thursday, June 20, 2024, to order. First thing we'll do,
- 4 we'll have a roll call of the Commission Members.
- 5 OLGIN: Good morning Chair, Vice Chair, Commission,
- 6 I'll be taking a roll the call, Gilbert Olgin. Chairman
- 7 Riggins.
- 8 RIGGINS: Here.
- 9 OLGIN: Vice Chair Mennenga.
- 10 MENNENGA: Here.
- 11 OLGIN: Member Del Cotto
- 12 DEL COTTO: Here.
- OLGIN: Member Hartman. Member Keller.
- 14 KELLER: Here.
- OLGIN: Member Klob.
- 16 KLOB: Here.
- 17 OLGIN: Not Klob, sorry about that.
- 18 KLOB: Always good, Gilbert.
- 19 OLGIN: Member Lizarraga.
- 20 LIZARRAGA: Here.
- OLGIN: Member Schnepf.
- 22 SCHNEPF: Here.
- OLGIN: Member Davila.
- 24 DAVILA: Here.
- OLGIN: And Member Mooney.

- 1 MOONEY: Here.
- OLGIN: We have a quorum.
- RIGGINS: Okay, very good. Let's go ahead and move
- 4 on to the Planning Manager Report.
- 5 OLGIN: Chair, Vice Chair, Commission, good morning.
- 6 Gilbert Olgin, I'll be giving you just a brief planning
- 7 report. I just wanted to mention, we had a big controversial
- 8 case that was passed yesterday. It was the Sundog Solar. To
- 9 be honest, I'm just glad the case is over. It was about a
- 10 year and a half in the making, and they voted to approve it.
- 11 I believe it was 4 to 1?
- 12 BILLINGSLEY: 3-2.
- OLGIN: 3-2, sorry. And it was it was approved.
- 14 There was a lot of opposition against it, but the Board
- 15 Members decided to move it through, so it was approved. But
- 16 they weren't there was some talks about bringing it back to
- 17 the P&Z for a third time, but that didn't happen. So that
- 18 case is on and moving forward now and it'll be going to site
- 19 plan. That's all I have for my reports. I'm going to have,
- 20 our attorney has a quick statement to make in regards to some
- 21 of the rules and regs for the Planning and Zoning Commission.
- 22 GAREY: Good morning Commission, Daron Garey with
- 23 the Pinal County Attorney's Office. Just a brief reminder of
- 24 one of the rules that we have, it's Rule 15 relating to ex
- 25 parte contact. This is for the benefit of the Commission and

1 RIGGINS: Okay so we will, we will have - want to

- 2 make it 15 minutes?
- 3 ??: Yes.
- 4 RIGGINS: Okay, we will adjourn for we will recess
- 5 for 15 minutes, we will be back at 25 after.
- 6 [Break]
- 7 RIGGINS: We'll reconvene this regular meeting of
- 8 the Pinal County Planning and Zoning Commission at 11:25 and
- 9 our next case is PZ-042-22.
- 10 BAK: Mr. Chair, Commissioners, PZ-042-22 and PZ-PD-
- 11 042-22, otherwise known as Rock Creek. This is a rezone
- 12 request from GR to R-7 on 98.8 acres to allow a subdivision,
- 13 as well as a planned area development overlay on the same.
- 14 Location is southeast of Judd Road and Cypress Drive.
- 15 Owner/applicant, Entitlements LLC is the owner and Seth Keeler
- 16 is the primary, I believe, applicant. Here you have a general
- 17 location map showing where this is. And this more zoomed in
- 18 on a specific site, as well as the aerial photo of the same.
- 19 And the case map. So here is the conceptual site plan of the
- 20 proposed community where you have a community park in roughly
- 21 the more or less centralized location. And then you have
- 22 access off of Judd and then this Cypress Drive to the west.
- 23 It looks to me like there's, I believe, three points of
- 24 access. This is an amended PAD standards. Staff went back
- 25 and forth somewhat in negotiating with the applicant. One of

1 the original things that was proposed would have left the

- 2 eaves of the two houses potentially being as low as, I think,
- 3 six feet apart and so the applicant made some changes to this
- 4 and so this is what you have now to work with, so that gives
- 5 some greater building separation. This is looking to the
- 6 north from the property. And then to the south. To the east,
- 7 and to the west. Items of consideration, the proposed is
- 8 based on the latest development standards, consistent with the
- 9 current area conditions, and to date now this is a little
- 10 bit old because this was created by a week ago and staff's
- 11 since received, I believe, one letter of opposition since
- 12 that. So we have one item of opposition since that slideshow
- 13 was created. Staff's recommendation is for PZ-042-22 is for
- 14 approval with the one stipulation there you have on the
- 15 screen, and as well as in your staff report. And then the 16
- 16 stipulations contained therein and within your staff report.
- 17 And staff would be happy to entertain any questions the
- 18 Commission may have.
- 19 RIGGINS: Commissioners, questions on the staff
- 20 report? Any questions at all? Thank you very much. Could
- 21 the applicant please come up and speak to the case?
- 22 LONGAKER: Good morning, Rob Longaker with The WLB
- 23 Group. I did sign in, and for the verbal record, my address
- 24 is 4444 East Broadway Boulevard, Tucson, Arizona 85711.
- 25 Pleasure to be here this morning and present this case to you.

1 I'm accompanied this morning by Liz Madsen who works with me

- 2 at WLB, as well as Mr. Seth Keeler, who represents the
- 3 property owner, Entitlements LLC. I'd also like to thank
- 4 Glenn for working through this case with us and for
- 5 preparation of his staff report. Can I have the control so I
- 6 can move the -
- BAK: Sure, sorry about that.
- 8 LONGAKER: Thank you. So this slide is identifying
- 9 the location of the property. Just wanted to point out a few
- 10 things. Magma Ranch is located to the north of this site.
- 11 The North Florence 80 project, that's an 80 acre PAD that was
- 12 approved last year by the County, is located about a quarter
- 13 mile south of the site. Freedom Farms PUD, it's in the Town
- 14 of Florence, you can see on this graphic is to the west of the
- 15 site. The Skyview Farms PUD also in the Town of Florence is
- 16 to the south of this property. And then the other prominent
- 17 feature on this map is the Magma retarding structure which is
- 18 located about a half mile east of the property. So Glenn
- 19 showed you this graphic. What are we proposing? Rock Creek
- 20 PAD, 98.8 acres proposed for development as a single family
- 21 residential with open space is compliant with Pinal County PAD
- 22 standards and regulations, as well as OSRAP regulations. 346
- 23 dwelling units, proposed density of 3.5 dwelling units per
- 24 acre, providing a mixture of different lot sizes ranging from
- 25 5,400 to 7,500 square feet. Open space, you can see

1 throughout the entire PAD we've designed it such that it's

- 2 relatively evenly spaced providing easy access to all future
- 3 residents. Amenities would also be provided such that
- 4 intended to serve all age groups. Open space accounts for
- 5 just over 20 acres, or almost 21 percent of the PAD area. I
- 6 should mention that this open space is private and would be
- 7 owned and maintained by an HOA. Vehicular access to the site
- 8 being provided in a manner that's safe and efficient is also
- 9 the result of discussions we had with County planning staff.
- 10 And then a surface drainage concept has been developed and
- 11 reviewed and approved by Pinal County staff as well. The
- 12 Comprehensive Plan, we're all aware that rezonings must be
- 13 compliant with Comprehensive Plan. Is this proposal
- 14 compliant? Yes it is. The designation for this property is
- 15 Moderate Low Density Residential, allows the density range of
- 16 1 to 3 and a half units per acre. The proposal's also
- 17 consistent with various goals, objectives and policies in the
- 18 Comprehensive Plan, some of which are as follows. Provides
- 19 housing in the community. Locates projects in areas where
- 20 infrastructure already exists. Provides roads for efficient
- 21 access. Provides pedestrian circulation. Encourages shade
- 22 and landscaping along sidewalks and paths. Creations of open
- 23 space systems that connect parks and neighborhoods. Provides
- 24 high quality open space for all ages. Properly manages
- 25 stormwater flow, protects dark skies, and it conserves water

1 through use of landscape materials that are drought tolerant

- 2 and heat resistant. You might be wondering about the
- 3 rezoning, is it needed and necessary? We'd say yes it is. As
- 4 we're all aware there's a housing shortage, Pinal County and
- 5 beyond the State of Arizona and throughout the entire United
- 6 States, so this would provide housing that's attractive and in
- 7 a well-designed community that makes efficient use of the land
- 8 and existing infrastructure. I should also mention to you
- 9 that the property owner has been in conversation with
- 10 commercial land brokers about this property. There are
- 11 builders that are interested in this property, but of course
- 12 the zoning is the magnet. Once the zoning is in place, more
- 13 serious conversations can occur. I mentioned a moment ago
- 14 availability of infrastructure and services. Water and sewer,
- 15 this property is within the Epcor service area. There are
- 16 existing water sewer lines in the area. Of course, future
- 17 planning will occur during the subdivision platting process to
- 18 come up with a plan to logically and efficiently extend those
- 19 utilities to serve the site. SRP provides electric. Schools,
- 20 the site is within the Florence Unified School District. Per
- 21 conversations between the property owner and the school
- 22 district, a school site was not desired in this PAD and rather
- 23 a rooftop fee will be negotiated by the builder during the
- 24 subdivision platting process. Roads, Judd Road forms the
- 25 northern boundary of this site. It's an existing paved road,

1 will provide one access point into the property. Cypress

- 2 Drive forms the western boundary of this site. We have two
- 3 access points to Cypress Drive. Cypress Drive by the way does
- 4 not exist at this point and half street right-of-way
- 5 improvements will be provided with this PAD.
- 6 RIGGINS: And I'm sorry to interrupt as you're going
- 7 along, but don't you have three accesses on Cypress Drive?
- 8 LONGAKER: I apologize, yes we do have three.
- 9 RIGGINS: Okay, thank you.
- 10 LONGAKER: Hiscox Lane is the forms the eastern
- 11 boundary of this site. At this point the PAD does not require
- 12 construction of Hiscox, but will provide 40 feet of half
- 13 right-of-way for the future development of that roadway.
- 14 There's also provisions in this PAD that would allow for an
- 15 internal connection from this site to Hiscox in the event that
- 16 it's built in the future. That would occur in that open space
- 17 area that is in the eastern portion of the project. Let me
- 18 just spend a few minutes talking about open space amenities on
- 19 this property. I mentioned them a moment ago. Just to go
- 20 into a little further detail, there is a centrally located -
- 21 you can see a community park, it's about seven acres in size,
- 22 it'll provide for a variety of amenities, ramadas and shade
- 23 structures, picnic tables, exercise equipment, tot lot,
- 24 benches, an open area consisting of turf or open play, sports
- 25 courts, barbecue grills and a dog park. And then the other

1 parks, smaller parks that you can see in this plan, those are

- 2 neighborhood parks, they are approximately one half an acre.
- 3 They are designed to be located within the residential areas,
- 4 spreading the open space amenities throughout the site. They
- 5 will contain play equipment, benches, a ramada, and of course
- 6 landscaping. Trails and sidewalks, one of the other intents
- 7 of the open space system is to provide connectivity among
- 8 other residential areas accessing all the open space areas.
- 9 So sidewalks and a gravel path are designed into this project
- 10 providing that pedestrian connectivity. And then it's
- 11 anticipated that an entry monument will be constructed. Go
- 12 back, near the northwest corner of the site, near Cypress and
- 13 Judd, and this is a concept for how that entry monument may
- 14 appear. Of course the other factor to consider in rezonings
- 15 are benefits to Pinal County. This project would provide
- 16 benefit to Pinal County, would be a well-planned and designed
- 17 residential community with attractive open space and
- 18 recreation amenities, owned and maintained by an HOA, provides
- 19 housing I mentioned that a moment ago makes intelligent
- 20 use of existing infrastructure, and then revenues of course
- 21 from construction activities, property taxes paid by future
- 22 homeowners, and of course development impact fees. Neighbor
- 23 impact. I thank the Commission for extending the earlier case
- 24 and taking the break, it actually allowed us an opportunity
- 25 for my client to speak with a neighbor of the project. Glenn

1 mentioned that there was an email sent in, I believe it's that

- 2 person that my client was able to speak with. I'm going to
- 3 wrap this up, but I'm going to have him come up and talk to
- 4 you a little bit more about this conversation. But in
- 5 conclusion, for my presentation, we have read the staff
- 6 report, we agree with its conclusions and findings. We also
- 7 accept the proposed stipulations of approval for both the
- 8 rezoning and the PAD, and of course we are here today and
- 9 pleased to answer questions you may have. Mr. Seth Keeler is
- 10 just going to come up and spend a moment and talk to you about
- 11 his conversation that he just had with a couple of the
- 12 neighbors. Thank you.
- 13 RIGGINS: Please come up and remember to put your
- 14 name and address down in the log and then give that to us
- 15 before you begin.
- 16 KEELER: Through the Chair, Members of the
- 17 Commission, good morning, my name is Seth Keeler, I'm with W
- 18 Holdings. My address is 1121 West Warner Road, Suite 109 in
- 19 Tempe, Arizona. So fortunately during that break I was able
- 20 to visit with someone sitting next to me who was a resident in
- 21 the area. She showed me a letter that she had printed and
- 22 sent to Glenn. So this particular family lives on the
- 23 southwest side. There was another neighbor that I got to meet
- 24 who lives just north of our property on the east side next to
- 25 Hiscox alignment. It was helpful to hear from them and some

1 of their concerns. One of the concerns that I heard was

- 2 traffic, and I explained that we've done a traffic impact
- 3 study. And as was mentioned by Rob, Cypress will be developed
- 4 up to Judd Road, and in our traffic study we are going to make
- 5 financial contributions to a future traffic signal that will
- 6 be just west of this project along Judd Road at Cooper
- 7 intersection, and which is about a half a mile to the west.
- 8 Another concern that I heard was this is an equestrian area
- 9 and some of the residents out here have horses. As Rob noted,
- 10 we do have a trail system that goes from Cypress to Hiscox
- 11 through the middle of the property. I'll be honest, I wasn't
- 12 thinking about that being for equestrian use, but we'll I
- 13 don't think we'd have a problem with that if that was to
- 14 accommodate some neighbors' concerns about reaching the State
- 15 Land piece that sits to the east of us. And then there was
- 16 another concern that I heard about the neighbor that lives
- 17 just north of us on the east side was concerned about two
- 18 story units being built and having people look into their
- 19 yard. I'm okay stipulating those lots to be single level to
- 20 accommodate the concern that people would potentially look
- 21 into their home who live on the Rock Creek side of that. So
- 22 just I wanted to share just real briefly what we had heard and
- 23 the ideas that we have that could accommodate the concerns of
- 24 our neighbors. Open any questions if you have any.
- 25 RIGGINS: So your willingness to stip to single

1 level homes, that's for a particular area in the development?

- 2 KEELER: Correct, on the northeast side.
- 3 RIGGINS: The northeast side, so the northeast
- 4 corner is Hiscox on the top of your property. So are you -
- 5 KEELER: I think, yeah, I think we could do the,
- 6 what looks to be maybe the top-most maybe 15 east homes that
- 7 would accommodate those two units those two lots that sit
- 8 adjacent to us. So if all those homes were single level, then
- 9 either the easternmost lot, or the one that is just adjacent
- 10 to that going west, I think all of those would -
- 11 RIGGINS: Well a stip has to be pretty specific, so
- 12 how what do we -
- 13 LONGAKER: I think we could offer specific lot
- 14 numbers that are shown on the conceptual development plan, so
- 15 it'd be very clear as to which -
- RIGGINS: Would that be a way to do it?
- 17 BILLINGSLEY: Yeah, I mean I'm seeing what you're
- 18 talking about is 67 through 60, and then potentially a couple
- 19 of these?
- 20 KEELER: Closer to Hiscox on -
- 21 BILLINGSLEY: Oh, this side.
- 22 KEELER: Yes, on that side.
- 23 BILLINGSLEY: Yeah, I would specify lot numbers and
- 24 put together a draft for us, Rob?
- LONGAKER: You bet.

1 RIGGINS: If potentially during the rest of the

- 2 meeting one of you could put together this as a draft for us
- 3 when -
- 4 KEELER: Yes, absolutely.
- 5 RIGGINS: I think would be the best way to handle
- 6 it.
- 7 KEELER: Okay, perfect.
- 8 RIGGINS: Okay, so are you completed?
- 9 KEELER: I'm completed, unless -
- 10 RIGGINS: Are you completed?
- 11 LONGAKER: I am, yes.
- 12 RIGGINS: Okay. Now, now, questions from the
- 13 Commission for the applicant? Vice Chair?
- 14 MENNENGA: Just it's a nice layout. I'm not a big
- 15 fan of 5,400 square foot lots, they're tight but you got a lot
- 16 of nice open space in here and it's sure a lot better than a
- 17 rental community. So yeah, it's good layout for what you had
- 18 to work with.
- 19 KEELER: Through the Chair, Vice Chairman, thank you
- 20 for your input, appreciate it.
- 21 RIGGINS: Commissioner Klob.
- 22 KLOB: Through the Chair. Thank you for your
- 23 presentation. Couple questions that I have, one is kind of
- 24 geared towards staff as well, but your collector road that
- 25 runs through the center that will eventually connect to Hiscox

- 1 Lane at some point, in your diagram it says future right-of-
- 2 way by others. Is there money going to be set into an escrow
- 3 account to pay for that road connection by you, or is that
- 4 whoever develops the road then has to develop that piece? How
- 5 does that get handled down the road when the HOA's trying to
- 6 figure out where to get the money to do this?
- 7 KEELER: Through the Chair, Chairman Klob, did I say
- 8 that correctly?
- 9 KLOB: Klob.
- 10 KELLER: Klob, I apologize, Chairman Klob. When we
- 11 were thinking about this, the residents north to us don't if
- 12 you can see, their property line goes straight up to State
- 13 Land, and when we met with staff, staff's recommendation was
- 14 well let's not put Hiscox in because we cannot go north, and
- 15 at the time there's nothing going south, but it may happen.
- 16 And so our discussion with them was well we'll just set it
- 17 aside for later and to be done by others would have would be
- 18 whoever ends up building this road would make that final
- 19 connection going into Rock Creek. That's what we had talked
- about.
- 21 KLOB: Okay, so from a financial standpoint that
- 22 would be on someone else down the road that if they wanted to
- 23 connect to your development then.
- 24 KEELER: That's what we talked about.
- 25 KLOB: Okay. The other one, the question I have

1 kind of from a design standpoint and then also through staff,

- 2 is overall I like what you've done with the site. I think
- 3 it's a good mix, I think it, you know, it has a lot of open
- 4 space, a lot of green space, I think, you know, you've really
- 5 done well there. Where my challenge comes in, and we have,
- 6 you know, three different sections that I can visually pick
- 7 off, you know, just looking at it of 30-plus homesites all in
- 8 a row. No undulation to the roads, you know, it's very, very
- 9 boxy, very, you know, there's just not a lot of dynamics to
- 10 it, you know, and if we think about in parking lot layouts, we
- 11 have to have landscape islands every X number of spaces and
- 12 you know, what that magic number is and this is kind of pushed
- 13 back to staff, is there a number of home sites that we can
- 14 have in a direct row without having it broken up?
- OLGIN: Chair, Vice Chair, Commission, I wish we had
- 16 that ability here. What we're not reminding or talking about
- 17 is that the houses that you're talking about in a row, they're
- 18 going to have trees, they're going to have landscaping plans
- 19 as usually accommodate those elements. You'll have some trees
- 20 there, but we don't have any rules in our ordinance that would
- 21 require and I know what you're talking about but like a
- 22 standard design where you'd have every five houses would
- 23 trigger a small pocket of open space, we don't have that in
- 24 our in our code. And it's kind of a fortunate thing because
- 25 as you know, or may not know, a lot of the areas amongst the

1 5,000 square miles that we govern, it would be unfair. Some

- 2 areas, that wouldn't be applicable like in the Kerney area,
- 3 you know, and the Stanfield. As where in this area it works
- 4 because it's next to Magma, but yeah it's hard to implement a
- 5 law like that here in the County. Cities and towns, it's very
- 6 easy, much more dense, you know, and if you got additional
- 7 reviews, for example, they have design review, they have the
- 8 standard plan review where those are actually looked at from -
- 9 all the houses are looked at one by one to make sure that
- 10 you're not going to have the same house next to each other,
- 11 you have plenty we don't have it here that we don't have
- 12 that rule here in the County. Not to say we couldn't have it,
- 13 but right now we don't have that.
- 14 KLOB: And kind of there lies some of my concern is
- 15 you have the, you have 30 homes in a row. You could have the
- 16 exact same home with the exact same color scheme 30 times, and
- 17 it's monotonous and it looks like it was 1987 all over again,
- 18 and that's what I'm trying to avoid. Part of being able to
- 19 challenge, you know, with that since we don't have design
- 20 review of the homes, it's having some type of articulation,
- 21 bow that road so it doesn't look like it's a straight run, you
- 22 know. If you're at one end, you don't see the cul-de-sac at
- 23 the far end, it just gives it a little bit more enhancement,
- 24 it has less likelihood of someone trying to, hey, can I get up
- 25 to 60 miles an hour by the time I get to that other cul-de-sac

1 concept with kids on their bikes and so on. I see it as a

- 2 safety concern as well as, you know, as a design professional
- 3 and as a parent. So, you know, overall I like the concept,
- 4 but I just have some challenges there.
- 5 KEELER: Thank you.
- 6 RIGGINS: Commissioner Mooney.
- 7 MOONEY: I just have a thank you Chairman. I just
- 8 have a couple of, I'll piggyback on what Commissioner Klob
- 9 just said. I believe it's Fulton Homes in Queen Creek, they
- 10 have an arterial that just kind of winds, so it slows the
- 11 traffic down a lot and I think that might be a good idea,
- 12 especially on the longer sections. But also wanted to touch
- 13 base, you mentioned horses and being allowed to use those
- 14 trails. Living in an HOA myself, I would appreciate if
- 15 something were to actually be put in because then residents
- 16 started complaining when homeowners took control. It's like
- 17 we have these horses all over their community, what are they
- 18 there for? And so to acknowledge that this is horse-friendly,
- 19 even if you don't have any horses on the property, I just
- 20 think it's something when the transition comes, to going back
- 21 to the to an HOA and homeowner control, that that's what
- 22 this was developed for so that they would have access to that.
- 23 Some sort of verbiage, I'm not sure if that's even something,
- 24 but I just ran into it in our community and I'm a former horse
- 25 person. So thank you.

1 KEELER: Through the Chair, Chairman Mooney, thank

- 2 you for your input.
- 3 RIGGINS: Other Commissioners, questions of the
- 4 applicant? None being, thank you very much.
- 5 KEELER: Thank you.
- 6 RIGGINS: We'll go ahead and open the public
- 7 participation portion of this case now and ask who would like
- 8 to come up and speak to it. And if you could please get your
- 9 name and address down on the log and then give that to us
- 10 before you begin.
- 11 SAYLOR: Okay. I was not prepared to do this. My
- 12 name is Erica Saylor, my husband and I live at 11201 East
- 13 Magma Road in Florence, so technically we are southwest of
- 14 this proposed development. I guess the easiest thing for me
- 15 to do would be, if you don't mind, let me read the letter that
- 16 I sent to Mr. Bak. If I could find it real quick, which I
- 17 think reflects I just met this young lady, another resident
- 18 this morning, but I think it reflects some of the things, of
- 19 course, that I'm concerned about and neighbors that I've
- 20 spoken with, and then in talking with her today I can add a
- 21 couple other things too, unless she'd like to come up as well.
- 22 So I said it has come to the attention of the property owners
- 23 in the suburban neighborhoods bordered by Arizona Farms Road
- 24 to the south and Judd Road to the north, and both east and
- 25 west of Cooper Road, that the above-referenced case refers to

1 rezoning for a potential 98 acre R-7 housing development.

- 2 This is the first new development we've encountered in recent
- 3 years, and while it seems a long way off to have to plan for
- 4 these things, let it be known that there is a sizable
- 5 contingent of residents who have lived in this area a long
- 6 time and who would be most interested in provisions for a
- 7 trail system as our open spaces diminish. Additionally, as
- 8 you are well aware, with each new development comes increased
- 9 traffic and safety concerns. Many of us are horse owners and
- 10 make use of the State Land directly south of this proposed
- 11 development for trail riding. Additionally, there are
- 12 reasonable objections to the placement of two story residences
- 13 on the periphery of this project which overlook the acre-plus
- 14 homes and obliterate the views that add to our property's
- 15 desirability and value. As residents who have chosen the
- 16 rural lifestyle for our families and invested in our
- 17 properties here, we are very aware and interested in what is
- 18 planned for our area. We would appreciate consideration of
- 19 the issues I've mentioned and being kept in the loop as this
- 20 case progresses. Thank you for listening to that. I am
- 21 absolutely new to this, have never even set foot in a meeting
- 22 like this before, so and I don't know where the planning
- 23 process begins. My concern, and I think as another resident
- 24 is here also to talk about, is that, you know, we all move
- 25 here because of the open spaces, but we do live in Arizona,

1 development's coming. What I would like to see is somehow if

- 2 there's a coordination between the developer who has said he's
- 3 open to some accommodations, and then where does the County
- 4 fall in to, you know, create a buffer between, you know, would
- 5 they recommend a buffer between these residential walls and
- 6 the acre and a quarter plus houses and properties that
- 7 surround it. This is right in the middle. I don't know that
- 8 he even showed an aerial view of this area, but he is
- 9 completely surrounded by horse properties. And so, you know,
- 10 some of these people have lived here 35-40 years and we make
- 11 use of that Arizona State Land to ride our horses safely. So
- 12 as much as a very nice spot of his to put horse trails through
- 13 the community, I can see that's right off the bat going to be
- 14 a problem. I came from Chandler horse properties, they put,
- 15 you know, trail systems around the residential communities and
- 16 then you get to a stoplight and there's no way to, you know,
- 17 get across safely anymore. Those kinds of things. So I don't
- 18 know what the process is for the County to and how far down
- 19 the line, I haven't asked this gentleman, you know, what we're
- 20 looking at timing-wise, but how does a resident say, you know,
- 21 we need a horse trail sign? We need a trail system that's
- 22 going to take us to the Arizona State Land. You know, like I
- 23 said, are there 70 foot buffers or more all the way around
- 24 this property so that people don't feel encroached upon? Open
- 25 space is fine within his walls, you know, it's nice, I agree.

1 It's inexpensively built because everything is straight and

- 2 houses are ding-ding-ding. Nothing nice about that. I would
- 3 like the County to consider that too, as you mentioned. You
- 4 know, we wanted values to increase around here, we don't want
- 5 more gunshot houses like, I'm sorry, Magic Ranch and all those
- 6 that are, you know? Is that really what we want for our area?
- 7 With that new freeway coming in, we got potential for good
- 8 growth and more upscale growth. Town of Florence is looking
- 9 good, you know, so do we really want more cookie cutter, or
- 10 can we ask for something more that's a little bit nicer?
- 11 Chandler has done a nice job with a lot of their communities.
- 12 Anyway, I feel like I'm rambling, but I don't I personally
- 13 don't understand the development process. When do I express
- 14 all these things? When can I get other neighbors involved to
- 15 express these concerns for our area? Oh, one other thing is
- 16 hugely important, is light pollution. We love our dark skies.
- 17 You come out to the farmland and you can see the stars, it's
- 18 beautiful. Don't want that ruined. It bothers me sorry -
- 19 it bothers me that I can see that horrific sports facility
- 20 glow in the northeast sky now, so you know, anyway I just, I
- 21 want the County to hear that there are concerns, I want I
- 22 don't want this just to suddenly appear and our neighborhood
- 23 not able to voice our concerns for it. Thank you.
- 24 RIGGINS: Thank you, don't step down yet. Any
- 25 questions of the presenter? Just to answer your question of

- 1 process, this is exactly where you speak to this, and it's
- 2 good to have some letters and things prior to the case as
- 3 well. We will come to some sort of a determination which is
- 4 strictly an advisory determination, which will then be sent to
- 5 the Board of Supervisors for them to vote on it whether or not
- 6 to approve it. So that is another public place that one goes
- 7 in this process to make themselves known, and then generally
- 8 with the help of numbers of neighbors to be more than just a
- 9 single voice.
- 10 SAYLOR: Yeah. I don't know if there was a public
- 11 letter sent out to people's homes. We didn't get it, because
- 12 like I said, we're -
- 13 RIGGINS: Within a certain distance there is.
- 14 SAYLOR: Yeah, we're further away.
- 15 RIGGINS: That's by regulation.
- 16 SAYLOR: Yeah.
- 17 RIGGINS: And so those distances are done in a very
- 18 uniform way.
- 19 SAYLOR: And that's fine, I understand.
- 20 RIGGINS: Obviously in very open rural areas, less
- 21 people you get notified because there's less people in the
- 22 distances.
- 23 SAYLOR: True. But I also understand that this will
- 24 set a precedent for future development, so....
- 25 RIGGINS: All those things can be possible.

- 1 SAYLOR: All right. Thank you all.
- 2 RIGGINS: Thank you. Anybody else that wishes to
- 3 come up, please come up. And thank you for writing your name
- 4 down.
- 5 KITCHEN: Hi, thank you for letting me speak. My
- 6 name is Pam Kitchen and I live at 10480 East Aster Lane in
- 7 Florence. My husband and I own the lot that is just to the
- 8 north of the far, so the northeast corner. And we purchased
- 9 that in December of 2021 with the plans in the next two years
- 10 to build a retirement home. We currently live in Magma Ranch.
- 11 We chose that because it is close to our children and yet out.
- 12 We wanted to be out way, we wanted the open space, we wanted
- 13 the view, access to the State Land, and so we were pretty
- 14 distressed when we heard that this was coming in because we
- 15 did our due diligence at the time we bought the lot, being
- 16 assured that it was zoned General Rural next to us and if they
- 17 did develop it, they would be a minimum of one and a quarter
- 18 acre lots. So like properties to what we were purchasing, and
- 19 we were assured of that at the time. We would not have
- 20 purchased the lot had we known that there would be a
- 21 residential subdivision coming in next to us. So we feel that
- 22 this is a great loss for us financially and a loss personally
- 23 for us of our privacy. And I appreciate, I did speak with the
- 24 developer during the break and he said that they could
- 25 probably put in single story homes next to our lot, but we're

1 still looking at four homes running the length of our lot

- 2 instead of just potentially one. We're also, since we've
- 3 lived in Magma Ranch for now for a while, we spend my
- 4 husband and I ride our bikes a lot over in the Vistas, Magma
- 5 Ranch Vistas which is just currently being developed, and the
- 6 number of homes that are there that are sitting empty is
- 7 really starting to disturb us, plus with the fact that they're
- 8 building them, they're going up at an alarming rate of speed,
- 9 and not just there but down Quail Run. I feel like they're
- 10 just all around and the empty homes, and just invite vandalism
- 11 and mischief, which is already going on kind of all around us.
- 12 And it's just congestion on the road. And so and just like
- 13 the other neighboring property, as she was saying, we just
- 14 really want to maintain and protect some of our open spaces
- 15 out here and just maintain the integrity of this beautiful
- 16 land that we have out here. Thank you.
- 17 RIGGINS: Thank you. Don't step down yet. Any
- 18 questions of the presenter? None being, thank you very much.
- 19 Does anybody else wish to come up to speak to this? Anyone
- 20 else at all? Would the developer/applicant like to come back
- 21 up?
- 22 LONGAKER: Yes, thank you for the opportunity to
- 23 respond to some of the comments we just heard. A few
- 24 thoughts. Traffic, we know traffic is an issue, we know that
- 25 improvements will need to be made to surrounding roadways to

- 1 facilitate development. So during the platting process
- 2 obviously we'll work with the County in order to ensure that
- 3 roads are designed, built, constructed in a manner that will
- 4 safely and efficiently move traffic in the area. Dark skies,
- 5 of course the project will comply with the Pinal County
- 6 lighting ordinance to protect our skies. Ms. Pam Kitchen, we
- 7 I drafted a condition that was proposed to the Commission
- 8 regarding restriction on single story which will be lots 185
- 9 through 194 as shown on Exhibit E Conceptual Development
- 10 Plan, shall be restricted to single story. Those are the lots
- 11 that are in the northeast portion of the PAD that are adjacent
- 12 to Ms. Kitchen's property. Those are my comments. I, again,
- 13 I thank you for the opportunity to present to you today.
- 14 RIGGINS: Thank you. Before I call for any
- 15 questions, just what I heard there from the people that got up
- 16 to speak and also what you and your associate said, and also
- 17 looking at this proposed development plan, would you consider
- 18 stipping to your minor collection road alignment being
- 19 stipulated into where it could be a off-property equestrian
- 20 trail for use that would survive into the homeowners
- 21 association?
- 22 LONGAKER: Yes, we would be willing to agree today,
- 23 yes.
- 24 RIGGINS:. Okay. I think that would do a lot for
- 25 your neighbors and could we get a stipulation written like

1 that pretty quick, if we can? All right, and then I'll go

- 2 ahead and ask, questions of the applicant? Anyone?
- 3 MENNENGA: I have a question for staff.
- 4 RIGGINS: Oh okay, all right. Well we'll let the
- 5 applicant go ahead and sit back down, thank you very much.
- 6 LONGAKER: Thank you very much.
- 7 RIGGINS: And we'll now turn it back to the
- 8 Commission, questions for staff, questions among ourselves.
- 9 And we will need to have that stipulation on the we'll need
- 10 to have a written visual on that stipulation on the lot
- 11 numbers, and also this stipulation concerning the equestrian
- 12 trail for a motion. So go ahead, Vice Chair.
- 13 MENNENGA: Maybe you guys can recall, I'm sitting
- 14 here thinking. We had a solar case 4, 5, 6, 8 months, a year
- 15 ago, just to the east of this, the big solar project up here.
- 16 I don't know if that's started here or not, but -
- 17 BILLINGSLEY: Yes.
- 18 MENNENGA: But I remember a discussion in that where
- 19 because that solar project, if I remember right, Brent, was
- 20 on both sides of Judd Road.
- 21 BILLINGSLEY: Yes sir.
- 22 MENNENGA: And didn't we stipulate, or didn't they
- 23 agree to pave Judd Road from where it deadends to 79 through
- 24 that project?
- 25 BILLINGSLEY: Mr. Chairman, Mr. Vice Chairman, no.

1 So as part of that project, which is under construction by the

- 2 way if you if you drive up 79, they were to dedicate right-of-
- 3 way for Judd Road and they were to help the County acquire
- 4 right-of-way on that remaining part of Judd Road so that it
- 5 could connect in the future, and then they're doing I think a
- 6 28 foot wide paved improvement for a certain distance. But
- 7 there's a long distance between the solar farm and the
- 8 irrigation dam, and then on to Magma Ranch which will be
- 9 responsibility for others to provide. There's actually a
- 10 residential development that's proposed just west of the solar
- 11 farm, and then there's State Land from there up to the dam
- 12 there on Judd. However, the County has made Judd Road a
- 13 regionally significant route and it plans to extend that to 79
- 14 in the future. Hopefully that was helpful.
- MENNENGA: Yes, no it was. No, I understand what
- 16 you said. I just remember that conversation because at that
- 17 point we talked I mean Judd Road at some point is going to
- 18 need to go to 79 as a paved road, actually, to help all this
- 19 development in that area.
- 20 RIGGINS: Just out of curiosity, how are they going
- 21 to manage the portion that goes through the inundation portion
- 22 of the Magma flood control dam?
- 23 BILLINGSLEY: A structure is going to have to be
- 24 built Mr. Chairman. Yeah. It will not be cheap, it will be
- 25 expensive.

- 1 RIGGINS: It will be expensive.
- 2 BILLINGSLEY: Yeah, a structure's gonna have to be
- 3 built.
- 4 RIGGINS: Okay, that's what I thought.
- 5 Commissioners, any other questions of staff? Any discussions
- 6 among ourselves? Do we have those two stipulations ready yet?
- 7 Well, we'll just need to, we need to cool it for just a
- 8 minute, then.
- 9 BILLINGSLEY: Would you like to take a lunch break
- 10 sir, and we'll work on those during the lunch break?
- 11 RIGGINS: Oh, is it going to take that long to get
- 12 those done?
- BILLINGSLEY: No, but it's 12:10.
- 14 RIGGINS: Well I understand that.
- 15 BILLINGSLEY: I'm just giving you the option.
- RIGGINS: Let's get the case done and let these
- 17 folks go home. We can have lunch be delayed for 5 or 7
- 18 minutes.
- 19 [Break]
- 20 BILLINGSLEY: Mr. Chairman?
- 21 RIGGINS: Yes.
- 22 BILLINGSLEY: I think that we're ready.
- 23 RIGGINS: Okay, can we get those any way we can
- 24 get those stipulations on our screens?
- OLGIN: We're going to try.

- 1 BILLINGSLEY: I can read them into the record.
- 2 RIGGINS: Can you read them in the record?
- 3 BILLINGSLEY: In the meantime I will do that, and
- 4 hopefully that will suffice.
- 5 RIGGINS: Okay, do we have someone ready we have
- 6 two motions to make here, do we have somebody to make, wants
- 7 to make a motion?
- 8 BILLINGSLEY: So first would be stipulation, a
- 9 modification to stipulation 11. So stipulation 11 reads the
- development shall make accommodation to allow for a future
- 11 roadway connection between the internal minor collector road
- 12 and the future Hiscox Lane. These include, but may not be
- 13 limited to, providing a note and road easement dedication on
- 14 the plat adjusting the drainage and landscaping improvement
- 15 plans to accommodate a future roadway, and provision of an
- 16 equestrian trail for public use. So that would be modified
- 17 stipulation 11.
- 18 RIGGINS: Okay.
- 19 BILLINGSLEY: The next one would be adding a
- 20 stipulation 17, and that says applicant has agreed that lots
- 21 185 through 194 as shown on Exhibit E Conceptual Development
- 22 Plan, shall be restricted to single story homes.
- 23 RIGGINS: Okay, very good.
- 24 KLOB: Quick question I have.
- 25 RIGGINS: Commissioner Klob.

- 1 KLOB: I'm not trying to muddy the water.
- 2 BILLINGSLEY: I'm winging it over here.
- 3 KLOB: It being a conceptual development plan, if -
- 4 is that going to suffice?
- 5 BILLINGSLEY: Yes, it will be attached to the -
- 6 KLOB: (Inaudible).
- 7 BILLINGSLEY: It will be attached to the actual plan
- 8 that we saw today with those lot numbers, so it will survive.
- 9 KLOB: Okay, thank you.
- 10 RIGGINS: Okay. Further discussion or a motion?
- 11 Commissioner Klob? Oh, Commissioner Mooney? Who's going to
- 12 make the motion?
- 13 KLOB: I'll make a motion.
- 14 RIGGINS: Commissioner Klob.
- 15 KLOB: I make a motion to move the Pinal County
- 16 Board of Supervisors a motion for approval with its yeah,
- 17 with its one stipulation as listed in the staff report.
- 18 RIGGINS: And it is case number?
- 19 KLOB: Case number PZ-042-22.
- 20 RIGGINS: Okay, we have a motion, do we have a
- 21 second?
- MENNENGA: Second.
- 23 RIGGINS: Second from Vice Chair Mennenga. All in
- 24 favor stipulate by saying aye.
- 25 COLLECTIVE: Aye.

1 RIGGINS: Any opposed? Motion passes unanimously.

- 2 Do we have another motion? Commissioner Mooney.
- MOONEY: I'll make a motion for PZ-PD-0422. I move
- 4 the Pinal County -
- 5 RIGGINS: No, no, no, say that case number again.
- MOONEY: PZ-PD-0422.
- 7 RIGGINS: 04-22.
- 8 MOONEY: Oh, I'm sorry, 04-22. I move to the Pinal
- 9 County Board of Supervisors approval with the 17 stipulations
- 10 as listed in the staff report and the adjustment to number 11
- 11 as read into the record by Brent, and a number 17 stipulation,
- 12 as also read into the record by Brent Billingsley.
- RIGGINS: We have a motion, do we have a second?
- 14 KLOB: I'll second.
- 15 RIGGINS: We have a second by Commissioner Klob, all
- 16 those in favor stipulate by saying aye.
- 17 COLLECTIVE: Aye.
- 18 RIGGINS: Any opposed? The motion passes
- 19 unanimously. So okay, it is 12:15, do we come back at 1:15?
- 20 Okay, we're going to break for lunch recess for one hour, be
- 21 back at 1:15.
- 22 [Break]
- 23 RIGGINS: Okay, we'll reconvene the regular meeting
- 24 of the Pinal County Planning and Zoning Commission at 15
- 25 minutes after one. Our first case on the agenda commencing

When recorded return to: Clerk Pinal County Board of Supervisors P.O. Box 827 Florence, AZ 85132

property owners.

CONSENT TO SCHEDULE FOR DEVELOPMENT/CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

OLAIMO I OK BIMINO HOK IK VALOL
This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by Entitlements, LLC ("Owner").
Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.
Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.
Owner has submitted an application to Pinal County ("County") requesting the County approve a Rock Creek PAD Zoning for development of the following described property ("Property"):
LEGAL DESCRIPTION IS ATTACHED HERETO AS EXHIBIT "A."
By signing below, Owner agrees and consents to all conditions/stipulations/Schedule for Development imposed by Pinal County in conjunction with the approval of the Rock Creek PAD Zoning, Case No. PZ-04-22 & PZ-PD-042-22, which are attached hereto as EXHIBIT B.
By signing below, Owner acknowledges that the approval of the Rock Creek PAD Zoning , Case No. PZ-04-22 & PZ-PD-042-22 might affect existing rights to use, divide, sell or possess the Property.
By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the Rock Creek PAD Zoning, Case NoPZ-04-22 & PZ-PD-042-22, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind
approval of Rock Creek PAD Zoning in Case No. PZ-04-22 & PZ-PD-042-22 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.
This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER:Er	ntitlements, LLC	OWNER:	[Print Entity Name]	-
	[Print Entity Name]		[Print Entity Name]	
C	1 1			_
Signature	0.0		Signature	-
Its: Author	crized Agent Title, if applicable]	Its:	[Title, if applicable]	_
			[Title, if applicable]	
Dated: 3	29/2024	Dated:		_
71				
INDIVIDUAL ACF	KNOWLEDGMENT: [To be filled	out if NOT a co	orporation, partnership, or trust]	
STATE OF				
COUNTY OF) ss.)			
	strument was acknowledged b	efore me this	s day of	,, by
	[Insert Name of Signor(s)]			
		No	tary Public	
Maria a manaste ete		140	nai y i abiio	
Mv commission e	xdires:			

partnership, or trust]
STATE OF Arizona)ss. COUNTY OF Maricopa)
The foregoing instrument was acknowledged before me, this 39th day of March 20 34, by Carson Brown as [Insert Name of Officer] of Entitlements UC [Insert Title] [Insert Name of Company] an corporation, who being authorized to do so, executed the [Insert State of Incorporation] foregoing instrument on behalf of said entity for the purposes stated therein.
Notary Public DEBBIE ROBOT Notary Public, State of Arizona Maricopa County Commission # 626502 My Commission Expires June 05, 2026
ACKNOWLEDGMENT: [Use only when a second company is signing on behalf of owner.]
STATE OF)) ss. COUNTY OF)
The foregoing instrument was acknowledged before me, this day of, 20, by
<pre>[Insert Signor's Name]</pre>
stated therein.
Notary Public
My commission expires:

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT: [To be filled out if a corporation,

EXHIBIT A

LEGAL DESCRIPTION

PZ-042-22 & PZ-PD-042-22

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

The West half of the Northwest quarter of the Northeast quarter and the South half of the Northeast quarter of Section 28, Township 3 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXHIBIT B

PZ-042-22 STIPULATION

1. Approval of this zone change (PZ-042-22) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

EXHIBIT B

PZ-PD-042-22 STIPULATIONS

- 1. The stipulations listed herein pertain to the area described in case PZ-PD-042-22;
- 2. Approval of this PAD (PZ-PD-042-22) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
- 3. Rock Creek Planned Area Development (PAD) Overlay District (PZ-PD-042-22) is to be developed as shown by the site plan/development plan dated November 17, 2023, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
- 4. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-042-22;
- 5. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
- 6. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
- 7. JUDD ROAD has been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the current "Access Management Manual" or as approved by the County Engineer;
- 8. Half-street right-of-way dedication and roadway improvements will be required for JUDD ROAD. The required minimum half street right-of-way is Fifty-Five Feet (55') for JUDD ROAD along the development's frontage. Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis) for JUDD ROAD shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 9. Half-street right-of-way dedication and roadway improvements will be required for CYPRESS DRIVE. The required minimum half street right-of-way is Forty Feet (40') for CYPRESS DRIVE along the development's frontage. Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis) for CYPRESS DRIVE shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 10. Half-street right-of-way dedication will be required for HISCOX LANE. The required minimum half street right-of-way is Forty Feet (40') for HISCOX LANE along the development's frontage;
- 11. The development shall make accommodations to allow for a future roadway connection between the internal minor collector road and the future HISCOX LANE. These include, but may not be limited to, providing a note and road easement dedication on the plat and adjusting the drainage and landscaping improvement plans to accommodate a future roadway, and provision of an equestrian trail for public use;

- 12. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Plan shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;
- 13. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval;
- 14. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 15. All right-of-way dedication shall be free and unencumbered; and
- 16. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.
- 17. Applicant has agreed that lots 185 through 194 as shown in Exhibit E Conceptual Development Plan, shall be restricted to single story homes.



AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Hayden Lipsky, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

Aug. 1, 2024

NOTICE ID: s4M8Uo6lqbiSITX7M42T

NOTICE NAME: PZ-042-22 & PZ-PD-042-22 Entitlements LLC

gned) Hayden Lipsky

VERIFICATION

State of Pennsylvania County of Lancaster Commonwealth of Pennsylvania - Notary Seal Nicole Burkholder, Notary Public Lancaster County My commission expires March 30, 2027 Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 08/02/2024

nicole Bulkholder

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD BY THE PINAL COUNTY BOARD
OF SUPERVISORS AT 9:30 AM,
ON THE 21st DAY OF AUGUST
2024, AT THE PINAL COUNTY
ADMINISTRATIVE COMPLEX, IN
THE BOARD OF SUPERVISORS
HEARING ROOM, 135 N.
PINAL STREET, FLORENCE,
ARIZONA, TO CONSIDER
THE APPLICATION FOR A
REZONE AND A PLANNED
AREA DEVELOPMENT (PAD)
OVERLAY DISTRICT IN AN
UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA, PZ-042-22 - PUBLIC HEARING/ACTION: Entitlements LLC, landowner, Rob Longaker/The WLB Group agent/representative, Seth Keeler, applicant requesting approval of a rezoning from GR (General Rural Zone) to (R-7 Single Residence Zone) to allow a subdivision on 98.8 ± acres, situated in Section 28, Township 3 South, Range 9 East of G&SRB&M; on tax parcel 210-43-0070, legal on file, located south of T Judd Road and south of N Cypress Dr near Florence, AZ PZ-PD-042-22 - PUBLIC HEARING/ACTION: Entitlements LLC, landowner, Rob Longaker/ LLC, landowner, Rob Longaker/ The WLB Group agent/ representative, Seth Keeler, representative, State Reder, applicant requesting approval of a Planned Area of Development (PAD) to allow a subdivision on 98.8 ± acres, situated in Section 28. Township 3 South, Range 9 East of G&SRB&M; on tax parcel 210-43-0070, legal on file, located south of E Judd Road and south of N Cypress Dr near Florence, AZ. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE PAZ COMMISSION AT: https://www.pinal.gov/236/Notice https://www.pinal.gov/236/Notice of-Hearings DATED THIS 22nd DAY OF JULY DATED THIS 22Nd DAY OF JULY 2024, by Pinal County Community, Development Department
TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF OPPOSITION TO THE SUBJECT
APPLICATION.
YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:
1) Planning Case Number (see INFORMATION:

) Planning Case Number (see above)

2) Your name, address, telephone number and property tax parcel number (Print or type)

3) A brief statement of reasons for 3) A brief statement of reasons for supporting or opposing the request 4) Whether or not you wish to appear and be heard at the hearing ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF BY THE TIMEFRAME SET BELOW:

THE TIMEFRAME SET BELOW: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 749
FLORENCE, AZ 85132
Contact for this matter: Glenn Bak, Senior Planner
E-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444
No. of publications: 1; date of publication: Aug 01, 2024

AFFIDAVIT OF POSTING OF BROADCAST SIGN (and Notice of Hearing)*

PZ-PD-0-12-22
1, Seth Feeler, Applicant for case P2-042-22 (Case number), personally
caused Two sign(s) to be posted in a visible place on or near the proposed project site on_
MAY 8 7024 (Date), at least 28 days before the Planning and Zoning Commission Public
Hearing, regarding the proposed P2-PD-042-22 (P2-042-22 (Type of application), in
unincorporated Pinal County
The notice(s) was posted as indicated on the attached map and photograph.
The notice(s) was posted as malacted on the attached map and pro-
Seth Keeler
Applicant
STATE OF ARIZONA)
) ss: COUNTY OF PINAL)
Subscribed and sworn to me by Kathleen Hold this 4 hday of June, 2024.
1/ $1/$ $1/$ $1/$ $1/$ $1/$ $1/$ $1/$
Cult Holer
Notary Public My Commission Expires:
my commission expires.
January Commence of the Commen
Kathleen S Holderbach Notary Public
Maricopa County Arizona
My Comm. Expires 2-27-2025 Commission No. 601371



MEETING DATE: JUNE 20, 2024

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: PZ-042-22 & PZ-PD-042-22 (ROCK CREEK)

CASE COORDINATOR: GLENN BAK

SUPERVISOR DISTRICT: 5 SERDY

Executive Summary:

Entitlements LLC, landowner, Rob Longaker/The WLB Group agent/representative, Seth Keeler, applicant requesting a rezoning and a Planned Area Development (PAD) to rezone 98.8 ± acres of land to R-7/PAD on an area southeast of Judd Road and Cypress Drive in an area of unincorporated Pinal County.

If This Request is Approved:

This case will be forwarded to the Board of Supervisors with a favorable recommendation. The applicant will be eligible to pursue approval of the tentative plat process contingent upon such approval.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request.

LEGAL DESCRIPTION:

Situated in a portion of Section 28, Township 3 South, Range 9 East

TAX PARCEL:

210-43-0070 (legal on file);

LANDOWNER/APPLICANT:

Entitlements LLC, property owner, Rob Longaker/The WLB Group agent/representative, Seth Keeler, applicant.

REQUESTED ACTION & PURPOSE:

PZ-042-22 – **PUBLIC HEARING/ACTION:** Entitlements LLC, property owner, Rob Longaker/The WLB Group agent/representative, Seth Keeler, applicant requesting approval of a rezoning from GR (General Rural Zone) to (R-7 Single Residence Zone) to allow a subdivision on 98.8 ± acres, situated in Section 28, Township 3 South, Range 9 East of G&SRB&M; on tax parcel 210-43-0070, legal on file, located south of E Judd Road and south of N Cypress Dr near Florence, AZ.

PZ-PD-042-22 - **PUBLIC HEARING/ACTION:** Entitlements LLC, landowner, Rob Longaker/The WLB Group agent/representative, Seth Keeler, applicant requesting approval of a Planned Area of Development (PAD) to allow a subdivision on 98.8 ± acres, situated in Section 28, Township 3 South, Range 9 East of G&SRB&M; on tax parcel 210-43-0070, legal on file, located south of E Judd Road and south of N Cypress Dr near Florence, AZ.

LOCATION: Southeast of Judd Road and Cypress Drive.

DEVELOPMENT AREA: 98.8 ± acre parcel.

DEVELOPMENT UNITS PROPOSED: 346

COMPREHENSIVE PLAN: The site is designated as Moderate Low Density Residential (1-3.5 du/ac)

EXISTING ZONING AND LAND USE: The property is zoned General Rural Zone (GR) and the property is currently vacant.

SURROUNDING ZONING AND LAND USE:

North: Single Residence Zone (CR-3) Subdivision & Vacant

South: General Rural Zone (GR) Vacant East: General Rural Zone (GR) Vacant West: General Rural Zone (GR) Vacant

PUBLIC PARTICIPATION:

Neighborhood Meeting: March 16, 2022 Newspaper Advertising: May 30, 2024

Site posting, Applicant: April 13, 2024 & May 8, 2024

SITE DATA/FINDINGS:

FLOOD ZONE: The subject site is in Flood Zone "X" an area that is determined to be outside the 100 And 500 year flood plain.

ACCESS: The property gains legal access from Judd Road and Cypress Drive.

HISTORY: The property has been vacant and records show the application under consideration as the first known entitlement request.

ANALYSIS: The Rock Creek project, is proposing rezoning and a Planned Area Development (PAD), intending to re-designate 98.8 acres from General Rural (GR) to R-7/PAD (Single Residence), to allow a single family residence development as shown in the proposed development plan. This project seeks to introduce more diverse housing products to this area of the county and introduce needed improvements to infrastructure and open space amenities. The proposed is based on the latest development standards that are consistent with the current market conditions and demands of surrounding area.

The proposed development conforms with the existing comprehensive plan at a proposed density of 3.5 du/ac. The zone change and PAD would restrict the ability of the developer from increasing proposed density to a denser product exceeding the 1-3.5 du/ac permitted by Moderate Low Density Residential (MLDR).

The following table displays proposed amendments to development standards:

Table 5: Amended Development Standards				
Development Standard	R-7 Pinal County	R-7 PAD		
Minimum Lot Area	7,000 SF	5,400 SF		
Minimum Lot Width	50′	45'		
Minimum Lot Depth	None	120′¹		
Front Yard (front facing garage)	20′	20'2		
Front Yard (side entry garage/porch/ livable area)	20′	10'		
Side Yard	10'	5′		
Minimum Distance between Main Buildings				
Rear Yard	25′	20'		
Maximum Building Height	30'	30′		

- 1. Except to accommodate cul-de-sacs, knuckles, and other street designs that encroach into the typical lot depth.
- 2. A minimum driveway depth of 20 feet is required.

The following table displays utility providers under the proposed residential zones:

Table 4: Utilities and Services			
UTILITY/SERVICE	PROVIDER		
Police	Pinal County Sherriff's Office		
Fire	Rural Metro Fire		
Water	EPCOR San Tan Water and Wastewater		
Sewer	EPCOR San Tan Water and Wastewater		
Electric	Salt River Project		
Natural Gas	City of Mesa Magma Natural Gas		
Solid Waste	Town of Florence		
Telecommunicati	Century Link and Cox Communications		
ons			
Schools	Florence Unified School District		
Higher Education	Central Arizona College San Tan Campus		
Library Pinal County Library			

The Pinal County Community Development Department Engineering Division, the Pinal County Air Quality Control District, and the Pinal County Flood Control District have reviewed the proposal and their respective stipulations are included in this Staff Report.

To date, the county has not received items of opposition regarding the project. At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by the rezoning, and Planned Area Development requests under planning cases PZ-042-22 & PZ-PD-042-22. Furthermore, the Commission must determine that this zone change and PAD amendment overlay will promote the orderly growth and development of the County, at this location and time, and that this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

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

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

STAFF SUMMARY: Entitlements LLC, landowner, Rob Longaker/The WLB Group agent/representative, Seth Keeler, applicant, have submitted the proper applications and evidence sufficient to warrant a Community Development Director's recommendation as provided in the Ordinance. Staff provides the following summary and findings together with the information on the previous pages of this staff report:

- 1. The submitted applications for this land use request are for approval of a rezoning, and Planned Area Development.
- 2. If the applications are approved, the subject property will be rezoned from the current zoning to R-7 (Single Residence) (98.8± ac), and allow a single family residence development (346 total residential units), on 98.8± acres of land.
- 3. The property has legal access.
- 4. Granting of the rezoning and PAD, will require after the time of approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION (PZ-042-22): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends <u>approval</u> of this request, with one (1) stipulation.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that the proposed zoning districts, at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward case **PZ-042-22** to the Board of Supervisors with a favorable recommendation.

If the Commission cannot approve for all of the factors listed above, then staff recommends that the Commission forward these cases to the Board of Supervisors with a recommendation of denial.

RECOMMENDED MOTION (PZ-042-22): I move the Pinal County Board of Supervisors motion for APPROVAL with its 1 stipulation as listed in the staff report:

1. Approval of this zone change (PZ-042-22) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION (PZ-PD-042-22): Staff finds, with the testimony and evidence provided and presented, that this PAD amendment request will not negatively impact adjacent properties, will promote orderly growth and development of the County, and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan. Staff recommends that the Commission forward **PZ-PD-042-22** to the Board of Supervisors with a favorable recommendation with the attached stipulations.

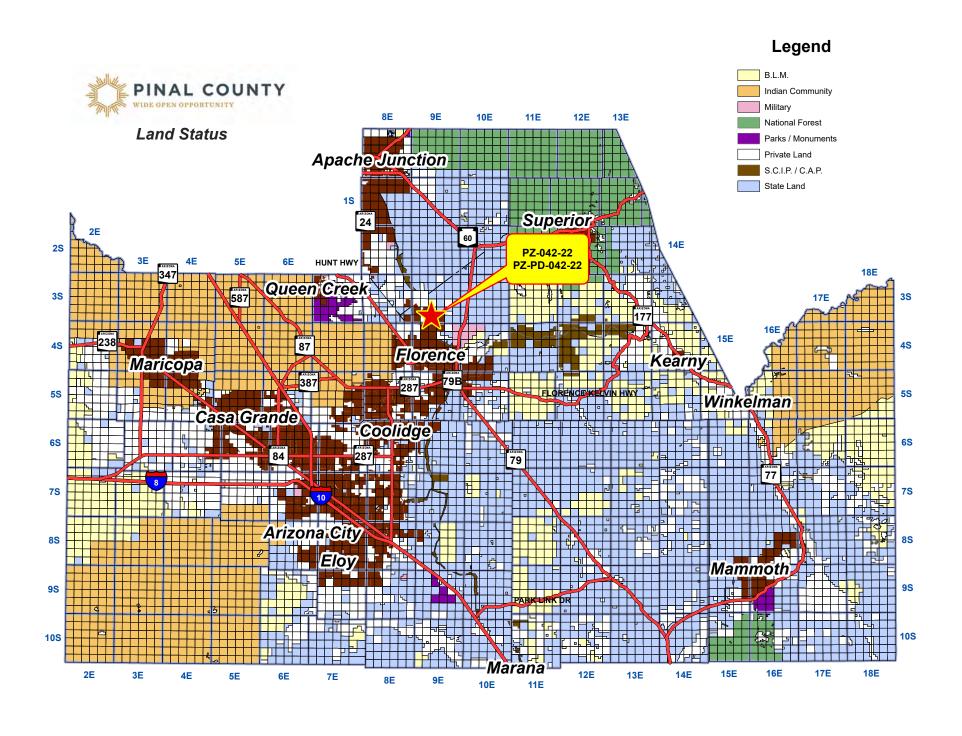
If the Commission cannot approve for all of the factors listed above, then staff recommends that the Commission forward these cases to the Board of Supervisors with a recommendation of denial.

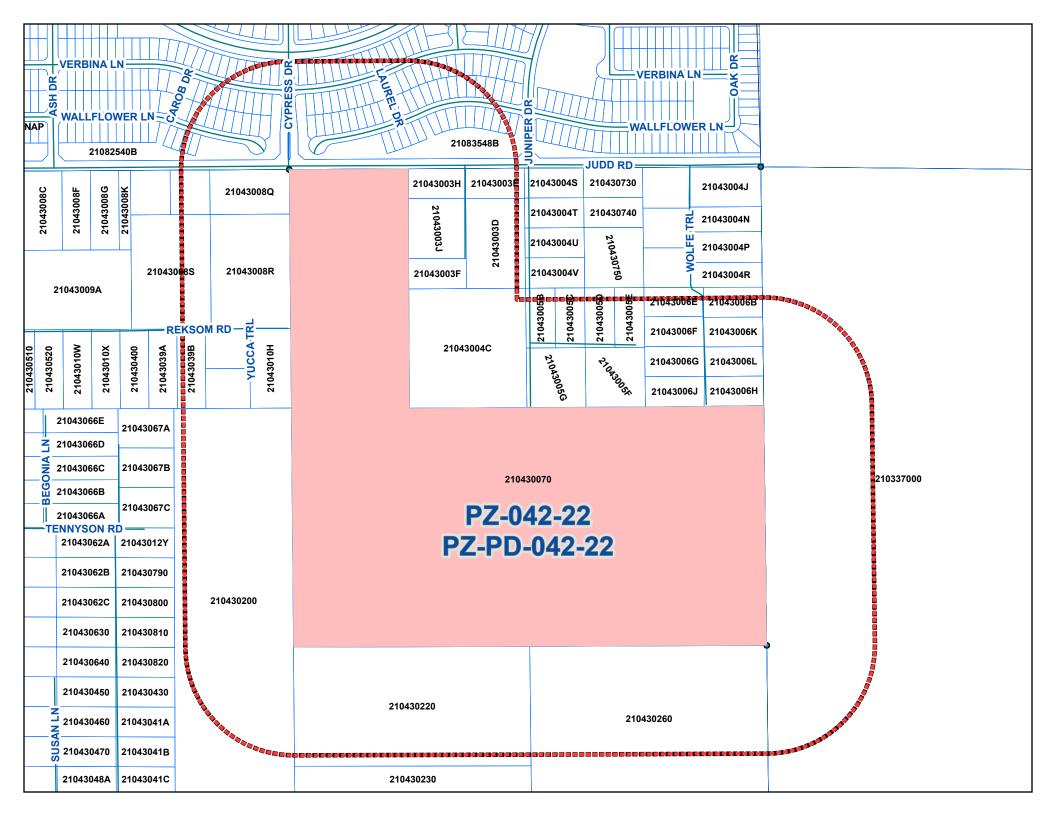
RECOMMEND MOTION (PZ-PD-042-22): I move the Pinal County Board of Supervisors motion for APPROVAL with its 16 stipulations as listed in the staff report:

- 1. The stipulations listed herein pertain to the area described in case PZ-PD-042-22;
- 2. Approval of this PAD (PZ-PD-042-22) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
- 3. Rock Creek Planned Area Development (PAD) Overlay District (PZ-PD-042-22) is to be developed as shown by the site plan/development plan dated November 17, 2023, along with the other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.176 of the Pinal County Development Services Code;
- 4. Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-042-22;

- 5. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
- 6. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
- 7. JUDD ROAD has been identified as a "Route of Regional Significance". Applicant will be required to comply with the "Regionally Significant Routes for Safety and Mobility, Final Report, December 2008" and the current "Access Management Manual" or as approved by the County Engineer;
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- 13. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval;
- 14. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
- 15. All right-of-way dedication shall be free and unencumbered; and
- 16. Any roadway sections, alignments, access locations and access movements shown in the PAD are conceptual only and have not been approved by the Pinal County Engineer.

Date Prepared: 6/3/24 GB

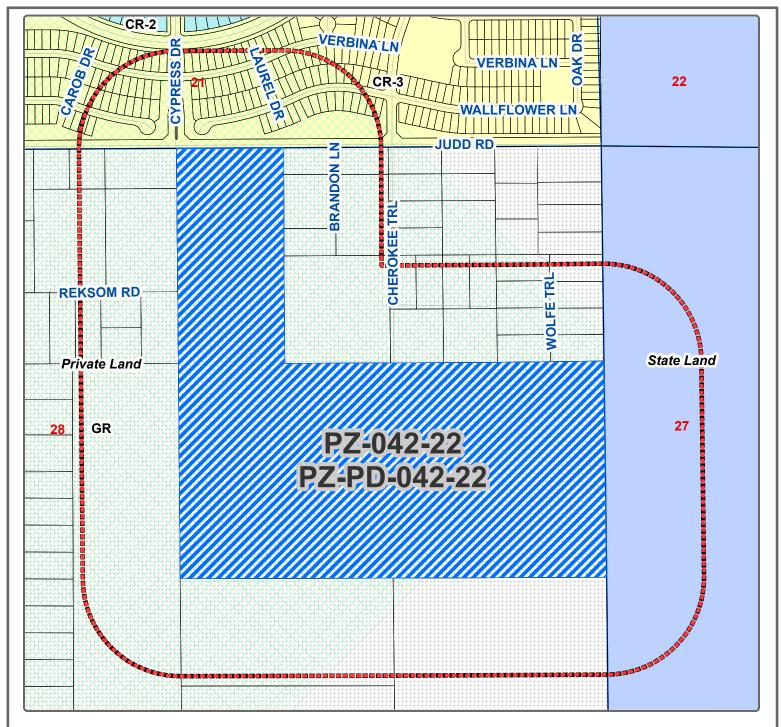






Community Development





Community Development

PZ-042-22 - PUBLIC HEARING/ACTION: Enitilghments LLC, landowner, Rob Longaker/The WLB Group agent/representative, Seth Keeler, applicant requesting approval of a rezoning from GR (General Rural Zone) to (R-7 Single Residence Zone) to allow a subdivision on 98.8 ± acres, situated in Section 28, Township 3 South, Range 9 East of G&SRB&M; on tax parcel 210-43-0070, legal on file, located south of E Judd Road and south of N Cypress Dr near Florence, AZ.

PZ-PD-042-22 - PUBLIC HEARING/ACTION: Enitilghments LLC, landowner, Rob Longaker/The WLB Group agent/representative, Seth Keeler, applicant requesting approval of a Planned Area of Development (PAD) to allow a subdivision on 98.8 ± acres, situated in Section 28, Township 3 South, Range 9 East of G&SRB&M; on tax parcel 210-43-0070, legal on file, located south of E Judd Road and south of N Cypress Dr near Florence, AZ.

Current Zoning: GR Requested Zoning: Rezone Current Land Use: MLDR

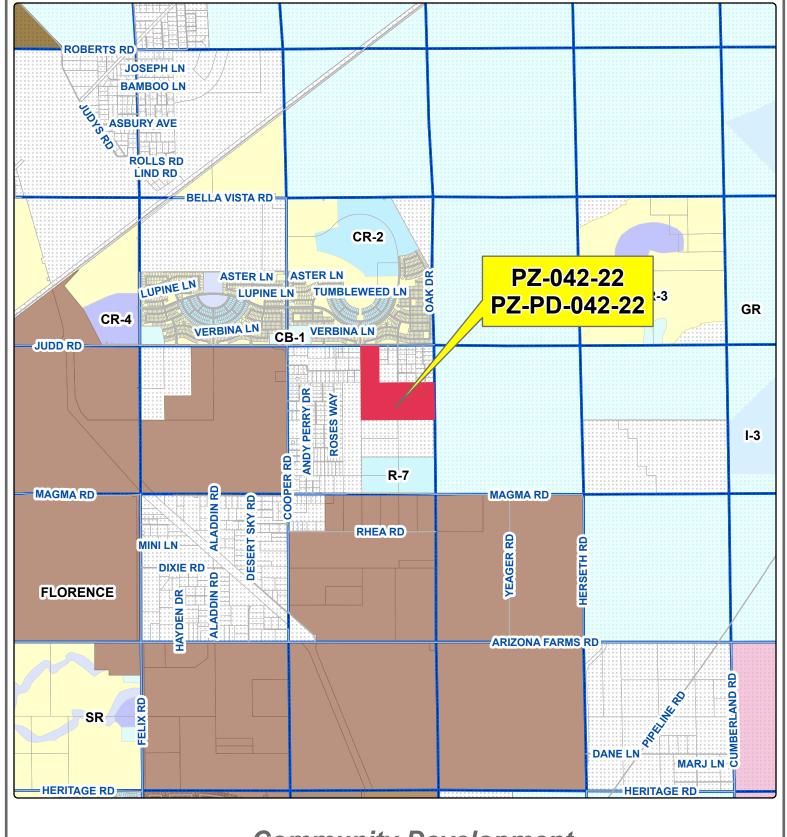


Legal Description:

Situated in Section 28, Township 3 South, Range 9 East of G&SRB&M; on tax parcel 210-43-0070, legal on file, located south of E Judd Road and south of N Cypress Dr near Florence, AZ.

SEC 28, TWN 03S, RNG 09E

Λ	Owner/Applicant:	ent: ENITILGHMENTS/ROB LONGAKER THE WLB GROUP/SETH KEELER		
	Drawn By: GIS /	IT /LJT	Date: 04/16/2024	
Sheet No.	Section 28	Township 03S	Range 09E	
1 of 1	Case Number:	PZ-042-22, PZ-P	D-042-22	



Community Development



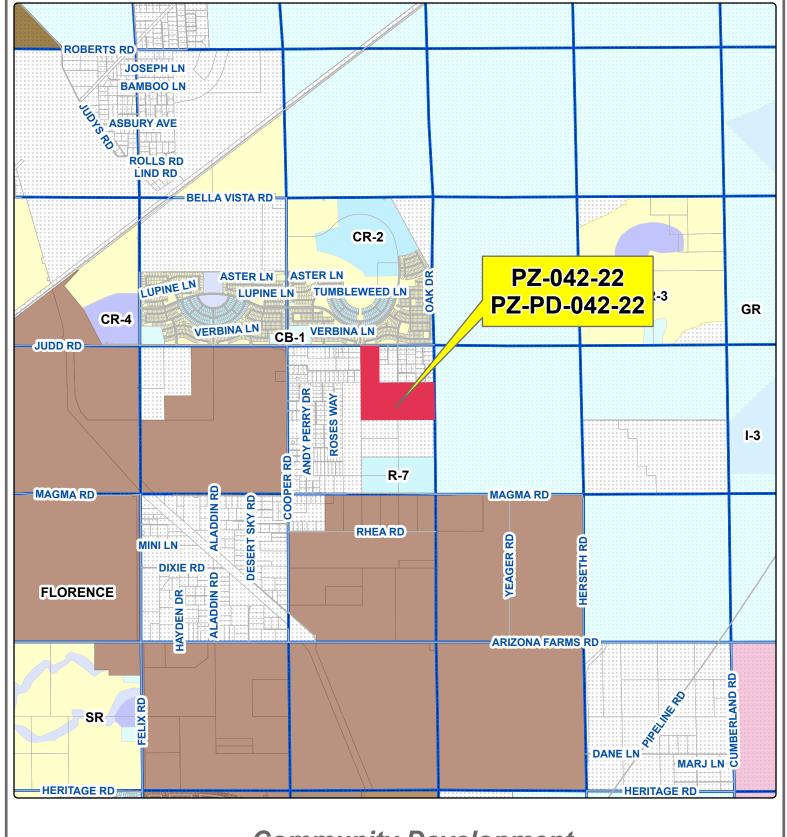
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SEC 28, TWN 03S, RNG 09E

	D
Sheet No.	s
1 of 1	c

	ENITILGHMENTS/ROB LONGAKER THE WLB GROUP/SETH KEELER		
Drawn By:	Drawn By: Di		
GIS / IT / LJT		04/16/2024	
Section	Township	Range	
28	<i>0</i> 3S	09E	
PZ-042-22, PZ-PD-042-22			



Community Development



egal Description:

Situated in Section 28, Township 3 South, Range 9 East of G&SRB&M; on tax parcel 210-43-0070, legal on file, located south of E Judd Road and south of N Cypress Dr near Florence, AZ.

SEC 28, TWN 03S, RNG 09E

Sheet No.

 Owner/Applicant:
 ENITIL GHMENTS/ROB LONGAKER THE WLB GROUP/SETH KEELER

 Drawn By:
 GIS / IT / LJT
 Date: 04/16/2024

 Section 28
 Township 03S
 Range 09E

 Case Number:
 PZ-042-22, PZ-PD-042-22



PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

- 1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other affected County agencies. (The Pre-application review is a separate application prior to applying for a PAD).*
- 2 Hold a **Neighborhood / Community Meeting** per requirements outlined in Section [2.166.050 (E)] of the PCDSC.
- Submit a PAD Application with the required supporting documentation using the attached forms.**
- 4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDSC:
 - a. without accompanying zone change 0-499 mail-outs: \$4,478.00
 - b. without accompanying zone change 500 or more mail-outs: \$4,880.00
 - c. with accompanying zone change: \$888.00
 - d. Public Works Fees: TIA Review: \$750.00; Drainage Review: \$750.00 (*Fees are due at application submittal and at subsequent reviews)
- 5. Attend **Planning & Zoning Commission Public Hearing** for Commission recommendation to the Board of Supervisors. (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).
- 6. Attend **Board of Supervisors Public Hearing** for decision. (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

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

- Your **pre-application meeting request** can be found here:
 http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/2019%20NEW%20APPLICATION
 S/Zone%20Change%20Pre-App.pdf
- ** Your application can also be submitted digitally via email or FTP site please call or email the Planning Division for more information.
- *** A PAD Overlay is not effective until 31 days after approval by the Board of Supervisors



APPLICATION FOR PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

Formal PAD Application & Property Information: (feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided) 1. Pinal County Staff Coordinator: Pre-Application Review No.: Z-PA- 080 _ 21 2. Date of Pre-application Review: 8 / 10 / 2021 Current Zoning (Please provide Acreage Breakdown): GR (98.8± acres) 3. Requested Zoning (Please provide Acreage Breakdown): R-7 with PAD Overlay District (98.8± acres) 4. 5. Parcel Number(s) (Please attach a separate list if more space is needed): 210-43-0070 Parcel Size(s): 98.8± acres 6. The existing use of the property is as follows: Vacant Land 7. 8. The exact use proposed under this request: Single Family Residential What is the Comprehensive Plan Designation for the subject property: MLDR (Moderate Low Density Residential) 9. ¥ YES □ NO 10. Is the property located within three (3) miles of an incorporated community? 11. Is an annexation into a municipality currently in progress? ☐ YES ☒ NO ☐ YES ☒ NO Is there a zoning violation on the property for which the owner has been cited? 12. If yes, zoning violation # 13. Is this a major PAD Amendment request (no zone accompanying change)? the previous PAD case number PZ-PD-Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision 14. approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. Please refer the Rock Creek PAD for a detailed explanation. **15.** Explain why the proposed development is needed and necessary at this time. Please refer the Rock Creek PAD for a detailed explanation. AMT: DATE: CASE: INV#: Xref:

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600/1,200 (circle one) feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

**Please see seperate documents RC_6 Parcel No.:	600' Notification Area & RC_1200' Notification Area Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	
Parcel No.:	Parcel No.:
Name:	
Address:	
City/ST/Zip:	
Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	City/ST/Zip:
Parcel No.:	Parcel No.:
Name:	
Address:	Address:
City/ST/Zip:	
Parcel No.:	Parcel No.:
Name:	
Address:	Address:
City/ST/Zip:	
I hereby verify that the name list above was obtain	ned on the 7thday of January, 20 22, at the office of
	d complete to the best of my knowledge.
(Source of Information)	d complete to the best of my knowledge.
On this ^{7th} day of ^{January} , 20 ²² , b	pefore me personally appeared Elizabeth Madsen
	(Name of signor)
Signature MM Da	ate_1/7/2022
State of Arizona	TERRY NOEL Notary Public, State of Arizona
)ss.	Pima County Commission # 591933
County of Pima	My Commission Expires November 22, 2024
	107611061 22, 2024
My Commission Expires 11/22/2024	
Sig	gnature of Notary Public To I Tout

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

Seth Keeler	1121 W Warner Rd, Suite 109, Tempe, AZ 85284		
Name of Applicant	Address		
	sethk@wholdings.com	(480) 831-2000	
Signature of Applicant	E-Mail Address	Phone Number	
Rob Longaker, The WLB Group	4444 East Broadway Blvd, Tucso	on AZ, 85711	
Name of Agent/Representative	Address		
Tas longade			
	rlongaker@wlbgroup.com	(520) 881-7480	

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

Entitlements LLC	1121 W Warner Rd, Suite 109, Tempe, AZ 85284		
Name of Landowner	Address		
Fur Kaer	sethk@wholdings.com	(480) 831-2000	
Signature of Landowner	E-Mail Address	Phone Number	

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

AGENCY AUTHORIZATION

P.O. Box 2973

TO: Pinal County Community Development

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and <u>cannot</u> be submitted digitally)

Florence, AZ 85232 [Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation] Hereinafter referred to as "Owner," is/are the owner(s) of acres located at , and further identified [Insert Address of Property] As assessor parcel number _____ ____and legally described as follows: [Insert Parcel Number] Insert Legal Description Here OR Attach as Exhibit A Said property is hereinafter referred to as the "Property." Owner hereby appoints _____ [Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only] Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals. [Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE] [Signature] [Signature] [Address] [Address] Dated: _____ Dated: STATE OF) ss. (SEAL) COUNTY OF The foregoing instrument was acknowledged before me, this ____ day of _____, 20____ My Commission Expires Printed Name of Notary Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

The appropriate corporate officer or trustee signs this signature block NOT the block on the previous page

	ENTIHEMENTS LLC	_	
	[Insert Company's or Trust's Name]		
	By: Signature of Authorized Officer, or	 Trusteel	
	Its: <u>member</u>		
STATE OF Arizona	Dated: 7/14/22 [Insert Title]		
COUNTY OF Maricona) ss The foregoing instrument was acknowle	11146 -1	20_ <i>22</i> _ by	
[Insert Signor's Name] Entitlements UC	member [Insert Title]		
[Name of Company or Trust]	[Insert State of Incorporation, if applicable]	an,	
purposes stated therein. My Commission Expires: 45/202	Cuted the foregoing instrument on behalf of said ent DEBBIE ROBOT Notary Public, State of Arizona	ity for the	
Printed Name of Notary	Commission # 626502 My Commission Expires June 05, 2026 Signature of Notar	•	
ALI ERNATE: Ose the follow	wing acknowledgment only when a second company is signing On behalf of the owner:	3	
STATE OF)) ss. COUNTY OF)	on behalf of the owner.	(Seal)	
The foregoing instrument was acknowled	dged before me, this day of , who acknowledges himself/herself to be	, 20 by	
[Insert Signor's Name]			
[Title of Office Held] As	, of	and who being	
[i.e. member, manager, etc.]	[Owner's Name]	and who being	
Authorized to do so, executed the foregotherein.	oing instrument on behalf of said entities for the pur	poses stated	
My Commission Expires			
Printed Name of Notary	Signature of Nota		

Application Checklist:

FOR A PROPOSED PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN UNINCORPORATED PINAL COUNTY

A.	A. Check the appropriate item:					
	This PAD is	This PAD is being submitted without a zone change request				
	This PAD is being submitted in conjunction with a zone change request. The applicant must complete a zone change application. — (Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).					
В.	B. Hold a Neighborhood/Community Meeting:					
	1. Notify all property owners within 1200' (feet)					
	2. Hold the meeting within five (5) miles of the subjectproperty					
	3. Hold the meeting between 5:00 pm − 9:00 pm					
	4. Include with the application the following:					
	X	Copy of Notice of Neighborhood/Community Meeting				
	×	List of property owners notified - (Use page 2 of this application)				
		Minutes of the meeting				
	×	Attendance sign-in sheet with names & addresses				
	Submit a "PAD	Deleted "Agency Authorization" form (if applicable, Use page 4 of this application). Display Book" (written narrative) concerning the proposed development to include the following the concerning the Chapter 2.176.240 (B) of the PCDSC for further clarification (NOTE: Please No Spiral)				
	1. Title Page					
	2. Purpose of Request					
	3. Description of Proposal					
	<u> </u>	Nature of the Project				
	X	Proposed Land Uses				
	X	Building Types & Densities				
	\boxtimes	Conformance to adopted Land Use Plans				
	X	Circulation and Recreation Systems				

4. Relationship to surrounding properties within onemile Schools
 6. Public Services/Community Services and how will the need for these services be addressed 8. Location & Accessibility 9. Compliance with RSRSM, Access Management Manual, October 2008 10. Utilities & Services 11. Ownership & Control – [See Section 2.176.240 (B)11] 12. Timing of Development (Phasing Schedule) 13. Conformance with the Comprehensive Plan 14. Recreational Amenities 15. Fences, Walls & Screening 16. Total number of dwelling units 17. Maximum Residential Density of each planningunit 18. Total number of parking spaces for recreational facilities 19. Type of landscaping 20. Preliminary hydrologic data and a statement ondrainage **21.** Additional Information for Commercial & Industrial Uses (*if applicable*): ▼ Total Area in acres proposed (Commercial & Industrial Separated) Approximate retail sales floor area (Commercial) The uses proposed uses based on permitted uses in the basezone. The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development. 22. Tables: Land Use Table(s) to include the following: ☑ Total Acreage of the site ■ Total Area of arterial & collector streets ☑ Total Area & Percent of Open Space ■ Total Number of each type of dwelling unit. ☑ Total Number of all dwelling units proposed including the range and mixture of lot sizes

within each base zone

☑ The Overall proposed Density

		 Amended Development Standards Table comparing proposed and current zoning code standards for: 		
			M	Minimum Lot Area
				Minimum Lot Width
				Minimum Building Setbacks
				Maximum Building Height
			×	Minimum Distance between main & detached accessory buildings
			×	Buildable Area
	 Amended Use Tables: 			
				Permitted Uses
				Non-Permitted Uses
	 Utilities & Services Table of type and source: 			
				Sewer
			×	Water
			\boxtimes	Electric
				Telephone
			×	Police
			×	Fire
			M	Schools
			M	Solid Waste Disposal
	\boxtimes	24.	Appen	dix, as applicable (Cultural Biological/environmental studies, or other items)
E.	Submit a map that shows the relationship to surrounding properties within one mile of the project boundaries. The map shall be drawn at a sufficient scale so as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print. The map sha contain the following information:			
	☑ Zoning Boundaries			
	☑ Street Alignment			
	☐ Open Space			
	×	Tra	ils	
\times F.	Sub	mit	t a curre	ent preliminary Title Report (dated within 60 daysprior to application)

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where the lettering is of sufficient size to be readable. The Development Plan shall include:

XG. Submit a **Development Plan.** The submittal shall be drawn at a sufficient scale as to not exceed a print size larger than **24" X 36"** with **11" X 17"** reductions to be included in the PAD Overlay District Application

1. Site Plan:

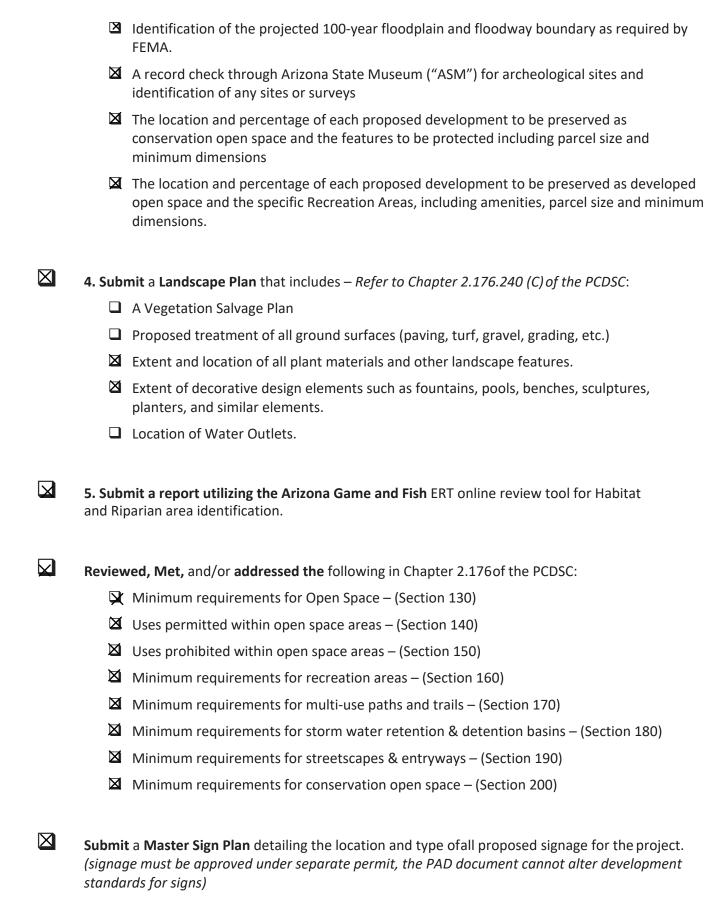
- Title of project as shown in the narrative report, such as "Planned Area Development for (insert name of Development)" in bold letters.
- Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.
- North Arrow, Scales (written & graphic), Preparation Date & Subsequent Revision Dates.
- ✓ Vicinity Map showing project, surrounding development and applicable zoning districts (scale no less than 1" = 2,000')
- ☑ Existing Zone designation & requested zone change (as applicable)
- Legal Description of total site
- Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.
- All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.
- Location & Identification of all existing and proposed utilities, location and width of associated easements.
- Location of all existing structures and significant natural features.
- Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008.
- All points of ingress and egress.
- Parking Areas.
- Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.
- ☑ Indicate and/or label (as applicable):
 - Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
 - Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, private utility systems.
 - Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
 - Phase Lines (as applicable)
- Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:
 - Each type of dwelling unit
 - Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will
 occur.
- Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- Indicate location, type, height, and materials for proposed walls, fences, and signs.

- Location and types of existing and proposed landscaping.
- ☑ Designated Flood Zone

2. Quantitative Development DataTables

- ☑ Land Use table to include:
 - Total Gross Acreage of site
 - Total Area of Streets (Public & Private)
 - Total Area of Public Open Space
 - Total Net Area of all intended uses
 - Total Areas of Open Space for PAD Residents, and total Recreation Area Open Space
 - Total Dwelling Units permitted under base zoning district
 - Total number of each dwelling type including range and mixture of lot sizes within each base zone
 - Grand Total of Dwelling Units
 - Overall Density proposed
- Zoning Comparison Table of Existing & Proposed to include:
 - Lot area per dwelling unit
 - Setbacks
 - Minimum Lot Widths
 - Maximum Building Heights
- Parking (number of spaces)
- Utility & Services Table indicating type and source:
 - Sewer
 - Electric
 - Telephone
 - Water
 - Police/Security
 - Fire
 - Schools
 - Solid Waste Disposal
- Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.
- 3. Submit an Open Space & Recreation Plan ("OSRP") that includes Refer to Chapter 2.176
 - Reviewed the Pinal County Open Space & Recreational Area Guideline

- Aerial Photo
- Preferred scale of 1"=50' (maximum scale of 1"=100')
- Site Analysis should be produced in an 8½" X 11" format for text
- Site Analysis should be produced in an 24" X 36" format for plans* (coordinate this requirement with your case coordinator)
- ☑ Total acreage of proposed development
- Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- A concept drawing of the proposed development including:
 - Gross Site Area
 - Number of proposed lots
 - Proposed Arterial & Collector street circulationsystem
 - Proposed lot size(s),
 - Proposed Retention/detention areas
 - Proposed Development Phasing
- Context Map showing the proximity and relationship to the County's trails, parks, or schools and connectivity to the adjacent neighborhoods, off-site trails, paths, bikeways, and transit areas.
- A concept drawing of the proposed development including:
 - Gross Site Area
 - Number of proposed lots
 - Proposed Arterial & Collector street circulationsystem
 - Proposed lot size(s),
 - Proposed Retention/detention areas
 - Proposed Development Phasing
- A pedestrian circulation system
- A Slope Analysis identifying the following slope categories:
 - 1) 0% 5%
 - 2) 5% 10%
 - 3) 10% and greater
- Identification of wash corridors and preliminary hydrologic information for the contributing watershed.
- Identification of the location of riparian vegetation and biological habitats. Aerial photos should be used to map the limits of notable vegetation.
- ☑ Identification of potential view corridors



	Submit a Preliminary Drainage Report*			
	Submit a Preliminary Traffic Impact Assessment (TIA)* (Your TIA must be approved prior to scheduling of your Public Hearing)			
	Submit a copy of a certified A.L.T.A. survey, including a legal description of the PAD boundary and legal descriptions of all zoning district boundaries			
	Aware that earth fissure maps are available online from the Arizona State Geologic Survey.			
	Submit a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (A Tax Assessor Parcel Map is Acceptable) (This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application).			
-	Submit separate preliminary reports or master plans for:			
	☐ Storm water drainage			
	☐ Wastewater & Domestic water service.			
	Submit additional materials required for specific types of commercial and industrial uses as follows (as applicable):			
	Commercial Uses:			
	Retail sales floor area and total area proposed for commercial development			
	Type of uses proposed			
	Industrial Uses			
	Total Area proposed for industrial uses			
	Types of uses proposed			
	Anticipated employment for development per majorphases			
	☐ Standards of:			
	Height			
	Open Space			
	Buffering			
	• Landscaping			
	Pedestrian & Vehicular circulation			
	 off-street parking & Loading (the PAD document cannot alter minimum 			

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requirements for parking)

M Complete and Submit the "Comprehensive Plan Compliance Checklist" \boxtimes Non-Refundable filing fee for a Planned Area Development & Non-Refundable Public Works Fees \boxtimes Submit one (1) hard copy of all documentation outlined in the PAD application and one (1) digital copy in a multi-PDF format per item of the application with all supporting documentation on one (1) CD. **Your application can also be submitted digitally via email or FTP site please call or email the Planning Division for more information. Submit one (1) CD which contains: ☐ An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD 1983 stateplan arizona central fips 0202 intlfeet projection OR ☐ An AutoCAD (.dwg file), which includes the followinglayers: Parcel Right-of-way Sub-perimeter Centerlines **Section Lines** Street names Lot-numbers Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments. (Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411). \mathbf{K} Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. (See page 16 of this application for illustrative details). \mathbf{k} Aware that all newspaper advertising fees must be paid by the applicant in addition to application fees. \square Aware that all public works fees are due at application submittal and for each subsequent

Signs (the PAD document cannot alter the maximum amount of signage)

Nuisance Controls

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submittal

Signat	ture	Date
	•	have submitted all the required information listed above, and I understand that this application for a Development cannot be processed until all required information is submitted
	X	Signature at the end of the "Checklist" stating you have reviewed and addressed all areas within it.
		Aware that this application will be submitted to AZGF Department for review and analysis with the ERT online review tool for Habitat and Riparian area identification.
		Aware that on property owner notifications that <u>exceed 30 mail outs the applicant will be</u> responsible for notice prep and postage

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Pinal County Broadcast Notification Signs:

Zoning, Planned Area Developments, Special Use Permits & Industrial Use Permits

Site Posting Requirements

- 1. Broadcast signs shall be installed and removed by the applicant
- 2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
- 3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
- 4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
- 5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
- 6. Broadcast signs can contain more than one case
- 7. Regular signs, if needed, will be posted by Countystaff
- 8. Text on the sign shall meet the specifications shown on page 2 of this document
- 9. Broadcast sign specifications:
 - **a.** 4 Feet Tall by 8 Feet Wide
 - **b.** Top of the sign shall be 6 feet above the ground
 - c. Laminated plywood or MDO board
 - **d.** Attached to 2 4'' by 4'' wooden poles
 - e. All surfaces, including edges shall be painted Yellow
 - f. Black letters shall be used and shall be sized per the specifications shown below
- 10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

Letter Sizes: All Letters Upper and Lower Case Unless Specified

5" BOLD CAPITAL LETTERS 5" Bold Italic Letters				
2" Letters 2" Letters 2" Letters 2" Letters 3" Letters 3" Letters		3" Letters 1" Letters		
	2" Letters 2" Letters			

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Zoning and Planned Area Development Cases:

(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY Public Hearings

Case Number: Existing Zoning: Proposed Zoning: Acreage:

Applicant Name: Applicant Phone Number:

Public Hearing Information

Hearing Info Posted by Pinal County

Case Information Available at Pinal County Planning and Development Services (520) 866-6442

Special Use Permit and Industrial Use Permit Cases

(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY **Public Hearings**

Case Number: Existing Zoning: Proposed SUP/IUP Use: Acreage:

Applicant Name:
Applicant Phone Number:

Public Hearing Information

Hearing Info Posted by Pinal County

Case Information Available at Pinal County Planning and Development Services (520) 866-6442

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ROCK CREEK PLANNED AREA DEVELOPMENT Pinal County, AZ

Prepared For:

W Holdings 1121 W. Warner Road Suite 109 Tempe, AZ 85284 480.831.2000

> Contact Persons: Seth Keeler Carson Brown

> > **Prepared By:**

The WLB Group, Inc. 4444 East Broadway Boulevard Tucson, AZ 85711 520.881.7480

Contact Persons:
Robert G. Longaker III, PLA, AICP
Liz Madsen



7.26.2022

Revised 11.17.2023

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EXHIBITS

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Exhibit B: Assessor Parcel Map

Exhibit C: Existing Zoning & Land use

Exhibit D: Comprehensive Plan

Exhibit E: Conceptual Development Plan

Exhibit F: Street Sections

Exhibit G: Conceptual Entry Monument

APPENDICES

Appendix A - Public Participation Report

Appendix B - Title Report

Appendix C - Arizona Game & Fish ERT

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A. Purpose of Request

The purpose of this request is to establish a PAD overlay and an underlying Single Residence Zone (R-7) on a 98.8-acre parcel on the south side of Judd Road, one half mile east of Cooper Road in unincorporated Pinal County. The proposed Rock Creek PAD will allow for development that is responsive to current and anticipated market conditions and will allow for the provision of single-family residential units and open space. The PAD proposes a maximum of 346 dwelling units, with a gross density of 3.5 dwelling units per acre. The current zoning is General Rural Zone (GR).

See Exhibit A: Location Map.

The tax parcel number for the subject property is 210-43-0070. The subject property is classified by the Pinal County Assessor's office as Vacant Land.

See Exhibit B: Assessor Parcel Map.

The proposed community will consist of single-family residential housing, parks, and open space with a mix of passive and active recreational elements. The community will be consistent with the goals and policies of the Pinal County Comprehensive Plan and the Planned Area Development Overlay District as described in Chapter 2.176 of the Pinal County Development Services Code.

PADs are more desirable for the planning of future land uses as compared with straight zone changes on smaller parcels of land. Inherent in the PAD is a master planning process, which comprehensively and cohesively plans for and provides a framework for the infrastructure that is necessary to support the development of the land, including road improvements, water and sewer infrastructure, drainage improvements and open space/recreational systems.

B. Existing Land Use and Zoning

1. Existing Land Use

The subject property is currently vacant land.

See Exhibit C: Existing Zoning and Land Use.

2. Existing Zoning

The existing zoning of the subject property is Pinal County GR (General Rural).

See Exhibit C: Existing Zoning and Land Use.

C. Comprehensive Plan Designations and Compliance

1. Comprehensive Plan Designation



The Pinal County Comprehensive Plan designates the subject property as Moderate Low-Density Residential (MLDR) (1-3.5 du/ac). According to the Plan, this designation intends to provide for larger lot development pattern with options for suburban residential pattern. Suitability is determined by location, access, existing land use patterns and natural and man-made constraints. The density shown is for the overall project. Specific areas in the project may have higher densities.

See Exhibit D: Comprehensive Plan.

2. Compliance with the Comprehensive Plan

This PAD request complies with the County's Comprehensive Plan vision and is compatible with existing development patterns in the area. The proposed overall density of the project is consistent with the existing Pinal County Comprehensive Plan land use designation of Moderate Low Density Residential (1-3.5) dwelling units per acre).

The list below summarizes conformance with the overall vision established by the Comprehensive Plan. This list is not meant to be an exhaustive list, but rather a summary of several notable areas of conformance with the vision, goals, objectives, policies, and planning guidelines outlined in Appendix A: Comprehensive Plan Compliance Checklist – Part 1 of the Comprehensive Plan.

The proposal maintains consistency with the Sense of Community vision component by:

- Including a variety of distinctive neighborhoods, and lot sizes to provide housing opportunities for a variety of income levels and lifestyles.
- Locating the community in an area where infrastructure exists and where residential growth is expected to occur.

Maintains consistency with the *Mobility and Connectivity* vision component by:

- Providing efficient roadway design that adheres to Pinal County's access management system and standards on designated roadways as required by the Pinal County RSRSM Access Management Manual.
- Providing sufficient right-of-way on the proposed minor collector streets for pedestrian paths.
- Encouraging shade and landscaping along sidewalks and multi-use paths by dedicating a generous amount of land to their purposes
- Creating a connected open space system that connects parks and neighborhoods.

Maintains consistency with the *Economic Sustainability* vision component by:

- Creating efficient development in a location where adequate infrastructure is easily accessible.
- Supplying a mix of residential densities to accommodate a range of housing and lifestyle options.



Maintains consistency with the *Open Space and Places* vision component by:

- Providing a high-quality open space and trails network that connects the environmentaland social resources of the community.
- Creating an abundant amount of open space and recreation facilities that meet the minimum 18% open space requirement of the Pinal County Development Services Code.

Maintains consistency with the Environmental Stewardship vision component by:

- Managing stormwater and reducing flood hazards by minimizing where possible impervious surfaces.
- Protecting the integrity of Pinal County dark skies through the employment of darksky compliant outdoor lighting.
- Creating a plan with organic forms that connect residents with the natural environment

Conserving water through the limited use of turf and careful selection of a low wateruse, desert appropriate landscaping. Maintains consistency with the *Healthy, Happy Residents* vision component by:

- Promoting public health through incorporation of pedestrian and multi-use trails.
- Promoting a mix of quality housing opportunities to support economic development efforts and a varied demographic.

The following bullet point list summarizes conformance with the Pinal County Comprehensive Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics. This list is also not meant to be an exhaustive list, rather a summary of several notable features of conformance with Appendix A: Comprehensive Plan Compliance Checklist – Part 2:

Maintains consistency with the Land Use Designation shown on the graphics:

 This PAD is consistent with its comprehensive plan designation as Moderate Low Density Residential.

Maintains consistency with the Suburban Residential *Planning Guidelines described in the LandUse element* by:

- Proposing a residential use which is compatible with neighboring land uses.
- Increasing the quality of existing open space systems for the community.
- Providing adequate water and wastewater infrastructure to the property.
- Incorporating pedestrian oriented connections and ample open space.

Maintains consistency with the *Pinal County Trails and Open Space Master Plan* and *Comprehensive Plan Open Space and Places* concept by:



- Promoting public health and a higher quality of life for the area by providing additional active and passive recreational opportunities.
- Including a variety of multi-use trails throughout the PAD.

Maintains consistency with the *Water Resources, Public Facilities/Services, and infrastructure support* Chapter:

 The PAD contains provisions ensuring that adequate facilities will be in place prior to development.

D. Relationship to Surrounding Properties

1. Surrounding Land Uses

North: Single family residential.

South: Vacant land.

East: Single family residential and vacant land.

West: Single family residential and vacant land.

See Exhibit C: Existing Zoning and Land Use.

2. Surrounding Zoning

The properties to the north, south, east, and west are zoned as described below:

South: General Rural.

East: General Rural.

West: General Rural.

North: The Magma Ranch PAD, consisting of CR-2, CR-3, CR-4, SR and CB-1 zoning

districts, lies directly to the north of this proposed PAD.

See Exhibit C: Existing Zoning and Land Use.

E. Nature of the Project

1. Description of the Proposal

The proposed Rock Creek PAD contains single-family residential, open space, and recreation uses served by a hierarchy of roadways, consisting of an onsite minor collector street and local streets. An internal open space network unifies the community and creates a pedestrian corridor throughout the site connecting each of the residential development parcels with the open space



amenities. Land set aside for open space accounts for 20.6 percent of the residential land area, exceeding the 18% minimum required by Pinal County.

Primary vehicular access to this PAD will be from Judd Road (existing two-lane paved road) to the north and Cypress Drive (road does not currently exist) to the west. Cypress Road will be an 80-foot collector road and this PAD will convey 40 feet of half right-of-way for this road. It will align with the existing Cypress Road north of Judd Road.

Please refer to *Exhibit E: Conceptual Development Plan* for the arrangement of the proposed land uses. This plan shows the proposed development parcels, type of development, streets, and recreation and open space system.

Some of the broad goals that were established during the planning of this community included the following:

- Creation of a land use plan that includes a variety of different lot sizes that are attractive to home builders and buyers.
- The formation of land entitlements that create a foundation for a successful, sustainable community.
- Development of a thoughtful and enjoyable open space park and trail system to facilitate community residents staying fit and active.

Five development parcels (Parcels A through E) have been designated to accommodate the envisioned residential development in this proposed PAD. The land uses proposed for this proposed PAD are shown in *Exhibit E: Conceptual Development Plan.* A breakdown of proposed land uses by development parcel and including gross acreages, is provided in *Table 1: Development Parcel and Zoning Table*.

Table 2: Quantitative Development Table summarizes the percentage of open space and the amount of single-family housing within this PAD.

Table 1: Development Parcel and Zoning Table			
DEVELOPMENT PROPOSED ZONING		LAND USE	GROSS ACREAGE
Α	R-7	Medium Density Residential	30.8
В	R-7	Medium Density Residential	12.5
С	R-7	Medium Density Residential	16.8
D	R-7	Medium Density Residential	16.2
E R-7		Medium Density Residential	22.5
TOTALS 9			98.8



Table 2: Quantitative Development Table			
LAND USE	ACRES	% OF GROSS ACREAGE (98.8 ACRES)	
RESIDENTIAL BUILDABLE AREA	71.3	72.4%	
RECREATION OPEN SPACE	9.7	9.8%	
OTHER OPEN SPACE (TOTAL OPEN SPACE EXCLUDING RECREATION OPEN SPACE)	10.7	10.8%	
MINOR COLLECTOR ONSITE 60' FULL ROW	2.9	2.9%	
MAJOR COLLECTOR- CYPRESS DRIVE 40' HALF ROW	2.4	2.4%	
MAJOR COLLECTOR- HISCOX LANE 40' HALF ROW (DEDICATION ONLY)	1.2	1.2%	
MINOR ARTERIAL JUDD ROAD 55' HALF ROW	0.6	0.6%	
TOTAL	98.8	100%	

2. Density

The density of this proposed PAD is 3.5 dwelling units per acre (346 dwelling units/98.8 acres).

F. Location and Accessibility

The Rock Creek PAD is located in unincorporated Pinal County approximately eight miles north-northwest of the historic downtown of the Town of Florence. The PAD has approximately 650 feet of frontage on the south side of Judd Road. Judd Road is two miles north of Arizona Farms Road, a major east-west route that connects with Arizona Highway 79 four miles to the east of Cooper Road, and Hunt Highway five miles west of Cooper Road. Both Cooper Road and Hunt Highway are proposed Principal Arterials identified on the Pinal County Regionally Significant Routes for Safety & Mobility (RSRSM) map. Highway 79 is identified as a Parkway on the RSRSM map.

1. Circulation/Traffic Analysis

This PAD will be developed with single family residential uses. As this project is developed, likely in phases, necessary roadway improvements will be made to facilitate vehicular access, including designs and provisions to easily expand roadway infrastructure to serve future phases.



A traffic impact analysis (TIA) identifying the nature of necessary roadway improvements has been prepared and submitted with this PAD. The TIA also identifies ultimate right of way dedication and street improvements to be constructed with this project in compliance with Regionally Significant Routes for Safety and Mobility (RSRSM) and other Pinal County regulations.

Access to this PAD will be from Judd Road and Cypress Road as shown on *Exhibit E: Conceptual Development Plan*. While this PAD is outside of the corporate limits of the Town of Florence, it is within the Study Area for the Town of Florence 2020 General Plan Circulation Element and the Coolidge Florence Regional Transportation Plan. Within these document Judd Road is identified as a Major Arterial, ultimately with four lanes of traffic.

Cypress Road does not currently exist south of Judd Road but is planned as an 80-foot collector road. This PAD will provide 40 feet of half right-of-way for that portion of Cypress Road lying adjacent to its western boundary. This PAD will construct Cypress Road from Judd Road to the minor collector road. The portion of Cypress Road south of the minor collector road would be constructed when that portion of Cypress Road is needed.

The alignment of Hiscox Lane is located adjacent to the eastern boundary of this PAD. This PAD will provide 40 feet of half right-of-way for Hiscox Lane but is not required to construct this road. Hiscox Lane does not exist in the area immediate to the site and there is no right-of-way dedicated for this road between Judd Road and Arizona Farms Road. The Hiscox Lane alignment to the north of Judd Road is intercepted by the Magma Flood Retarding Structure (FRS).

Internal vehicular circulation for this PAD will be via a 60-foot right-of-way Minor Collector Road connecting to a series of local streets. The proposed collector road will be compliant with the Pinal County Subdivision and Infrastructure Design Manual. The proposed local streets consist of a 50-foot right-of-way will also be compliant with the Pinal County Subdivision and Infrastructure Design Manual.

Pedestrian circulation will be provided in two primary ways within this PAD. First, sidewalks will be constructed on both sides of local streets and the collector road. Second, as part of the open space and recreational facilities for this project, a suburban trail is proposed throughout the PAD.

Table 3: Street Types				
Туре	Right of Way Width	Pavement Width		
Local	50'	32'		
Minor Collector	60'	40'		
Major Collector	80'	51'		
Major Arterial	150′	101'		

See Exhibit F: Street Sections.

On August 20, 2021, the Arizona Department of Transportation published the Tier 1 Environmental Impact Statement (EIS) and Record of Decision (ROD) for the North-South Corridor Study (Final Tier 1 EIS/ROD). Depending on the final alignment, this PAD may be 2.5 to 4.5 miles from an interchange with a proposed freeway identified in the North-South Corridor Study. There is no funding identified to build the North-South Corridor, and no timeline for its construction.



G. Compliance with RSRSM & Access Manual

This PAD complies with the Regionally Significant Routes for Safety and Mobility (RSRSM) Final Report, December 2008. Access to this PAD will be provided from Judd Road in the northwest corner of this PAD. Judd Road connects to Cooper Road one half mile west of this PAD. Cooper Road connects to Arizona Farms Road two miles south of Judd Road. Both Cooper Road and Arizona Farms Road are Principal Arterials identified on the Pinal County Regionally Significant Routes for Safety & Mobility (RSRSM) map.

H. Public and Community Services

1. Fire Protection and Ambulance Service

Fire protection and ambulance service for this PAD will be provided on a subscription basis by Rural Metro Fire. Rural Metro Fire Station 843 is located approximately ten miles west of this PAD at 28353 North Main Street, San Tan Valley, AZ.

2. Public Safety/Police Service

Public safety services for this PAD will be provided by the Pinal County Sheriff. This PAD is within Pinal County Sheriff's office Region A and is served by a substation located at 31505A North Schnepf Road, approximately 6.3 miles west northwest of this PAD.

3. Community Services

The Pinal County Library is located 31505B North Schnepf Road, approximately 6.3 miles west northwest of this PAD.

The Central Arizona College – San Tan Campus is located approximately 6.5 miles west northwest of this PAD at 3736 East Bella Vista Road.

Utilities & Services

1. Water

This PAD is located within the EPCOR San Tan Water and Wastewater District. A 12-inch water line lies within the Judd Road right-of-way located immediately north of this PAD. The Ricky Water Plant (and its five wells) is located one mile north of this PAD. Additionally, Magma Well No. 1 and Magma Well No. 2 are located one mile north of this PAD. The builder/developer of the project will work with EPCOR during the subdivision platting process to arrive at a solution for providing water to this PAD.



2. Wastewater

This PAD is located within the EPCOR San Tan Water and Wastewater District. There is an existing 8-inch sewer force main (that originates from the Magma Pump Station) along Felix Road from Judd Road to Heritage Road. It then turns west along Heritage Road to the headworks of the Section 11 WWTP. This 8-inch line is at full capacity and cannot accept additional flows and is currently the only line serving that area (Quail Run and Magma Ranch projects). The builder/developer of the project will work with EPCOR during the subdivision platting process to arrive at a solution for providing sewer for this PAD.

3. Electricity

This PAD is located within the Salt River Project (SRP) service area. There are two 12-kilovolt underground electric distribution lines near the development site. One distribution line is located directly adjacent to this PAD, on the south side of Judd Road from Cooper Road to Wolfe Trail. The other distribution line is located on Reksum Road, from Cooper Road to the west boundary of this PAD. A SRP electrical substation is located approximately two miles to the west of this PAD. SRP anticipates being able to meet the electrical needs of this PAD.

4. Natural Gas

This PAD is located within the City of Mesa Magma Gas Service Area.

5. Solid Waste

Solid waste removal services will be provided on a subscription basis by WM (Waste Management) or another private hauler.

Table 4: Utilities and Services		
UTILITY/SERVICE	PROVIDER	
Police	Pinal County Sherriff's Office	
Fire	Rural Metro Fire	
Water	EPCOR San Tan Water and Wastewater	
Sewer	EPCOR San Tan Water and Wastewater	
Electric	Salt River Project	
Natural Gas	City of Mesa Magma Natural Gas	
Solid Waste	Town of Florence	
Telecommunications	Century Link and Cox Communications	
Schools	Florence Unified School District	
Higher Education	Central Arizona College San Tan Campus	
Library	Pinal County Library	



J. Schools

This PAD is located within the Florence Unified School District (FUSD) and within the attendance area for Magma Ranch K-8 School, located approximately one mile northwest of the subject property. This PAD is within the attendance area for Florence High School 14 miles to the south. High school students within the development also have the option of attending Poston Butte High School, 8.5 miles to the west. During the subdivision platting process, the builder will coordinate with the school district to ensure that the needs of school-aged children within the proposed community are met. The FUSD indicated that a school site is not needed within this PAD and that rooftop contributions should be made instead. A formal agreement with FUSD will be negotiated during the subdivision platting process.

K. Recreational Amenities

The specific details of the recreational amenities and open space to be provided in this PAD are outlined in the separate document *Rock Creek Open Space and Recreation Plan*. The following is an overview of this component of the proposed community and please refer to the *Rock Creek Open Space and Recreation Plan* for greater detail.

This PAD acknowledges the importance of open areas and outdoor recreation, particularly in a climate that can support year-round outdoor recreation. As such, it will provide residents with a quality open space environment and recreational activities. The recreation and open space areas planned for this PAD, besides providing areas of human interaction, will provide physical separation, buffer zones and transition areas.

Based on Section 2.176.130 of the Pinal County Development Services Code, this PAD will provide 20.3 acres or 20.5% of the residential area as community open space (minimum required is 18 percent). It will also provide 9.7 acres of Recreation Area Open Space since this PAD falls within the 0-5% slope category (minimum required is 7%).

Also, per Section 2.176.140 of the Pinal County Development Services Code, the following activities and land uses shall be counted as part of the required open space:

- Recreation areas.
- Multi-use paths and trails.
- Retention/detention areas.
- Entryways and streetscapes.

The proposed open space system includes several integrated components as discussed below.

1. Suburban Trails

Suburban trails are a key component of the open space and recreation system. These trails will be 6 feet in width and will provide connectivity throughout the development, including connections to the community park and neighborhood parks.



2. Neighborhood Parks

This PAD design includes a 7-acre community park and 4 smaller neighborhood parks. The 7-acre community park will consist of play equipment for various ages of children, open grass play areas, ramadas, a dog park, paths, a small parking lot and landscaping.

The 4 neighborhood parks planned within the community. They have been located such that they will be easily accessible to future residents and evenly distributed within the entire community. There is one neighborhood park in each of the Development Parcels. These neighborhood parks are less than half an acre and will offer recreational opportunities to those living within an easy walking distance of the park (an approximate ¼ mile radius). These parks will contain play equipment, benches, a suburban trail, a ramada, an open grass area in the park within Development Area A and landscaping.

3. Other Open Space Features

Secondary open space areas will be included within the development parcels and may consist of landscaped tracts along street frontages, common areas, and drainage basins. These open space areas will be identified on future plats.

It should be noted that as is required by Section 2.176.110 of the Pinal County Development Services Code, the homeowner's association established for this community will be responsible for maintaining all enriched pavement treatments, all open space areas and all landscaping. The homeowner's association will maintain such areas as regulated through the Covenants, Conditions and Restrictions for each parcel. A master homeowner's association will be established and will be responsible for ownership and maintenance of open space.

L. Landscaping

All landscaping will be designed in accordance with Chapter 11: Landscape and Irrigation Requirements of the Pinal County Subdivision and Infrastructure Design Manual. Plant materials will be from the Low Water Use/Drought Tolerant Plant List for the Pinal Active Management Area (AMA) issued by the Arizona Department of Water Resources (ADWR) or other list as approved by the Planning Director.

M. Fences, Walls and Screening

1. Fences and Walls

Entry monumentation and theme walls create the initial impression and overall theme for the community. They are the first elements viewed by residents and their guests. The color, materials, and other details of entry monumentation and theme walls will be determined by the developer.



Entry monumentation and theme walls will provide enhanced landscaping, accent plants and ornamentation to provide greater visual impact at primary entrances and open spaces.

Theme walls may be placed adjacent to or along primary entrances, collector streets, and open space areas. Combined with the decorative landscaping, theme walls will reenforce the sense of place within the community. View walls are encouraged in areas where lots back onto open spaces and parks, increasing the visual enjoyment of the open spaces and overall safety of the community.

2. Screening

Due to the residential nature of this PAD and the absence of commercial type uses, there is limited need for screening. Where applicable, roof mounted mechanical equipment will be screened from view from public areas. Also, where possible, ground mounted equipment will be screened from view primarily through the use of vegetation.

N. Maintenance of Streets and Common Areas

The streets within this PAD may be public or private, subject to the review and approval of Pinal County. Public streets will be constructed to the standards of the Pinal County within right-of-way dedicated to the public. Once accepted by Pinal County, the County would be responsible for maintenance of public streets.

Parks, open space, and other common areas will be built by the developer(s) and maintained by the Rock Creek Master HOA.

O. Total Number of Dwelling Units

The total number of dwelling units permitted in this PAD is 346 based on the maximum density of 3.5 dwelling units per acre required by the Moderate Low Density Residential land use designation in the Pinal County Comprehensive Plan.

The density calculation for the site, in conformance with Section 2.176.080 of the Pinal County Development Services Code, is as follows:

Total Acres minus Commercial and Industrial Acres = Net Acreage 98.8 total acres – zero commercial and industrial acres = 98.8 net acres.

Number of Dwelling Units / Net Acreage = Density

346 dwelling units / 98.8 acres = 3.5 dwelling units per acre.



P. Maximum Residential Density of Each Planning Unit

The project will consist solely of single-family residential homes. The density of 3.5 dwelling units per acre is for the overall PAD. Specific development parcels in this PAD may have densities higher than 3.5 dwelling units per acre, but the overall density of 3.5 dwelling units per acre will not be exceeded.

Q. Total Number of Parking Spaces for Recreational Facilities

The community park will provide 10 vehicle parking spaces.

R. Ownership and Control

The streets within this PAD may be public or private, subject to the review and approval of Pinal County. Public streets will be constructed to Pinal County the standards of the within right-of-way dedicated to the public. Once accepted by Pinal County, the County would be responsible for maintenance of public streets.

Parks, open space, and other common areas will be built by the developer(s) and maintained by the Rock Creek Master HOA.

Dry utility improvements such as electric, natural gas, and telecommunications lines will be owned and maintained by their respective providers. All water and wastewater infrastructure will be owned and maintained by EPCOR San Tan Water and Wastewater District.

S. Timing of Development

This PAD is anticipated to be developed in phases. It is anticipated that the Development Parcels located nearest to Judd Road will be developed first and the other Development Parcels will follow in later phases. The exact nature of the phases will be determined at the time of block platting or individual platting of the parcels.

T. Preliminary Hydrologic Data

1. Topography

Based on the Magma Quadrangle Arizona-Pinal County 7.5 Minute Series, the PAD property slopes generally from northeast to southwest at an average slope of less than 1 percent. The elevations within this PAD range from slightly over 1,600 feet above sea level at the north end of the property along the Hiscox Lane alignment, to slightly less than 1,590 feet above sea level at the southwest corner of the property. The site is ungraded and relatively undisturbed, though there is some evidence of off-road vehicle use. There is nothing to suggest past agricultural or other use of the site.

2. Hydrology



The Magma Flood Retarding Structure (FRS) was originally constructed by the Soil Conservation Service (now the Natural Resources Conservation Service—NRCS) in 1964. It is operated and maintained by the Magma Flood Control District. The 5.5-mile-long earthen structure provides flood protection to an area within and north of the Town of Florence.

The FRS has developed safety deficiencies and inadequacies since the time of its construction related to embankment cracking and emergency spillway capacity. To address these concerns, the project Sponsors (Magma Flood Control District and Florence-Coolidge Natural Resource Conservation District), with assistance from the NRCS, recently completed a Supplemental Watershed Plan and Environmental Assessment (Plan/EA). The Plan/EA calls for rehabilitation of the Magma FRS to provide for continued flood protection while meeting current dam safety and performance standards. NRCS is currently working with the sponsors to prepare engineering designs and construction plans for this high priority dam rehabilitation project. (Source: Natural Resources Conservation Service.)

Drainage patterns on the site have been impacted by the FRS. The site is traversed by an orphan drainageway, cutoff from its upstream catchment area by the FRS approximately one-half mile to the northeast of this PAD.

According to FEMA FIRM Panel 04021C0500E dated December 3, 2007 the site is located within Zone X, which is defined as an area determined to be outside of the 0.2% annual chance floodplain.

3. Preliminary Hydrologic Data and Drainage Statement

A drainage report, conforming to Title 8, Chapter 8.05 Drainage and Section 2.176.180 of the Pinal County Development Services Code will be submitted at the time of subdivision platting. In accordance with the requirements of Pinal County, this PAD will propose provisions for storm or floodwater runoff channels and basins, and all provisions for drainage control will comply with the regulations of Pinal County. The proposed improvements will be designed to provide for the health, safety and welfare of the present and future population of the area.

The grading and drainage concept for this PAD will be developed at the time of preliminary plat. Final drainage reports and plans, meeting the approval of the County Engineer, are required prior to the approval of any final subdivision plats within this PAD.

Onsite retention basins will be designed to accommodate runoff during a 100-year, 2-hour storm event and whenever possible to serve the dual designed purpose of useable open space. Where possible, the retention basins will be landscaped and designed to a maximum ponding depth of 3 feet with a maximum side slope where possible of 4:1 and onsite runoff that has been retained will be disposed of within 36 hours. Offsite storm drainage will be accommodated through professionally designed water conveyance systems, including landscaped drainage channels.



U. Development Requirements

The development requirements serve as the primary mechanism for implementation of the land uses for this PAD. These development requirements provide an appropriate amount of flexibility to anticipate future needs and compatibility between land uses.

This section outlines the zoning districts that are part of this PAD and the specific development standards for each of the districts.

1. General Provisions

- All construction and development within this PAD area shall be in conformance with this PAD and shall comply with applicable provisions of the Pinal County Development Services Code (including Chapter 2.176 Planned Area Development (PAD) Overlay Zoning District) and the various related mechanical, electrical, plumbing codes, fire code, grading and excavation code and the subdivision codes as adopted by Pinal County and the State of Arizona.
- b. CC&Rs for this PAD, to be administered and regulated by the developer, will be created prior to the issuance of building permits.
- c. This PAD shall comply with Title 3 Subdivisions of the Pinal County Development Services Code.
- d. To ensure the orderly growth of the community, it is understood that minor modifications to the boundaries and acreage of development parcels (as shown on *Exhibit E: Conceptual Development Plan*) or adjustments because of final road alignments or grading/hydrology hazards specified by Pinal County will occur during technical refinements in the preliminary plat process and shall not require an amendment to this PAD.
- e. Utility uses, including but not limited to, sewer lift stations, water booster pumps, utility lines, electric substations, are permitted in all zones as established by this PAD.
- f. Open spaces within each development parcel will be constructed and completed prior to issuance of occupancy permits unless the development parcel is phased. The respective HOA will maintain such areas as regulated through the CC&Rs for each development parcel.
- g. A relocation of any open space element as shown on *Exhibit H: Conceptual Parks and Trails Plan,* including the neighborhood parks, is permitted via a Minor PAD Amendment provided that the amount and type of open space provided remains consistent with the provisions and intent of this document.



- h. A Master HOA will be established and will be responsible for maintaining all common open space areas.
- i. The adding of additional uses to the permitted uses in any district is allowed provided that the proposed uses remain in harmony with the overall intent of this PAD and the herein established uses, meets applicable regulations of the Pinal County Development Services Code, and meets the approval of the Planning Director. Any appeal of the Planning Director's approvals or disapprovals of land uses will be made to the Planning and Zoning Commission and Board of Supervisors.
- j. Property owners/developer/builder shall be responsible for all required on-site and off-site improvements related to this PAD, to include, but not be limited to, half street improvements adjacent to their project boundaries and full roadway improvements within the project. The extent of all on-site and off-site improvements, as well as the phasing of such, to be subject to further Pinal County Engineer and Planning Department review and approval of development plans, engineering reports, traffic impact reports and subdivisions.
- k. Right-of-way dedications and roadway development standards subject to final review and approval of the Pinal County Engineer.
- I. Developer is to provide a master grading report, drainage report, water report, sewer report, traffic impact analysis (TIA) and any other associated development reports to the Pinal County Engineer for review and approval upon the submittal of the first Preliminary Plat.
- m. If a portion of this PAD is gated, internal roadways shall be considered private and will be owned and maintained to Pinal County standards by the development's homeowner's association. Pinal County shall be granted an easement over any and all private roadways for the purpose of providing Pinal County services.
- n. A minimum of 18% of the net residential area of this PAD shall be provided as open space. A minimum of 7% of the site shall be provided as Recreation Area Open Space.

2. Residential Development Standards

The following table lists the amended residential development standards for this PAD. The permitted uses for the R-7 zoning district in this PAD are as per the Pinal County Development Services Code.



Table 5: Amended Development Standards			
Development Standard	R-7 Pinal County	R-7 PAD	
Minimum Lot Area	7,000 SF	5,400 SF	
Minimum Lot Width	50′	45'	
Minimum Lot Depth	None	120′¹	
Front Yard (front facing garage)	20′	20′ ²	
Front Yard (side entry garage/porch/ livable area)	20′	10′	
Side Yard	10'	5'	
Minimum Distance between Main Buildings			
Rear Yard	25′	20'	
Maximum Building Height	30'	30′	

- 1. Except to accommodate cul-de-sacs, knuckles, and other street designs that encroach into the typical lot depth.
- 2. A minimum driveway depth of 20 feet is required.
- 3. Roof eaves and architectural enhancements such as bay windows, pot shelves, etc. shall be permitted to encroach up to 24" into the front, rear and side setbacks.

3. Commercial Development Standards

No commercial use is proposed within this PAD.

V. Master Sign Plan

The sign regulations are in place in order to protect the attractiveness of this PAD to preserve property values, and insulate residential areas from the undue impact of signs.

1. Residential Signage Regulations

No sign shall be placed or maintained in this PAD except as follows:



2. Permanent Signs

Name Plate Signs. A name plate sign identifying the name of the occupant of a residence, the occupant's profession, home occupation or title, and the address of the dwelling is permitted subject to the following:

- a. This sign shall not exceed four square feet in area, nor eight feet above grade at the sign.
- b. This sign shall be located on the property to which it pertains, and the number of signs shall be limited to one for each dwelling.
- c. This sign may be indirectly illuminated by one light bulb or fluorescent tube not exceeding 15 watts.

3. Identification Signs

Signs identifying any allowed use within this PAD are permitted, subject to thefollowing:

- a. This sign shall not exceed 24 square feet in area and may not be double-faced.
- b. This sign may be placed flat against a wall of a building, or such sign may be freestanding, but placement against a wall of a building shall extend no higher than 10 feet above the grade at the base of the wall. The height of a freestanding sign shall not exceed 10 feet above the grade.
- c. This sign shall contain no advertising copy.
- d. This sign shall be located on the property to which it pertains, and the number shall be limited to one for each such use. Two such signs shall be permitted if the parcel exceeds five acres in area and has frontage on more than one publicly dedicated street or road.

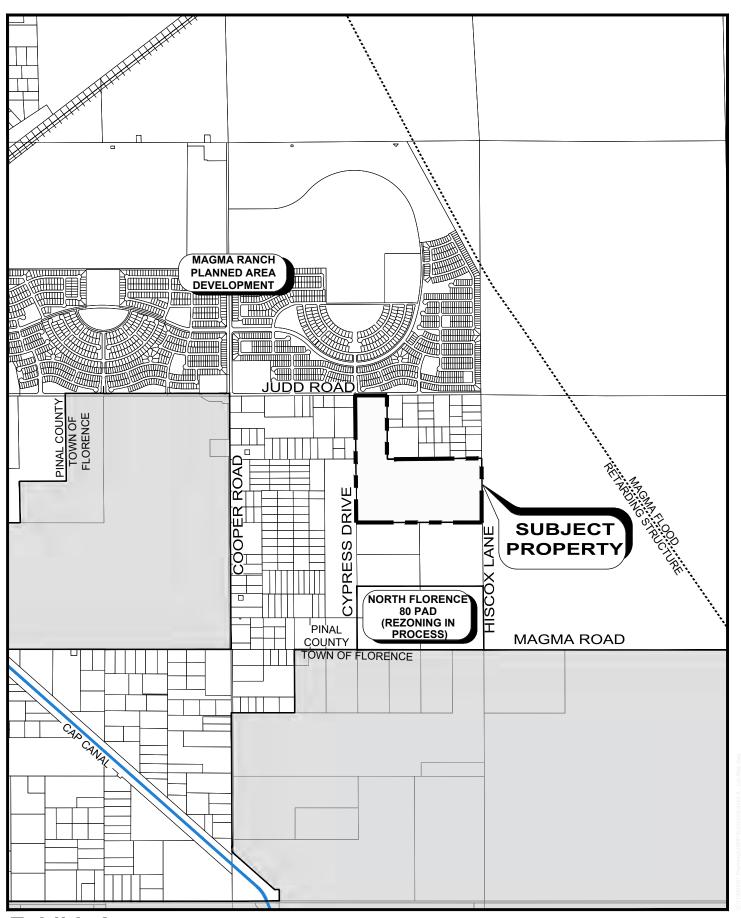
4. Subdivision Signs/Entry Monument

Please refer to *Exhibit G: Conceptual Entry Monument* for a conceptual illustration of the proposed entry monument for the proposed community.



Exhibits









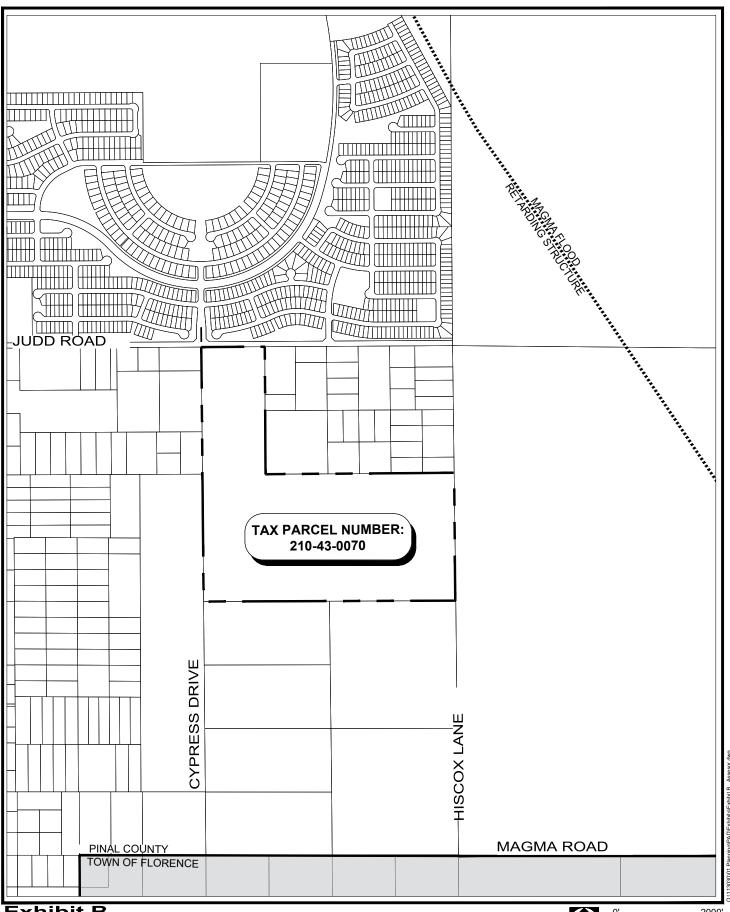
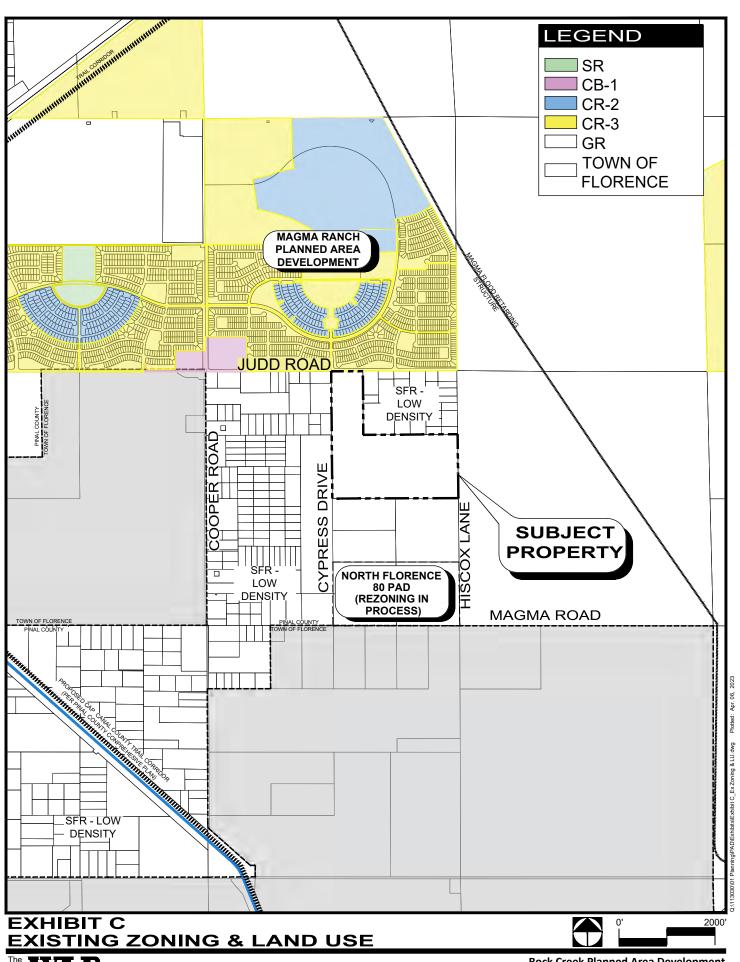
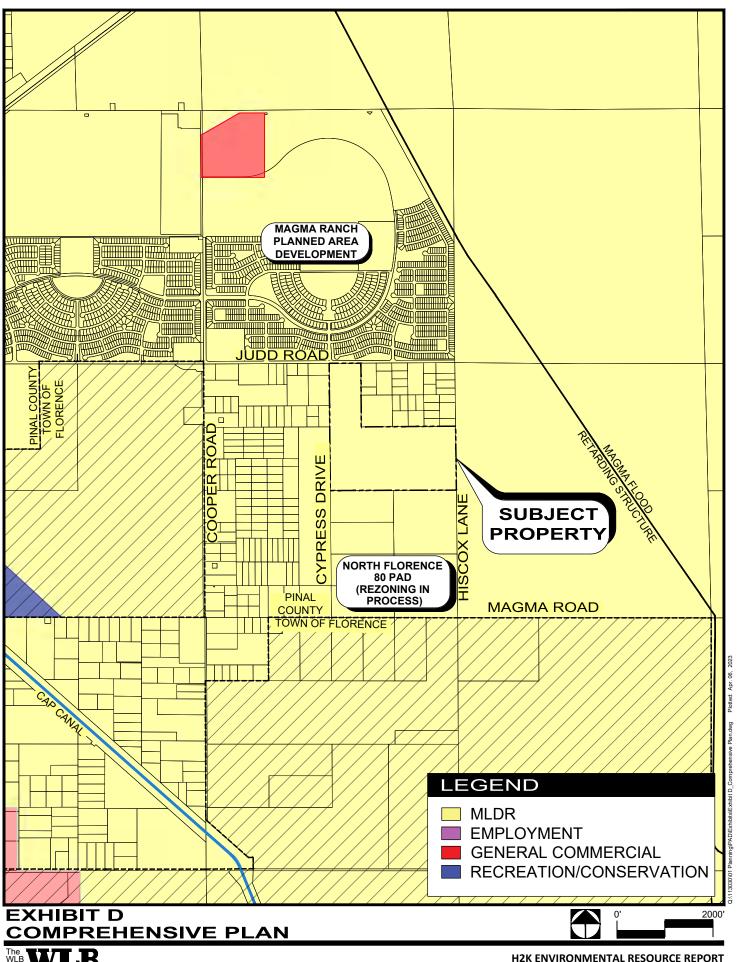


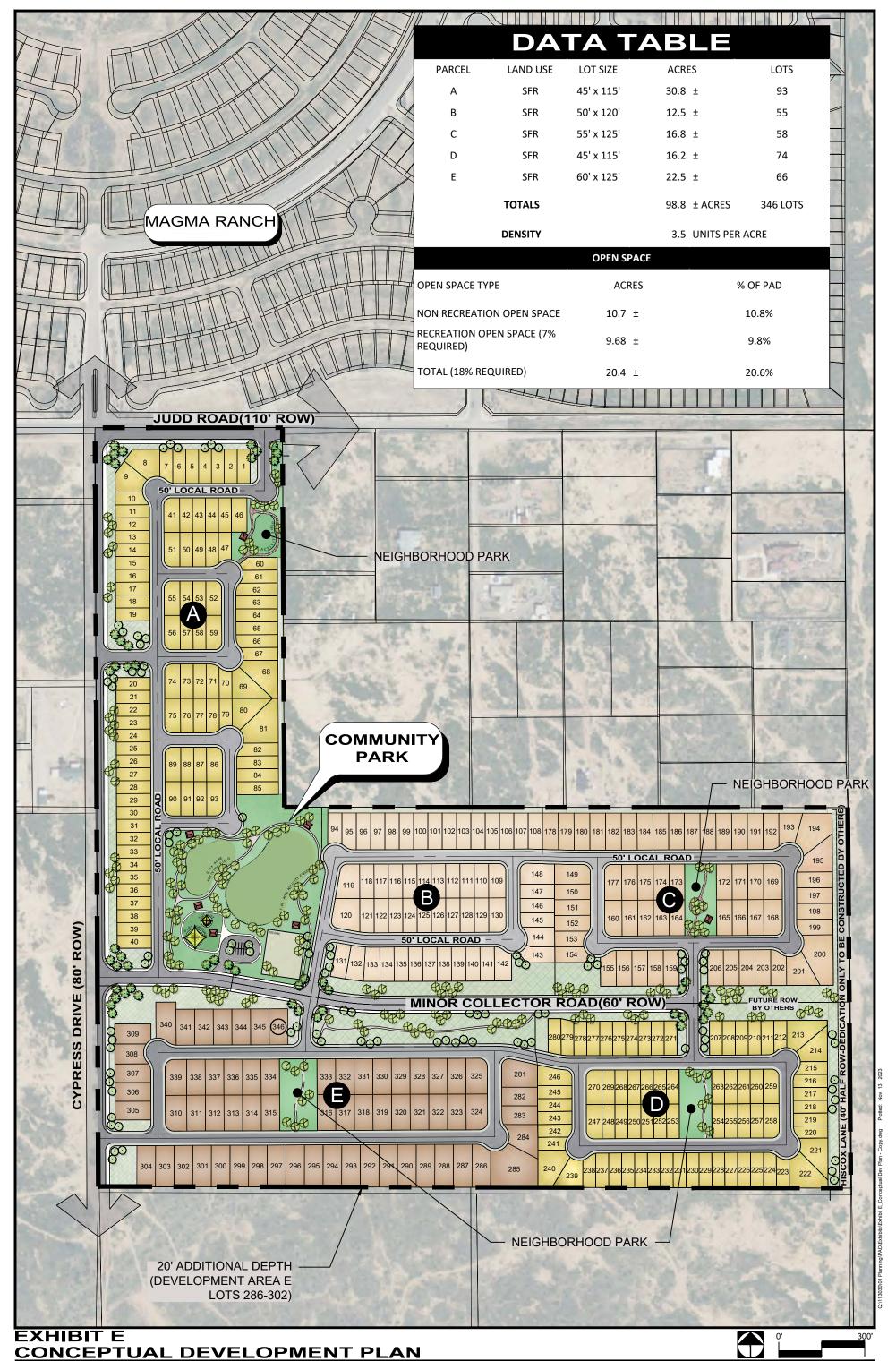
Exhibit B Assessor Parcel Map



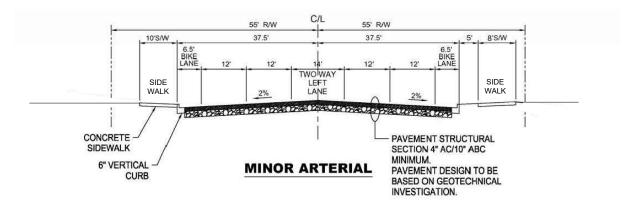


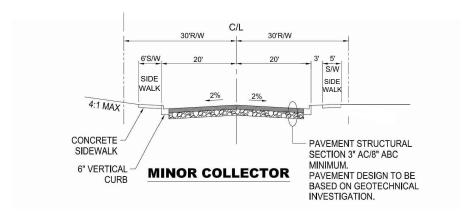


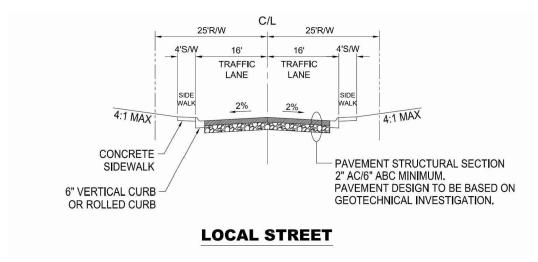




The WLB Group



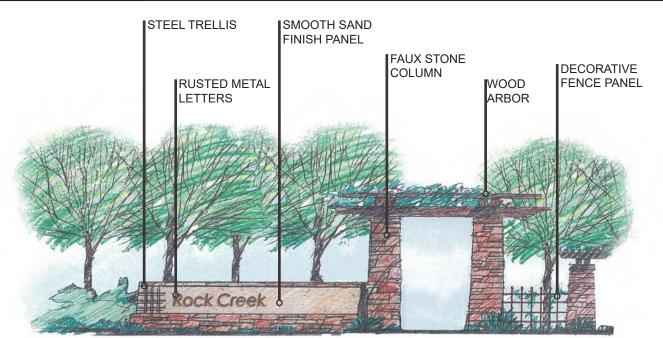




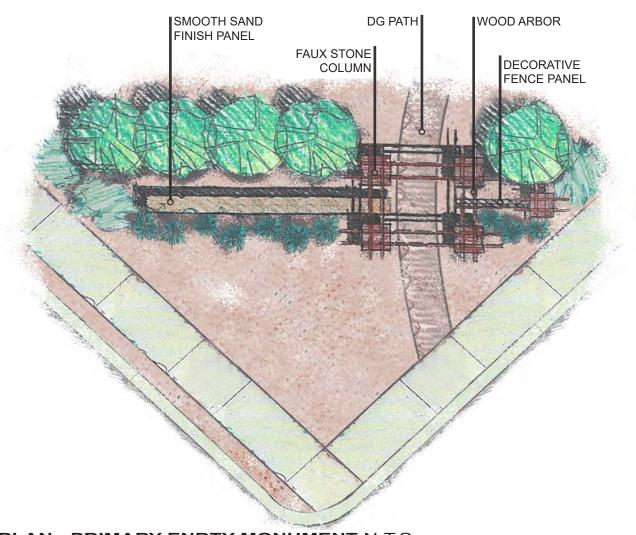
Note:

Street sections are from the Pinal County Subdivision & Infrastructure Design Manual.





ELEVATION - PRIMARY ENTRY MONUMENT N.T.S.



PLAN - PRIMARY ENRTY MONUMENT N.T.S.

EXHIBIT G
CONCEPTUAL ENTRY MONUMENT



Appendices



Appendix A - Comprehensive Plan Compliance Checklist



Appendix A: Comprehensive Plan Compliance Checklist

Purpose:

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

Intent:

- 1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
- 2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outlines specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

Determination:

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

Organization:

The Compliance Checklist focuses on two major components:

- 1. Consistency with Pinal County's Vision Components
- 2. Consistency with the Plan's Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

How Is the Checklist Used?

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a

 ✓ in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.

• If a project has no relation to a particular check list item, a "non applicable" response is acceptable with a brief explanation.

Who Should Use the Checklist?

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan's policies in the early stages of a development proposal and when submitting an application for review.
- ✓ Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.

PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

Is consistent with the Sense of Community vision component

Please explain:

The proposed project will provide several community spaces in the form of neighborhood parks and a larger community park providing a range of recreational opportunities. The open space system has been designed such that it is connected and will provide future residents easy

access to the entire open space system. The opens space system will be designed with common elements that will provide a sense of community for future residents.

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County's native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area's quality of life.

TL.	1	
ıne	proposal	:

X	Is consistent with the Mobility and Connectivity vision component
Please	explain:
It will al	lso be developed with bicycle lanes on the collector road and sidewalks and trails throughout the PAI
thereby	providing excellent pedestrian access to all parts of the PAD.

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents' needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County's conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

Is consistent with the **Economic Sustainability** vision component

Please explain:

This PAD provides for much needed housing in Pinal County, and based the location of the property this use is most appropriate for the land. As the area grows and develops, it is likely that commercial and employment uses will follow and the residents of Rock Creek will have the opportunity to shop and work at the future commercial and employment areas.

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

Is consistent with the Open Spaces and Places vision component

Please explain:

This PAD provides an extensive open space system, comprised of a centrally located community park and smaller neighborhood parks in each of the residential development areas. There is also an extensive trail system to be provided within the PAD that will allow pedestrians to access all areas of the community.

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

Is consistent with the **Environmental Stewardship** vision component

Please explain:

As previously mentioned, the best use for this property is residential. With regard to environmental stewardship, the future builders in the community will have the opportunity to utilize, as practical and reasonable, green building and water conservation practices.

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The	pro	od	sal	ŀ
	\sim	, p u	30	

Is consistent with the **Healthy**, **Happy Residents** vision component

Please explain:

This PAD will provide ample open space for its future residents. The parks planned for the community will be designed to provide amenities for people of all ages. The open space and associated amenities have also been planned strategically such that they are easily accessible to all residents.

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

Is consistent with the **Quality Educational Opportunities** vision component

Please explain:

During the subdivision platting process, the builder will coordinate with the school district to ensure that the needs of

school-aged children within the community are met.

PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The p	project land uses:
x	Are shown as indicated on the Land Use and Economic Development graphic
	Are not shown as indicated on the Land Use and Economic Development graphic
Cons	istency with the Mixed Use Activity Center Concept
The p	project land uses:
	Meet the Mixed Use Activity Center requirements
х	Are not shown within a Mixed Use Activity Center
	own within a Mixed Use Activity Center, explain how it meets the planning guidelines and in the Land Use element.
Cente	and use proposal includes a Mixed Use project, not shown in a Mixed Use Activity er; explain how it meets the planning guidelines and intent of the Plan.
Type t	ext here

Consistency with the Planning Guidelines described in the Land Use element The project land uses: Are consistent with the applicable Planning Guidelines described in the Land Use element Please refer to Section 3 of the Rock Creek PAD for an explanation of Comprehensive Plan compliance. Quality Employment Opportunities County-wide The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio. The proposal: Is consistent with the Economic Development element Includes additional information about how the development addresses the

Please explain:

This PAD does not include land uses specifically focused on employment centers, offices or other uses that act as employment generators.

Economic Development Vision embodied in the Comprehensive Plan.

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The p	roposal:
	Clusters development to protect open space and agriculture
	Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.
	e explain: AD proposes to provide single family residential housing on lot sizes that are currentley demanded
	ders and many buyers/future residents. While it does not provide for the continuation of agricultural
	ions on the property, it does provide housing for Pinal County residents and others moving to the
County	
devel proje	County is committed to the preservation of large swaths of open space and the opment of a connected system of trails. This applies to <u>all</u> cts/proposals/actions.
X	Is consistent with Pinal County Trails and Open Space Master Plan and Comprehensive Plan Open Space and Places Chapter
X	Includes additional information about how the development addresses the open space Vision and goals
	e explain: e refer to Section K of the Rock Creek PAD for a detailed explanation of the open space planned
for this o	community, including trails and trail connectivity.

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The p	proposal:			
	Address environmentally sensitive areas it may impact.			
	Includes additional information about how the development addresses the natural and cultural resource conservation.			
	e explain: roperty is located in an area where farming is currently (and historically) the predominant activity. There are no			
enviro	onmentally sensitive areas within this PAD.			
	r Resources, Public Facilities/Services, and Infrastructure Support			
abilit	ort the intensity of development in order to minimize the impact on the County's y to provide public services. All development and growth, public and private, must owledge its impacts and pay its own way.			
The p	proposal:			
X	Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development			

EPCOR San Tan Water and Wastewater, Inc. will provide potable water to the PAD and will also collect and treat wastewater generated by the PAD. The necessary water and sewer infrastructure will be installed by the

developer and then turned over to Global Water Resources for ownership, operation and maintenance.

Please explain:

Appendix B - Title Report





COMMITMENT FOR TITLE INSURANCE

Issued by

Fidelity National Title Insurance Company

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Fidelity National Title Insurance Company, a Florida (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

COMMITMENT CONDITIONS

DEFINITIONS 1.

- "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable a. under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted b. by the Public Records.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I— Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic



- "Land": The land described in Item 5 of Schedule A and improvements located on that land that C. by law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security d. instrument, including one evidenced by electronic means authorized by law.
- "Policy": Each contract of title insurance, in a form adopted by the American Land Title e. Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy g. to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under state statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.
- 2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.
- 3. The Company's liability and obligation is limited by and this Commitment is not valid without:
 - the Notice; a.
 - the Commitment to Issue Policy; b.
 - the Commitment Conditions: C.
 - d. Schedule A:
 - Schedule B, Part I—Requirements; and e.
 - Schedule B. Part II—Exceptions: and f.
 - g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

LIMITATIONS OF LIABILITY 5.

- The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual a. expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - comply with the Schedule B, Part I—Requirements; i.
 - eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or ii.
 - acquire the Title or create the Mortgage covered by this Commitment. iii.

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- The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested b. the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- The Company is only liable under Commitment Condition 4 if the Proposed Insured would not C. have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- The Company's liability does not exceed the lesser of the Proposed Insured's actual expense d. incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of
- The Company is not liable for the content of the Transaction Identification Data, if any. e.
- f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
- The Company's liability is further limited by the terms and provisions of the Policy to be issued to g. the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under a. this Commitment.
- b. Any claim must be based in contract and is restricted to the terms and provisions of this Commitment.
- This Commitment, as last revised, is the exclusive and entire agreement between the parties with C. respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- The deletion or modification of any Schedule B, Part II—Exception does not constitute an d. agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- Any amendment or endorsement to this Commitment must be in writing and authenticated by a e. person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PROFORMA POLICY

The Company may provide, at the request of a Proposed Insured, a proforma policy illustrating the coverage that the Company may provide. A proforma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

CLAIMS PROCEDURES 9.

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. This Commitment Condition does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. **CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT

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IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. **ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is \$2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent: Fidelity National Title Agency, Inc.

Issuing Office: 3410 E University Dr. #200, Phoenix, AZ 85034

Escrow Officer: Patti Graham **Email Address:** pgraham@fnf.com Title Officer: Stacy Warns

ALTA® Universal ID: Loan ID Number: Reference Number:

Issuing Office File Number: 95000521-095-PG-SW

Property Address: APN 210-43-007, Pinal County, AZ

Revision Number:

SCHEDULE A

AMERICAN LAND TITLE ASSOCIATION COMMITMENT

1. Commitment Date: June 8, 2022 at 7:30 am

2. Policy to be issued:

> **ALTA Standard Owners Policy (7-1-21)** (a)

> > Proposed Insured: Pinal County, a municipal corporation

Proposed Amount of Insurance: \$100,000.00 The estate or interest to be insured: A FEE

(b) None

Proposed Insured:

Proposed Amount of Insurance: \$0.00

The estate or interest to be insured:

None (c)

Proposed Insured:

Proposed Amount of Insurance: \$0.00

The estate or interest to be insured:

The estate or interest in the Land at the Commitment Date is: 3.

A FEE

The Title is, at the Commitment Date, vested in: 4.

> Entitlements, LLC, an Arizona limited liability company, as to an undivided 50% interest and FB1, LLC, an Arizona limited liability company, as to an undivided 50% interest

5. The Land is described as follows:

See Exhibit A attached hereto and made a part hereof.

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I— Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic

SCHEDULE A

(Continued)

Countersigned by:

Natalie Bombardie.

Authorized Signature

SEAL SEAL

By: Michael J. Nolan

ATTEST: Mayou Hemogua



EXHIBIT A LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

The West half of the Northwest quarter of the Northeast quarter and the South half of the Northeast quarter of Section 28, Township 3 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

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SCHEDULE B - PART I REQUIREMENTS

All of the following Requirements must be met:

- 1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
- 2. Pay the agreed amount for the estate or interest to be insured.
- 3. Pay the premiums, fees, and charges for the Policy to the Company.
- 4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
- Notice: Please be aware that due to the conflict between federal and state laws concerning the 5. cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
- 6. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
- 7. Payment of real property taxes and assessments for the year(s) 2021 and 2020, now delinquent.
- 8. Pay the delinquent property taxes including interest, fees, and costs for the year(s) shown below:

Year(s): 2018 APN: 210-43-007 Certificate of Purchase No: 9085

9. Furnish proof that any outstanding municipal and/or county tax assessments which are due have been paid current.



SCHEDULE B PART I - REQUIREMENTS

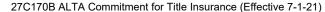
(Continued)

10. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: Entitlements, LLC, an Arizona limited liability company

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member
- If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments b) thereto with the appropriate filing stamps
- If the Limited Liability Company is member-managed, a full and complete current list of members c) certified by the appropriate manager or member
- d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.





SCHEDULE B PART I - REQUIREMENTS

(Continued)

11. The Company will require the following documents for review prior to the issuance of any title insurance predicated upon a conveyance or encumbrance from the entity named below:

Limited Liability Company: FB1, LLC, an Arizona limited liability company

- a) A copy of its operating agreement, if any, and any and all amendments, supplements and/or modifications thereto, certified by the appropriate manager or member
- If a domestic Limited Liability Company, a copy of its Articles of Organization and all amendments b) thereto with the appropriate filing stamps
- If the Limited Liability Company is member-managed, a full and complete current list of members c) certified by the appropriate manager or member
- d) If the Limited Liability Company was formed in a foreign jurisdiction, evidence, satisfactory to the Company, that it was validly formed, is in good standing and authorized to do business in the state of origin
- e) If less than all members, or managers, as appropriate, will be executing the closing documents, furnish evidence of the authority of those signing.

The Company reserves the right to add additional items or make further requirements after review of the requested documentation.

- Recordation of a certified copy of the Ordinance of Pinal County, a municipal corporation, authorizing the 12. execution and delivery of all instruments necessary to consummate this transaction.
- 13. Furnish for recordation a full release/reconveyance of deed of trust:

Amount: None Shown Dated: February 21, 2014

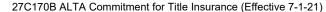
Trustor/Grantor: Entitlements, LLC, an Arizona limited liability company; and FB1, LLC, an

Arizona limited liability company

Security Title Agency, Inc. Trustee:

Tres Points, LLC, an Arizona limited liability company Beneficiary:

Recording Date: February 21, 2014 Recording No: 2014-010417 Re-Recording Date: March 19, 2014 Re-Recording No: 2014-015885





SCHEDULE B PART I - REQUIREMENTS

(Continued)

14. Furnish for recordation a full release/reconveyance of deed of trust:

> \$None shown Amount: Dated: February 21, 2014

Trustor/Grantor: Entitlements, LLC, an Arizona limited liability company; and FB1, LLC, an

Arizona limited liability company

Trustee: Security Title Agency, Inc.

Beneficiary: Tres Points, LLC, an Arizona limited liability company

Recording Date: January 27, 2015 Recording No: 2015-005005

15. Furnish for recordation a deed as set forth below:

> Type of deed: Warranty

Grantor(s): Entitlements, LLC, an Arizona limited liability company, and FB1, LLC, an

Arizona limited liability company

Grantee(s): Pinal County, a municipal corporation

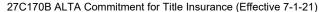
Note: ARS 11:1133 may require the completion and filing of an Affidavit of Value.

Tax Note:

Year: 2021 210-43-007 Tax Parcel No: Total Tax: \$5,859.78

First Installment Amount: \$2,929.89, now delinquent Second Installment Amount: \$2,929.89, now delinquent

END OF SCHEDULE B - Part I





SCHEDULE B - PART II **EXCEPTIONS**

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- A. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.
- Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes 1. to be levied for the year 2022.
- 2. Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes.
- 3. Any rights, liens, claims or equities, if any, in favor of Central Arizona Water Conservation District, Pinal County Flood Control District and Magma Flood Control District.
- 4. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: ingress and egress Recording No: Docket 1418, page 968

5. Matters shown on record of survey:

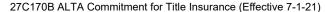
> Recording No.: Book 2 of Surveys, page 428

6. Matters shown on record of survey:

> Recording No.: Book 3 of Surveys, page 28

7. All matters as disclosed in Ordinance No. 122000-BS

> fireplace restrictions For: Recording Date: January 5, 2001 Recording No: 2001-000756; and Recording Date: January 08, 2008 Recording No: 2008-001862





EXCEPTIONS

(Continued)

8. Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: power distribution Recording No: 2005-097550

END OF SCHEDULE B - PART II

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I— Requirements; and Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic



Wire Fraud Alert

This Notice is not intended to provide legal or professional advice. If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- ALWAYS VERIFY wire instructions, specifically the ABA routing number and account number, by calling the party
 who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions,
 use phone numbers you have called before or can otherwise verify. Obtain the phone number of relevant
 parties to the transaction as soon as an escrow account is opened. DO NOT send an email to verify as the
 email address may be incorrect or the email may be intercepted by the fraudster.
- USE COMPLEX EMAIL PASSWORDS that employ a combination of mixed case, numbers, and symbols. Make
 your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same
 password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

Federal Bureau of Investigation: http://www.fbi.gov

Internet Crime Complaint Center: http://www.ic3.gov

Wire Fraud Alert Original Effective Date: 5/11/2017 Current Version Date: 5/11/2017

FIDELITY NATIONAL FINANCIAL, INC. PRIVACY NOTICE

Effective August 1, 2021

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

Collection of Personal Information

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

Collection of Browsing Information

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

Other Online Specifics

<u>Cookies</u>. When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

<u>Web Beacons</u>. We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

Do Not Track. Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

<u>Links to Other Sites</u>. FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.

Use of Personal Information

FNF uses Personal Information for three main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.

When Information Is Disclosed

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;

- to nonaffiliated third party service providers with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law. We may share your Personal Information with affiliates (other companies owned by FNF) to directly market to you. Please see "Choices with Your Information" to learn how to restrict that sharing.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

Security of Your Information

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

Choices With Your Information

If you do not want FNF to share your information among our affiliates to directly market to you, you may send an "opt out" request as directed at the end of this Privacy Notice. We do not share your Personal Information with nonaffiliates for their use to direct market to you without your consent.

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

<u>For California Residents</u>: We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (https://fnf.com/pages/californiaprivacy.aspx) or call (888) 413-1748.

<u>For Nevada Residents</u>: You may be placed on our internal Do Not Call List by calling (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. Nevada law requires that we also provide you with the following contact information: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: BCPINFO@ag.state.nv.us.

<u>For Oregon Residents</u>: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

<u>For Vermont Residents</u>: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

Information From Children

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do <u>not</u> collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

International Users

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

FNF Website Services for Mortgage Loans

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

Your Consent To This Privacy Notice; Notice Changes

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

Accessing and Correcting Information; Contact Us

If you have questions, would like to correct your Personal Information, or want to opt-out of information sharing for affiliate marketing, visit FNF's Opt Out Page or contact us by phone at (888) 714-2710 or by mail to:

Fidelity National Financial, Inc. 601 Riverside Avenue, Jacksonville, Florida 32204 Attn: Chief Privacy Officer

ATTACHMENT ONE (01-01-08)

AMERICAN LAND TITLE ASSOCIATION RESIDENTIAL TITLE INSURANCE POLICY (6-1-87) EXCLUSIONS

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
 - land use
 - improvements on the land
 - land division
 - environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.

This exclusion does not limit the zoning coverage described in Items 12 and 13 of Covered Title Risks.

- 2. The right to take the land by condemning it, unless:
 - a notice of exercising the right appears in the public records on the Policy Date

In addition to the Exclusions, you are not insured against loss, costs, attorneys' fees, and the expenses resulting from:

- Any rights, interests, or claims of parties in possession of the land not shown by the public records.
- Any easements or liens not shown by the public records.
 This does not limit the lien coverage in Item 8 of Covered Title Risks

- the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking.
- Title Risks:
 - that are created, allowed, or agreed to by you
 - that are known to you, but not to us, on the Policy Date—unless they appeared in the public records
 - that result in no loss to you
 - that first affect your title after the Policy Date—this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
- 4. Failure to pay value for your title.
- Lack of a right:
 - to any land outside the area specifically described and referred to in Item 3 of Schedule A OR
- in streets, alleys, or waterways that touch your land
 This exclusion does not limit the access coverage in Item 5 of Covered Title Risks
- Any facts about the land which a correct survey would disclose and which are not shown by the public records. This does not limit the forced removal coverage in Item 12 of Covered Title Risks.
- 4. Any water rights or claims or title to water in or under the land, whether or not shown by the public records.

FORMERLY AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (10-17-92) WITH A.L.T.A. ENDORSEMENT-FORM 1 COVERAGE EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- 1. Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws. ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
- Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant;
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy (except to the extent that this policy insures the priority of the lien of the insured mortgage over any statutory

- lien for services, labor or material or to the extent insurance is afforded herein as to assessments for street improvements under construction or completed at Date of Policy); or
- (e) resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the insured mortgage.
- 4. Unenforceability of the lien of the insured mortgage because of the inability or failure of the insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the land is situated.
- Invalidity or unenforceability of the lien of the insured mortgage, or claim thereof, which arises out of the transaction evidenced by the insured mortgage and is based upon usury or any consumer credit protection or truth in lending law.
- 6. Any statutory lien for services, labor or materials (or the claim of priority of any statutory lien for services, labor or materials over the lien of the insured mortgage) arising from an improvement or work related to the land which is contracted for and commenced subsequent to Date of Policy and is not financed in whole or in part by proceeds of the indebtedness secured by the insured mortgage which at Date of Policy the insured has advanced or is obligated to advance.
- Any claim, which arises out of the transaction creating the interest of the mortgagee insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - (i) the transaction creating the interest of the insured mortgagee being deemed a fraudulent conveyance or fraudulent transfer; or
 - the subordination of the interest of the insured mortgagee as a result of the application of the doctrine or equitable subordination; or
 - (iii) the transaction creating the interest of the insured mortgagee being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records
- Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
- Easements, liens or encumbrances, or claims thereof, not shown by the public records.
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
- Any lien or right to a lien for services, labor or material not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION LOAN POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land, or
 - (iv) environmental protection;
 - or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company

- by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13 or 14); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- Unenforceability of the lien of the Insured Mortgage because
 of the inability or failure of an Insured to comply with
 applicable doing-business laws of the state where the Land
 is situated.
- Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
- Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
 - (a) a fraudulent conveyance or fraudulent transfer, or
 - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
- Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;
 (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- Any lien or right to a lien for services, labor or material not shown by the Public Records.

FORMERLY AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (10-17-92) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- Any law, ordinance or governmental regulation 1. (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
 - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which

- has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
- Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the insured claimant:
 - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under this policy;
 - (c) resulting in no loss or damage to the insured claimant;
 - (d) attaching or created subsequent to Date of Policy; or
 - resulting in loss or damage which would not have been sustained if the insured claimant had paid value for the estate or interest insured by this policy.
- Any claim, which arises out of the transaction vesting in the insured the estate or interest insured by this policy, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that is based on:
 - the transaction creating the estate or interest insured by this policy being deemed a fraudulent conveyance or fraudulent transfer; or
 - (ii) the transaction creating the estate or interest insured by this policy being deemed a preferential transfer except where the preferential transfer results from the failure:
 - (a) to timely record the instrument of transfer; or
 - (b) of such recordation to impart notice to a purchaser for value or a judgment or lien creditor.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage Policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) which arise by reason of:

- Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public records.
- Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or which may be asserted by persons in possession thereof.
- 3. Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.
- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the public records.
- Any lien or right to a lien for services, labor or material not shown by the Public Records.

2006 AMERICAN LAND TITLE ASSOCIATION OWNER'S POLICY (06-17-06) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions, or location of any improvement erected on the Land;
 - (iii) the subdivision of land; or
 - (iv) environmental protection;
 - or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6
- Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims, or other matters
 - (a) created, suffered, assumed, or agreed to by the Insured Claimant:

- (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
- (c) resulting in no loss or damage to the Insured Claimant;
- (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the
- Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
 - (a) a fraudulent conveyance or fraudulent transfer; or
 - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
- Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;
 (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
- Any facts, rights, interests, or claims that are not shown in the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and that are not shown by the Public Records.
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.
- Any lien or right to a lien for services, labor or material not shown by the Public Records.

ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (10-22-03) EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- Governmental police power, and the existence or violation of any law or government regulation. This includes ordinances, laws and regulations concerning:
 - a. building
 - b. zoning
 - c. Land use
 - d. improvements on Land
 - e. land division
 - f. environmental protection

This Exclusion does not apply to violations or the enforcement of these matters if notice of the violation or enforcement appears in the Public Records at the Policy Date.

This Exclusion does not limit the coverage described in Covered Risk 14, 15, 16, 17 or 24.

- The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at the Policy Date.
- 3. The right to take the Land by condemning it, unless:
 - a. notice of exercising the right appears in the Public Records at the Policy Date; or

- the taking happened before the Policy Date and is binding on You if You bought the Land without Knowing of the taking
- 4. Risks:
 - that are created, allowed, or agreed to by You, whether or not they appear in the Public Records.
 - that are Known to You at the Policy Date, but not to Us, unless they appear in the Public Records at the Policy Date:
 - that result in no loss to You; or
 - that first occur after the Policy Date—this does not limit the coverage described in Covered Risk 7, 8.d., 22, 23, 24 or 25.
- 5. Failure to pay value for Your Title.
- 6. Lack of a right:
 - to any Land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 18.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

• For Covered Risk 14, 15, 16, and 18, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

announts an	iu illaxilliulli uollai	illills shown on schedule A are as follows.	
Covered	Risk	Your Deductible Amount 1% of Policy Amount or \$2,500.00 (whichever is less)	Our Maximum Dollar Limit of Liability \$10,000.00
Covered	Risk	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered	Risk	1% of Policy Amount or \$5,000.00 (whichever is less)	\$25,000.00
Covered	Risk	1% of Policy Amount or \$2,500.00 (whichever is less)	\$5,000.00
	Covered Covered	Covered Risk Covered Risk Covered Risk	Covered Risk 1% of Policy Amount or \$2,500.00 (whichever is less) Covered Risk 1% of Policy Amount or \$5,000.00 (whichever is less) Covered Risk 1% of Policy Amount or \$5,000.00 (whichever is less) Covered Risk 1% of Policy Amount or \$5,000.00 (whichever is less) Covered Risk 1% of Policy Amount or \$2,500.00

ATTACHMENT ONE (CONTINUED)

ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (01-01-08) EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

- Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
 - a. building;
 - b. zoning;
 - c. land use:
 - d. improvements on the Land;
 - e. land division; and
 - f. environmental protection.

This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.

- The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
- The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.

- Risks:
 - that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
 - that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
 - c. that result in no loss to You; or
 - that first occur after the Policy Date—this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28
- 5. Failure to pay value for Your Title.
- Lack of a right:
 - to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
 - b. in streets, alleys, or waterways that touch the Land.

This Exclusion does not limit the coverage described in Covered Risk 11 or 21.

LIMITATIONS ON COVERED RISKS

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

• For Covered Risk 16, 18, 19, and 21 Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

16:	Covered	Risk	Your Deductible Amount 1% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	Our Maximum Dollar Limit of Liability \$10,000.00
18:	Covered	Risk	1% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
19:	Covered	Risk	1% of Policy Amount Shown in Schedule A or \$5,000.00 (whichever is less)	\$25,000.00
21:	Covered	Risk	1% of Policy Amount Shown in Schedule A or \$2,500.00 (whichever is less)	\$5,000.00

ATTACHMENT ONE (CONTINUED)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (10/13/01) EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- (a) Any law, ordinance or governmental regulation (including but not limited to zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the Land; (ii) the character, dimensions or location of any improvements now or hereafter erected on the Land; (iii) a separation in ownership or a change in the dimensions or areas of the Land or any parcel of which the Land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records at Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14 and 16 of this policy.
 - (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the Land has been recorded in the Public Records a Date of Policy. This exclusion does not limit the coverage provided under Covered Risks 12, 13, 14, and 16 of this policy.
- Rights of eminent domain unless notice of the exercise thereof has been recorded in the Public Records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without Knowledge.
- Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss damage to the Insured Claimant;

- (d) attaching or created subsequent to Date of Policy (this paragraph does not limit the coverage provided under Covered Risks 8, 16, 18, 19, 20, 21, 22, 23, 24, 25 and 26): or
- (e) resulting in loss or damage which would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of the Insured at Date of Policy, or the inability or failure of any subsequent owner of the indebtedness, to comply with applicable doing business laws of the state in which the Land is situated.
- Invalidity or unenforceability of the lien of the Insured Mortgage, or claim thereof, which arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, except as provided in Covered Risk 27, or any consumer credit protection or truth-in-lending law.
- Real property taxes or assessments of any governmental authority which become a lien on the Land subsequent to date of Policy. This exclusion does not limit the coverage provided under Covered Risks 7, 8(e) and 26.
- 7. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This exclusion does not limit the coverage provided in Covered Risk 8.
- Lack of priority of the lien of the Insured Mortgage as to each and every advance made after Date of Policy, and all interest charged thereon, over liens, encumbrances and other matters affecting the title, the existence of which are Known to the Insured at:
 - (a) The time of the advance; or
 - (b) The time a modification is made to the terms of the Insured Mortgage which changes the rate of interest charged, if the rate of interest is greater as a result of the modification than it would have been before the modification. This exclusion does not limit the coverage provided in Covered Risk 8.
- 9. The failure of the residential structure, or any portion thereof to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This exclusion does not apply to violations of building codes if notice of the violation appears in the Public Records at Date of Policy.

ATTACHMENT ONE (CONTINUED)

ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (01-01-08)

EXCLUSIONS FROM COVERAGE

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

- (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting or relating to
 - (i) the occupancy, use, or enjoyment of the Land;
 - (ii) the character, dimensions or location of any improvement erected on the Land;
 - (iii) the subdivision of land, or
 - (iv) environmental protection:
 - or the effect of any violation of these laws, ordinances or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
 - (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 5, 6, 13(c), 13(d), 14 or 16.
- 2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
- Defects, liens, encumbrances, adverse claims or other matters:
 - (a) created, suffered, assumed or agreed to by the Insured Claimant;
 - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
 - (c) resulting in no loss or damage to the Insured Claimant;
 - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 16, 17, 18, 19, 20, 21, 22, 23, 24, 27 or 28); or
- (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
- 4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
- Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury, or any consumer credit protection or truth-in-lending law. This Exclusion does not modify or limit the coverage provided in Covered Risk 26.
- 6. Any claim of invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage as to Advances or modifications made after the Insured has Knowledge that the vestee shown in Schedule A is no longer the owner of the estate or interest covered by this policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11.
- 7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching subsequent to Date of Policy. This Exclusion does not modify or limit the coverage provided in Covered Risk 11(b) or 25.
- 8. The failure of the residential structure, or any portion of it, to have been constructed before, on or after Date of Policy in accordance with applicable building codes. This Exclusion does not modify or limit the coverage provided in Covered Risk 5 or 6.

Appendix C – Arizona Game & Fish ERT



Arizona Environmental Online Review Tool Report



Arizona Game and Fish Department Mission To conserve Arizona's diverse wildlife resources and manage for safe, compatible outdoor recre opportunities for current and future generations.
Project Name:
Rock Creek
User Project Number:
113030
Project Description:
Residential
Project Type:
Development Outside Municipalities (Rural Development), Residential subdivision and associated
infrastructure, New construction
Contact Person:
Elizabeth Madsen
Organization:
The WLB Group

On Behalf Of:

PINAL

Project ID:

HGIS-15282

Please review the entire report for project type and/or species recommendations for the location information entered. Please retain a copy for future reference.

Disclaimer:

1. This Environmental Review is based on the project study area that was entered. The report must be updated if the project study area, location, or the type of project changes.

2. This is a preliminary environmental screening tool. It is not a substitute for the potential knowledge gained by having a biologist conduct a field survey of the project area. This review is also not intended to replace environmental consultation (including federal consultation under the Endangered Species Act), land use permitting, or the Departments review of site-specific projects.

project report rock creek 48827 50327.pdf

Review Date: 1/10/2022 05:06:25 PM

- 3. The Departments Heritage Data Management System (HDMS) data is not intended to include potential distribution of special status species. Arizona is large and diverse with plants, animals, and environmental conditions that are ever changing. Consequently, many areas may contain species that biologists do not know about or species previously noted in a particular area may no longer occur there. HDMS data contains information about species occurrences that have actually been reported to the Department. Not all of Arizona has been surveyed for special status species, and surveys that have been conducted have varied greatly in scope and intensity. Such surveys may reveal previously undocumented population of species of special concern.
- 4. HabiMap Arizona data, specifically Species of Greatest Conservation Need (SGCN) under our State Wildlife Action Plan (SWAP) and Species of Economic and Recreational Importance (SERI), represent potential species distribution models for the State of Arizona which are subject to ongoing change, modification and refinement. The status of a wildlife resource can change quickly, and the availability of new data will necessitate a refined assessment.

Locations Accuracy Disclaimer:

Project locations are assumed to be both precise and accurate for the purposes of environmental review. The creator/owner of the Project Review Report is solely responsible for the project location and thus the correctness of the Project Review Report content.

Recommendations Disclaimer:

- The Department is interested in the conservation of all fish and wildlife resources, including those species listed in this report and those that may have not been documented within the project vicinity as well as other game and nongame wildlife.
- 2. Recommendations have been made by the Department, under authority of Arizona Revised Statutes Title 5 (Amusements and Sports), 17 (Game and Fish), and 28 (Transportation).
- 3. Potential impacts to fish and wildlife resources may be minimized or avoided by the recommendations generated from information submitted for your proposed project. These recommendations are preliminary in scope, designed to provide early considerations on all species of wildlife.
- 4. Making this information directly available does not substitute for the Department's review of project proposals, and should not decrease our opportunity to review and evaluate additional project information and/or new project proposals.
- 5. Further coordination with the Department requires the submittal of this Environmental Review Report with a cover letter and project plans or documentation that includes project narrative, acreage to be impacted, how construction or project activity(s) are to be accomplished, and project locality information (including site map). Once AGFD had received the information, please allow 30 days for completion of project reviews. Send requests to:

Project Evaluation Program, Habitat Branch Arizona Game and Fish Department 5000 West Carefree Highway Phoenix, Arizona 85086-5000 Phone Number: (623) 236-7600

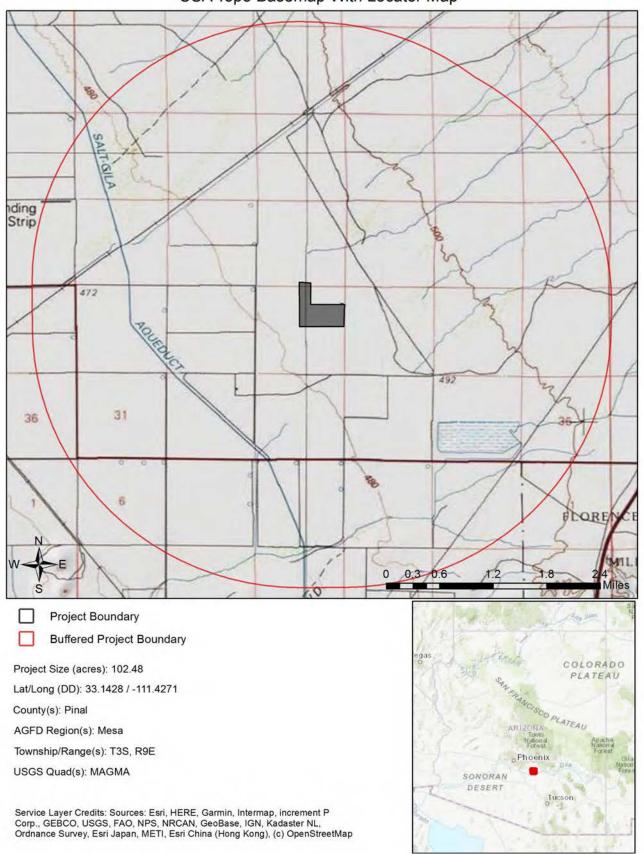
Or

PEP@azqfd.gov

Fax Number: (623) 236-7366

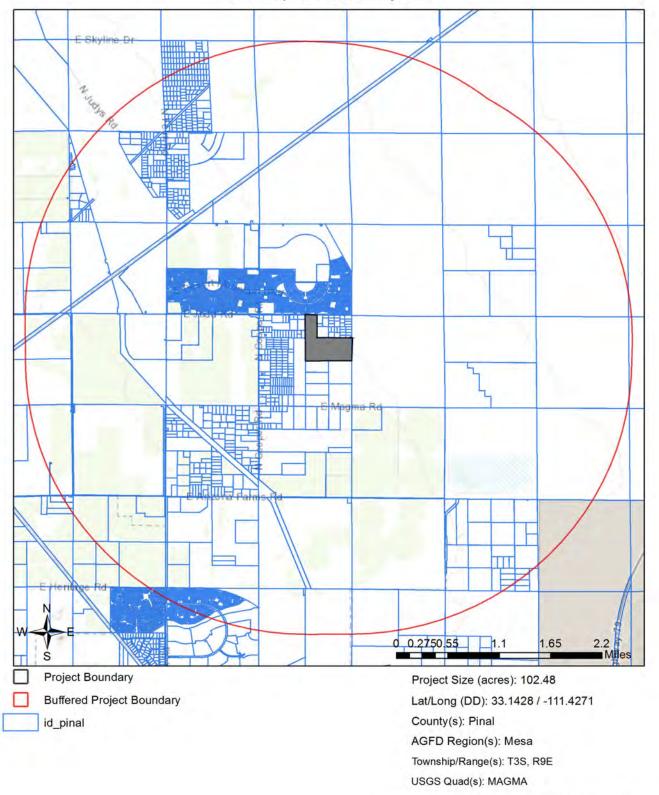
6. Coordination may also be necessary under the National Environmental Policy Act (NEPA) and/or Endangered Species Act (ESA). Site specific recommendations may be proposed during further NEPA/ESA analysis or through coordination with affected agencies

Rock Creek
USA Topo Basemap With Locator Map



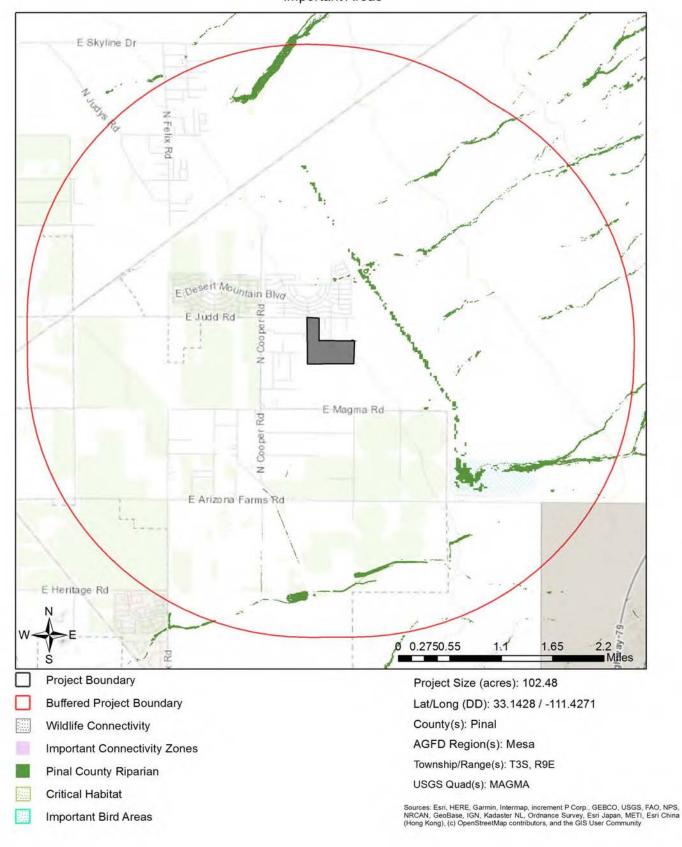
Rock Creek

Web Map As Submitted By User

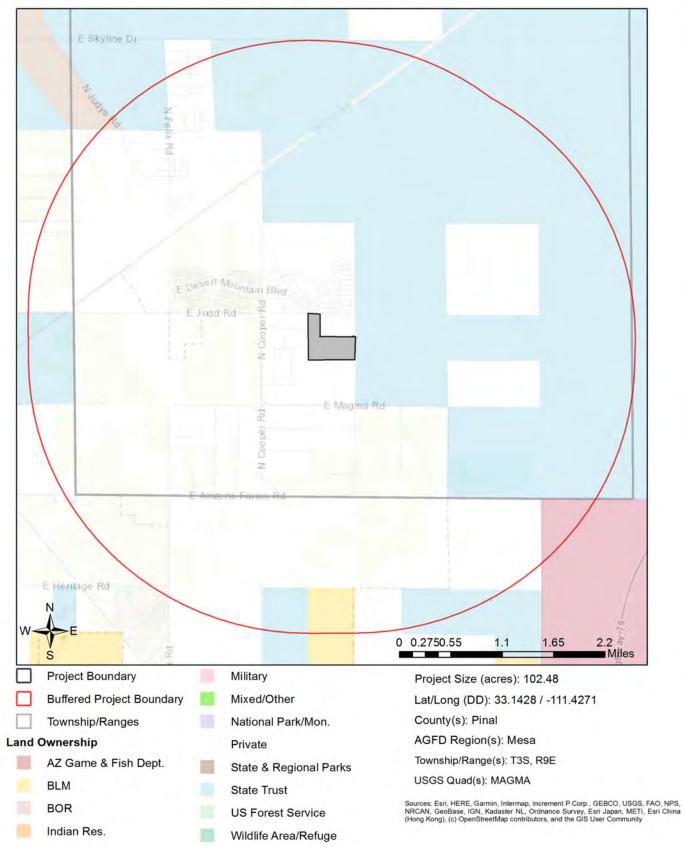


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Rock Creek Important Areas



Rock Creek
Township/Ranges and Land Ownership



Special Status Species Documented within 3 Miles of Project Vicinity

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Chionactis annulata	Resplendent Shovel-nosed Snake					1C
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/

Special Areas Documented that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Valley north and east of the San Tan Mountains	Pinal County Wildlife Movement Area - Landscape					

Note: Status code definitions can be found at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/statusdefinitions/

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Ammospermophilus harrisii	Harris' Antelope Squirrel					1B
Athene cunicularia hypugaea	Western Burrowing Owl	SC	S	S		1B
Buteo regalis	Ferruginous Hawk	SC		S		1B
Calypte costae	Costa's Hummingbird					1C
Chilomeniscus stramineus	Variable Sandsnake					1B
Chionactis annulata	Resplendent Shovel-nosed Snake	SC				1C
Colaptes chrysoides	Gilded Flicker			S		1B
Coluber bilineatus	Sonoran Whipsnake					1B
Corynorhinus townsendii pallescens	Pale Townsend's Big-eared Bat	SC	S	S		1B
Crotalus tigris	Tiger Rattlesnake					1B
Euderma maculatum	Spotted Bat	SC	S	S		1B
Eumops perotis californicus	Greater Western Bonneted Bat	SC		S		1B
Falco peregrinus anatum	American Peregrine Falcon	SC	S	S		1A
Gopherus morafkai	Sonoran Desert Tortoise	С	S	S		1A
Haliaeetus leucocephalus	Bald Eagle	SC, BGA	S	S		1A
Heloderma suspectum	Gila Monster					1A
Incilius alvarius	Sonoran Desert Toad					1B
Lasiurus xanthinus	Western Yellow Bat		S			1B
Leptonycteris yerbabuenae	Lesser Long-nosed Bat	SC				1A
Lepus alleni	Antelope Jackrabbit					1B
Macrotus californicus	California Leaf-nosed Bat	SC		S		1B
Melanerpes uropygialis	Gila Woodpecker					1B

Species of Greatest Conservation Need Predicted that Intersect with Project Footprint as Drawn, based on Predicted Range Models

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Melospiza lincolnii	Lincoln's Sparrow					1B
Melozone aberti	Abert's Towhee		S			1B
Micrathene whitneyi	Elf Owl					1C
Micruroides euryxanthus	Sonoran Coralsnake					1B
Myiarchus tyrannulus	Brown-crested Flycatcher					1C
Myotis occultus	Arizona Myotis	SC		S		1B
Myotis velifer	Cave Myotis	SC		S		1B
Myotis yumanensis	Yuma Myotis	SC				1B
Nyctinomops femorosaccus	Pocketed Free-tailed Bat					1B
Oreoscoptes montanus	Sage Thrasher					1C
Oreothlypis luciae	Lucy's Warbler					1C
Passerculus sandwichensis	Savannah Sparrow					1B
Phrynosoma solare	Regal Horned Lizard					1B
Phyllorhynchus browni	Saddled Leaf-nosed Snake					1B
Progne subis hesperia	Desert Purple Martin			S		1B
Setophaga petechia	Yellow Warbler					1B
Spizella breweri	Brewer's Sparrow					1C
Tadarida brasiliensis	Brazilian Free-tailed Bat					1B
Toxostoma lecontei	LeConte's Thrasher			S		1B
Vireo bellii arizonae	Arizona Bell's Vireo					1B
Vulpes macrotis	Kit Fox	No Status				1B

Species of Economic and Recreation Importance Predicted that Intersect with Project Footprint as Drawn

Scientific Name	Common Name	FWS	USFS	BLM	NPL	SGCN
Callipepla gambelii	Gambel's Quail					
Pecari tajacu	Javelina					
Zenaida asiatica	White-winged Dove					
Zenaida macroura	Mourning Dove					

Project Type: Development Outside Municipalities (Rural Development), Residential subdivision and associated infrastructure, New construction

Project Type Recommendations:

Fence recommendations will be dependant upon the goals of the fence project and the wildlife species expected to be impacted by the project. General guidelines for ensuring wildlife-friendly fences include: barbless wire on the top and bottom with the maximum fence height 42", minimum height for bottom 16". Modifications to this design may be considered for fencing anticipated to be routinely encountered by elk, bighorn sheep or pronghorn (e.g., Pronghorn fencing would require 18" minimum height on the bottom). Please refer to the Department's Fencing Guidelines located on Wildlife Friendly Guidelines page, which is part of the Wildlife Planning button at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

During the planning stages of your project, please consider the local or regional needs of wildlife in regards to movement, connectivity, and access to habitat needs. Loss of this permeability prevents wildlife from accessing resources, finding mates, reduces gene flow, prevents wildlife from re-colonizing areas where local extirpations may have occurred, and ultimately prevents wildlife from contributing to ecosystem functions, such as pollination, seed dispersal, control of prey numbers, and resistance to invasive species. In many cases, streams and washes provide natural movement corridors for wildlife and should be maintained in their natural state. Uplands also support a large diversity of species, and should be contained within important wildlife movement corridors. In addition, maintaining biodiversity and ecosystem functions can be facilitated through improving designs of structures, fences, roadways, and culverts to promote passage for a variety of wildlife. Guidelines for many of these can be found at: https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

Consider impacts of outdoor lighting on wildlife and develop measures or alternatives that can be taken to increase human safety while minimizing potential impacts to wildlife. Conduct wildlife surveys to determine species within project area, and evaluate proposed activities based on species biology and natural history to determine if artificial lighting may disrupt behavior patterns or habitat use. Use only the minimum amount of light needed for safety. Narrow spectrum bulbs should be used as often as possible to lower the range of species affected by lighting. All lighting should be shielded, canted, or cut to ensure that light reaches only areas needing illumination.

Minimize the potential introduction or spread of exotic invasive species, including aquatic and terrestrial plants, animals, insects and pathogens. Precautions should be taken to wash and/or decontaminate all equipment utilized in the project activities before entering and leaving the site. See the Arizona Department of Agriculture website for a list of prohibited and restricted noxious weeds at https://www.invasivespeciesinfo.gov/unitedstates/az.shtml and the Arizona Native Plant Society https://aznps.com/invas for recommendations on how to control. To view a list of documented invasive species or to report invasive species in or near your project area visit iMapInvasives - a national cloud-based application for tracking and managing invasive species at https://imap.natureserve.org/imap/services/page/map.html.

• To build a list: zoom to your area of interest, use the identify/measure tool to draw a polygon around your area of interest, and select "See What's Here" for a list of reported species. To export the list, you must have an account and be logged in. You can then use the export tool to draw a boundary and export the records in a csv file.

The construction or maintenance of water developments should include: incorporation of aspects of the natural environment and the visual resources, maintaining the water for a variety of species, water surface area (e.g., bats require a greater area due to in-flight drinking), accessibility, year-round availability, minimizing potential for water quality problems, frequency of flushing, shading of natural features, regular clean-up of debris, escape ramps, minimizing obstacles, and minimizing accumulation of silt and mud.

Minimization and mitigation of impacts to wildlife and fish species due to changes in water quality, quantity, chemistry, temperature, and alteration to flow regimes (timing, magnitude, duration, and frequency of floods) should be evaluated. Minimize impacts to springs, in-stream flow, and consider irrigation improvements to decrease water use. If dredging is a project component, consider timing of the project in order to minimize impacts to spawning fish and other aquatic species (include spawning seasons), and to reduce spread of exotic invasive species. We recommend early direct coordination with Project Evaluation Program for projects that could impact water resources, wetlands, streams, springs, and/or riparian habitats.

The Department recommends that wildlife surveys are conducted to determine if noise-sensitive species occur within the project area. Avoidance or minimization measures could include conducting project activities outside of breeding seasons.

Based on the project type entered, coordination with State Historic Preservation Office may be required (http://azstateparks.com/SHPO/index.html).

Trenches should be covered or back-filled as soon as possible. Incorporate escape ramps in ditches or fencing along the perimeter to deter small mammals and herptefauna (snakes, lizards, tortoise) from entering ditches.

Communities can actively support the sustainability and mobility of wildlife by incorporating wildlife planning into their regional/comprehensive plans, their regional transportation plans, and their open space/conservation land system programs. An effective approach to wildlife planning begins with the identification of the wildlife resources in need of protection, an assessment of important habitat blocks and connective corridors, and the incorporation of these critical wildlife components into the community plans and programs. Community planners should identify open spaces and habitat blocks that can be maintained in their area, and the necessary connections between those blocks to be preserved or protected. Community planners should also work with State and local transportation planning entities, and planners from other communities, to foster coordination and cooperation in developing compatible development plans to ensure wildlife habitat connectivity. The Department's guidelines for incorporating wildlife considerations into community planning and developments can be found on the Wildlife Friendly Guidelines portion of the Wildlife Planning page at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

Design culverts to minimize impacts to channel geometry, or design channel geometry (low flow, overbank, floodplains) and substrates to carry expected discharge using local drainages of appropriate size as templates. Reduce/minimize barriers to allow movement of amphibians or fish (e.g., eliminate falls). Also for terrestrial wildlife, washes and stream corridors often provide important corridors for movement. Overall culvert width, height, and length should be optimized for movement of the greatest number and diversity of species expected to utilize the passage. Culvert designs should consider moisture, light, and noise, while providing clear views at both ends to maximize utilization. For many species, fencing is an important design feature that can be utilized with culverts to funnel wildlife into these areas and minimize the potential for roadway collisions. Guidelines for culvert designs to facilitate wildlife passage can be found on the home page of this application at https://www.azgfd.com/wildlife/planning/wildlifeguidelines/.

Based on the project type entered, coordination with Arizona Department of Environmental Quality may be required (http://www.azdeq.gov/).

Based on the project type entered, coordination with Arizona Department of Water Resources may be required (https://new.azwater.gov/).

Based on the project type entered, coordination with U.S. Army Corps of Engineers may be required (http://www.usace.army.mil/)

Based on the project type entered, coordination with County Flood Control district(s) may be required.

Development plans should provide for open natural space for wildlife movement, while also minimizing the potential for wildlife-human interactions through design features. Please contact Project Evaluation Program for more information on living with urban wildlife at PEP@azgfd.gov or

at https://www.azgfd.com/wildlife/planning/wildlifequidelines/ and https://www.azgfd.com/Wildlife/LivingWith.

Vegetation restoration projects (including treatments of invasive or exotic species) should have a completed site-evaluation plan (identifying environmental conditions necessary to re-establish native vegetation), a revegetation plan (species, density, method of establishment), a short and long-term monitoring plan, including adaptive management guidelines to address needs for replacement vegetation.

The Department requests further coordination to provide project/species specific recommendations, please contact Project Evaluation Program directly at PEP@azgfd.gov.

Project Location and/or Species Recommendations:

Analysis indicates that your project is located in the vicinity of an identified <u>wildlife habitat connectivity feature</u>. The **County-level Stakeholder Assessments** contain five categories of data (Barrier/Development, Wildlife Crossing Area, Wildlife Movement Area- Diffuse, Wildlife movement Area- Landscape, Wildlife Movement Area- Riparian/Washes) that provide a context of select anthropogenic barriers, and potential connectivity. The reports provide recommendations for opportunities to preserve or enhance permeability. Project planning and implementation efforts should focus on maintaining and improving opportunities for wildlife permeability. For information pertaining to the linkage assessment and wildlife species that may be affected, please refer

to: https://www.azgfd.com/wildlife/planning/habitatconnectivity/identifying-corridors/.

Please contact the Project Evaluation Program (pep@azqfd.gov) for specific project recommendations.

HDMS records indicate that **Western Burrowing Owls** have been documented within the vicinity of your project area. Please review the western burrowing owl resource page at:

https://www.azgfd.com/wildlife/speciesofgreatestconservneed/burrowingowlmanagement/.



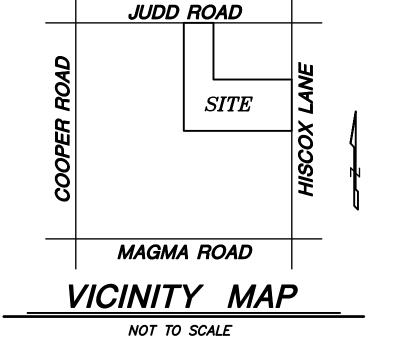
Appendix D - ALTA Survey



A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

OF

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.



LEGEND

SET 1/2" REBAR W/ CAP 18214
(UNLESS OTHERWISE NOTED)

PROPERTY LINE

24 INCH VERTICAL CURB & GUTTER

6 INCH CONCRETE CURB

> DOWN GUY TELEPHONE RISER ELECTRIC TRANSFORMER FIRE HYDRANT

∠ LIGHT POLE

POWER POLE

SEWER MANHOLE

WATER VALVE

R RECORD PER BOOK3, PG. 28
C.HH. BRASS CAP IN HANDHOLE

CPD. RB. CAPPED REBAR
COR. CORNER

FD. FOUND
G.L.O. GOVERNMENT LAND OFFICE

P.C. PINAL COUNTY
P.C.R. PINAL COUNTY RECORDER
SEC. SECTION

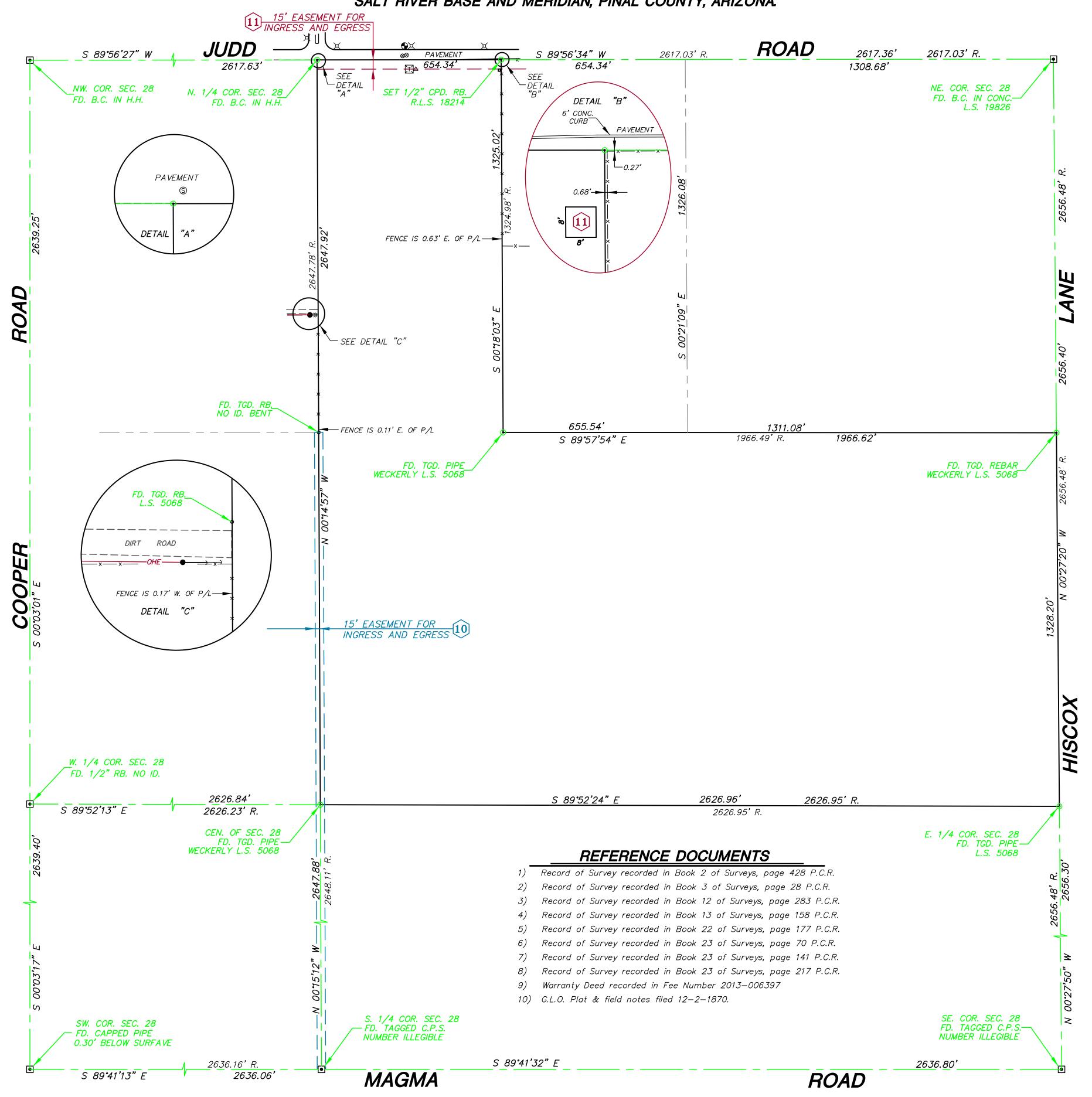
GD. RB. TAGGED REBAR

ID. IDENTIFICATION

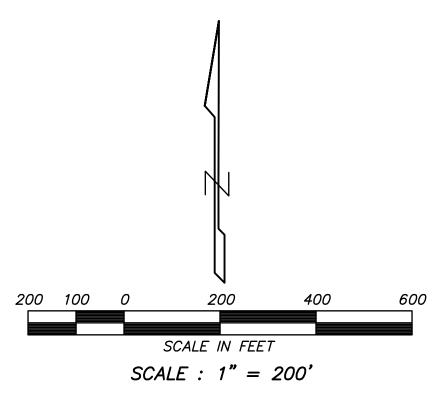
P/L PROPERTY LINE

NOTES

- 1) The basis of bearing is the monument line of Judd Road, also being the North line of the Northeast quarter of Section 28, using a bearing of South 89 degrees 56 minutes 34 seconds West.
- 2) All title information and the description shown is based on a Commitment for Title Insurance issued by Fidelity National Title Insurance Company, Title Number FT11014673, Amendment No. 3, dated September 21, 2011.
- 3) There are no striped parking spaces on the subject property.
- 4) This survey shows visible evidence of underground utilities or facilities on the subject property. Many times in rural settings road graders, heavy equipment, vandalism or time will erase visible signs of these facilities. The fact that the survey may not show these signs is not an indication that facilities do not exist. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "BLUE STAKE" at 263–1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- 5) The Surveyor has made no attempt and has not obtained any information relating to, and has no knowledge of any proposed right of ways, easements, or dedications that any municipality, individual or governmental agency may have made or may require.
- 6) Use of the information contained in this A.L.T.A./A.C.S.M. Land Title Survey for other than the specific purpose for which it was intended ("title insurance matters") is forbidden unless expressly permitted in writing in advance by Southwestern States Surveying, Inc. Southwestern States Surveying, Inc. shall have no liability for any such unauthorized use of this information without their written consent.
- 7) There are no buildings located on the "Subject Property".
- 8) All bearings and distances shown are field measured unless noted otherwise.
- 9) At the time the field work was performed, there was no observable evidence of earth moving work, building construction or building additions.
- 10) At the time the field work was performed, there was no observed evidence of wetland areas on the subject property.
- 11) No improvements within any offsite easements or servitudes benefitting the surveyed property were identified by the client at time of this survey.
- 12) The surveyor was not provided with zoning information by the insurer pursuant to Table A item 6(a).



AREA = 98.810 ACRES



DESCRIPTION

The West half of the Northwest quarter of the Northeast quarter and the South half of the Northeast quarter of Section 28, Township 3 South, Range 9 East, of the Gila and Salt River base and Meridian, Pinal County, Arizona

SCHEDULE "B" ITEMS

- Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes.

 (Affects Subject Property Nothing to PLot)
- 9 Any rights, liens, claims or equities, if any, in favor of Central Arizona Water Conservation District, Pinal County Flood Control District and Magma Flood Control District. (Affects Subject Property Nothing to PLot)
- [10] Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: ingress and egress Recording No: Docket 1418, page 968
- 11) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: power distribution Recording No: 2005-097550
- All matters as disclosed in survey recorded in Book 2 of Surveys, page 428.

 (Affects Subject Property Nothing to PLot)
- All matters as disclosed in survey recorded in Book 3 of Surveys, page 28.

 (Affects Subject Property Nothing to PLot)
- 14) All matters as disclosed in Ordinance No. 122000—BS recorded in Document No. 2001—000756.

 (Affects Subject Property Nothing to PLot)

CERTIFICATION

TO: Daniel F. Cracchiolo and Pamela Grant, husband and wife; Georgetown Holdings, LLC and Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 6 – 11(a), 16, 19, and 20 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Arizona, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

June 4, 2013 Randy S. Delbridge R.L.S. 18214



EXPIRES 9/30/14

Southwestern States Surveying, Inc.

Professional Land Surveying
21415 North 23rd Avenue, Phoenix, Arizona 85027
Phone (623) 869–0223 Fax (623) 869–0726

ALTA/ACSM LAND TITLE SURVEY

Z: \DWG\2013\130581.DWG

Appendix E - Property Owners within 600'



PURPLE ROSE LLC LENNAR ARIZONA INC ARROYO CAP II-2 LLC 817 E SAN ANGELO AVE 1665 W ALAMEDA DR STE 130 18575 JAMBOREE RD STE 350 GILBERT, AZ 85234 TEMPE, AZ 85282 **IRVINE, CA 92612 DUSTY COOL LP** ARROYO CAP II-2 LLC LENNAR ARIZONA INC 817 E SAN ANGELO AVE 18575 JAMBOREE RD STE 350 1665 W ALAMEDA DR STE 130 GILBERT, AZ 85234 **IRVINE, CA 92612** TEMPE, AZ 85282 GARCIA MARTHA LETICIA LENNAR ARIZONA INC ARROYO CAP II-2 LLC 41371 N ARBOR AVE 1665 W ALAMEDA DR STE 130 18575 JAMBOREE RD STE 350 QUEEN CREEK, AZ 85140 TEMPE, AZ 85282 **IRVINE, CA 92612 NEGRON-ABREU LARA** ARROYO CAP II-2 LLC ARROYO CAP II-2 LLC MAIL RETURN 18575 JAMBOREE RD STE 350 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612 IRVINE, CA 92612** MCCRACKEN CHRISTOPHER G ARROYO CAP II-2 LLC ARROYO CAP II-2 LLC 85 W COMBS RD STE 101-413 18575 JAMBOREE RD STE 350 18575 JAMBOREE RD STE 350 QUEEN CREEK, AZ 85140 IRVINE, CA 92612 IRVINE, CA 92612 MCCRACKEN CHRISTOPHER G ARROYO CAP II-2 LLC LENNAR ARIZONA INC 2861 W WOODVIEW CREST DR 18575 JAMBOREE RD STE 350 1665 W ALAMEDA DR STE 130 TUCSON, AZ 85742 IRVINE, CA 92612 TEMPE, AZ 85282 LENNAR ARIZONA INC LENNAR ARIZONA INC ARROYO CAP II-2 LLC 1665 W ALAMEDA DR STE 130 1665 W ALAMEDA DR STE 130 18575 JAMBOREE RD STE 350 TEMPE, AZ 85282 TEMPE, AZ 85282 **IRVINE, CA 92612 VP MRV LLC** ARROYO CAP II-2 LLC ARROYO CAP II-2 LLC 901 MARQUETTE AVE STE 3300 18575 JAMBOREE RD STE 350 18575 JAMBOREE RD STE 350 MINNEAPOLIS, MN 55402 **IRVINE, CA 92612 IRVINE, CA 92612** MAGMA RANCH II HOA LENNAR ARIZONA INC LENNAR ARIZONA INC 1600 W BROADWAY RD STE 20... 1665 W ALAMEDA DR STE 130 1665 W ALAMEDA DR STE 130 TEMPE, AZ 85282 TEMPE, AZ 85282 TEMPE, AZ 85282

ARROYO CAP II-2 LLC

IRVINE, CA 92612

18575 JAMBOREE RD STE 350

ARROYO CAP II-2 LLC

IRVINE, CA 92612

18575 JAMBOREE RD STE 350

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ARROYO CAP II-2 LLC

IRVINE, CA 92612

18575 JAMBOREE RD STE 350

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HM LLC

MAIL RETURN

MCCRACKEN JOAN

85 W COMBS RD STE 101-413 SAN TAN VALLEY, AZ 85140

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ARROYO CAP II-2 LLC

IRVINE, CA 92612

18575 JAMBOREE RD STE 350

ENTITLEMENTS LLC 1121 W WARNER RD STE 109 TEMPE, AZ 85284

HM LLC MAIL RETURN

PINCKARD CHASE & PHALLON NO ADDRESS GIVEN

NEWENDYKE ANGELA 29214 N YUCCA TRL FLORENCE, AZ 85132

MCCRACKEN CHRISTOPHER G MCCRACKEN CHRISTOPHER G 85 W COMBS RD STE 101-413 QUEEN CREEK, AZ 85140

GARCIA BENJAMIN A & MARIA ... **32753 S VERNA ST** WOODBURN, OR 97071

REDDY GITA JAKKAM & SATISH ... HENDERSON JOHN WILLIAM 118 WILLIAMSTOWN WAY COLUMBIA, SC 29212

12463 E REKSOM RD FLORENCE, AZ 85132

CASTRO ROSA 21722 S 217TH ST QUEEN CREEK, AZ 85142

WOLFE HENRY G JR PO BOX 902 TEMPE, AZ 85280

CROSBY BRETT & ELIZABETH 22863 E QUINTERO RD QUEEN CREEK, AZ 85142

CASTRO ROSA 21722 S 217TH ST QUEEN CREEK, AZ 85142

DUSTY COOL LTD PSHIP 817 E SAN ANGELO AVE GILBERT, AZ 85234

Appendix F - Public Participation Report



ROCK CREEK PLANNED AREA DEVELOPMENT

Pinal County
Community Outreach Packet

Prepared For:

W Holdings 1121 W. Warner Road Suite 109 Tempe, AZ 85284 480.831.2000

> Contact Persons: Seth Keeler Carson Brown

> > **Prepared By:**

The WLB Group, Inc. 4444 East Broadway Boulevard Tucson, AZ 85711 520.881.7480

Contact Persons:
Robert G. Longaker III, PLA, AICP
Liz Madsen



Contents

- Meeting Summary
- Meeting Invitation & Presentation Materials
- Neighbors Invited Within Notification Area

Meeting Summary

A virtual neighborhood meeting to discuss the proposed 98.8± acre Rock Creek Planned Area Development (PAD) was planned for January 27, 2022. Dues to technical difficulties this meeting did not occur as planned.

The virtual neighborhood meeting was rescheduled and held on March 16th, 2022. Two neighbors attended the meeting. They were generally supportive of the proposed project as they are looking forward to seeing growth/development in the area. The following questions were asked and answered during this meeting:

Q: Will the project contain any school sites?

A: The project will not contain any school sites as the Magma Ranch community, just north of the proposed PAD, has a school site.

Q: Will the project result in a new traffic light at Judd Road & Cyprus Drive?

A: At this time, it has not been decided but will be determined by a TIA that will be submitted with the PAD and Rezoning Documents.

Neighborhood Meeting Attendees

First Name	Last Name	Address	City	Zip/Postal Code
Project Team				
Rob	Longaker	4444 E Broadway Blvd	Tucson	85711
Seth	Keeler	1121 W. Warner Road, Ste 109	Tempe	85284
Liz	Madsen	4444 E Broadway Blvd	Tucson	85711
Neighbors				
Dorlisa & Chris	McCracken	2861 W Woodview Crest Dr	Tucson	85742



Engineering • Planning Surveying • Urban Design Landscape Architecture



February 28th, 2022

Subject: Neighborhood Meeting Invitation

Proposed Rock Creek Planned Area Development (PAD) and Rezoning

Pinal County, AZ

Dear Neighbor:

You are invited to a virtual neighborhood meeting on March 16th, 2022, at 6 p.m. to discuss the proposed 98.8± acre Rock Creek Planned Area Development (PAD). The neighborhood meeting you were previously notified of, scheduled for January 27th, 2022, did not occur as planned due to technical difficulties. The location of the proposed rezoning area is shown on the attached location map.

The primary reason for the proposed rezoning of the property is to seek zoning entitlements similar to nearby neighborhoods to allow future residential development. The purpose of the meeting is to present information about the proposed Planned Area Development and rezoning and to respond to questions and comments from the neighbors.

The agenda for the meeting is as follows:

- 1. Introductions.
- 2. Reason the property needs to be rezoned.
- 3. Explanation of the rezoning process.
- 4. Questions and answers.

Virtual Meeting Information & Instructions

Date & Time

Wednesday, March 16th, 2022

6:00 p.m. to 7:30 p.m.

You can log into the ZOOM meeting up to 30 minutes prior to the scheduled time. Once logged in, please wait and the presentation will start promptly at 6 p.m.

Location

ZOOM Video/Telephone Conference

Meeting ID: 898 1095 5380

Password: 351452



To access the meeting:

- No earlier than **5:30 pm** on **Wednesday, March 16th**, visit https://zoom.us/join
- Enter the Meeting ID (898 1095 5380) and click Join.
- Click the Launch Meeting button, and then click the blue "Join From Browser" link that appears below.
- Enter you first and last name and then click the *Join* button.
- Enter the meeting passcode (351452) and click the blue Join button.
- If you prefer to call-in and listen to the presentation (audio only), dial 1-669-900-9128 and use your key pad to enter the meeting ID (898 1095 5380) and passcode (351452) when prompted.
- If you would like the zoom meeting link emailed directly to you, please email rlongaker@wlbgroup.com and lmadsen@wlbgroup.com when you receive this letter.

If you have any questions prior to the meeting, please contact me at (520) 881-7480 or rlongaker@wlbgroup.com.

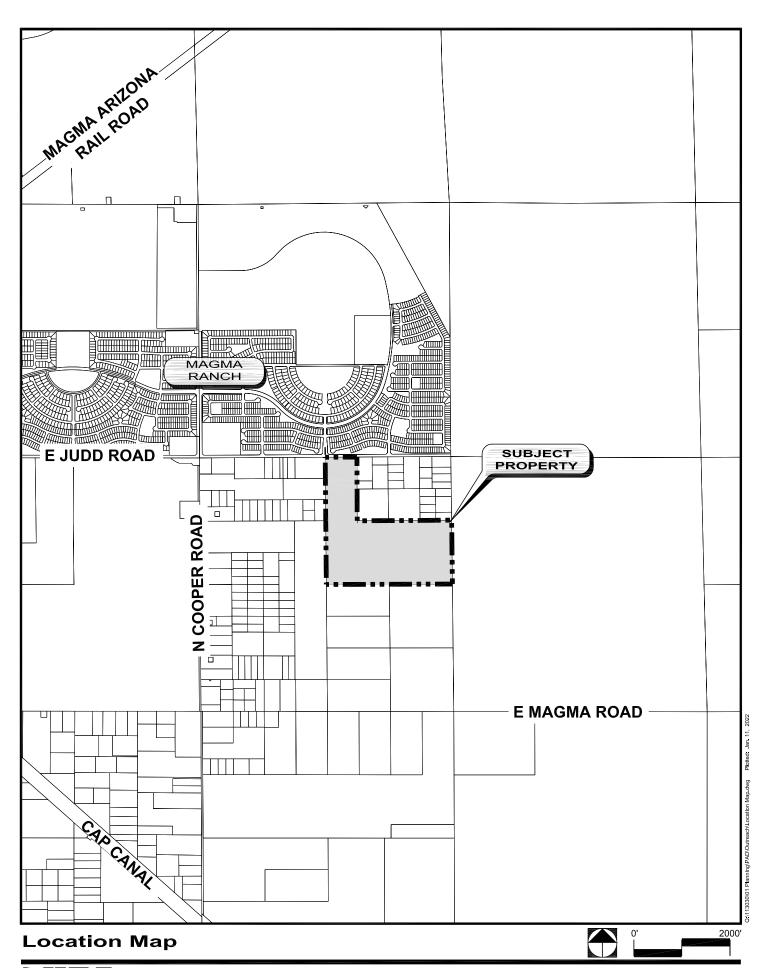
Sincerely,

THE WLB GROUP, INC.

Robert G. Longaker III, PLA, AICP

Director of Planning The WLB Group, Inc. 4444 E. Broadway Blvd

Tucson, AZ 85711

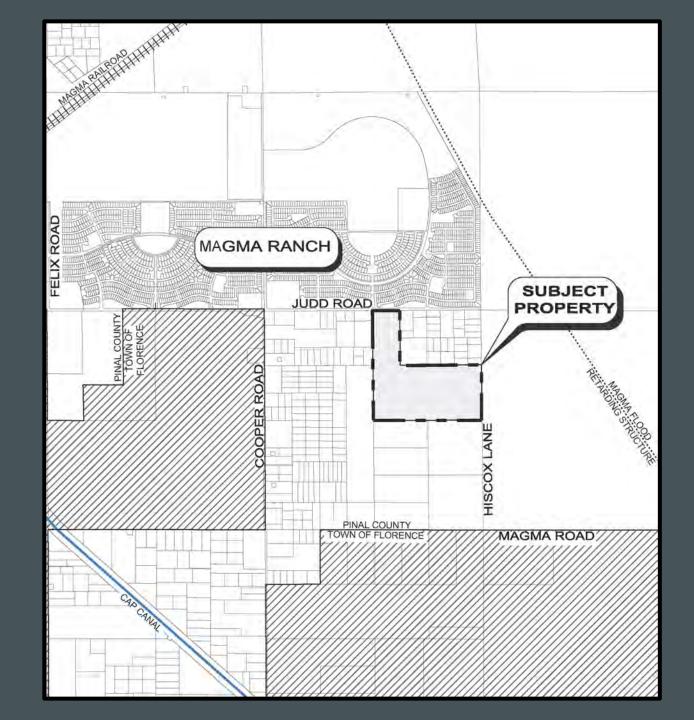


ROCK CREEK NEIGHBORHOOD MEETING

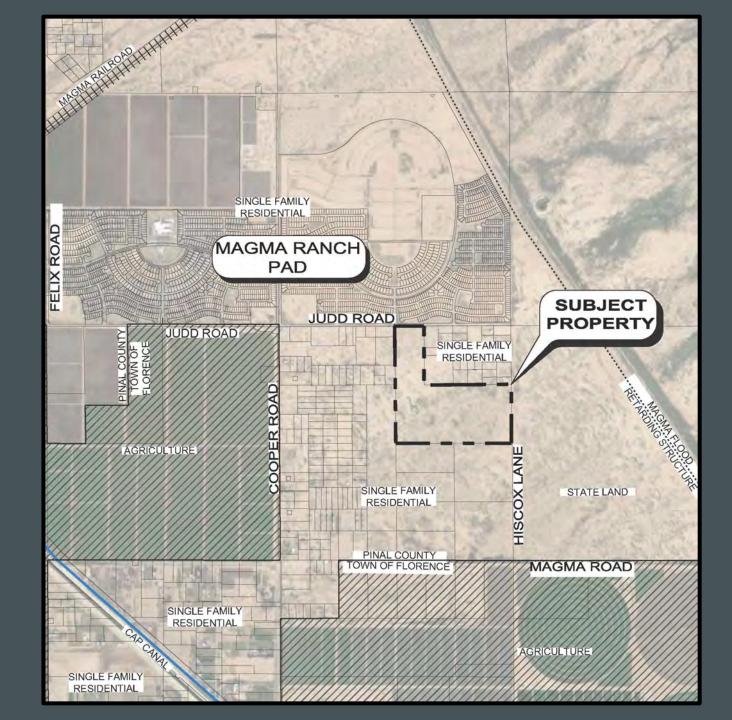
MARCH 16, 2022



PROJECT LOCATION

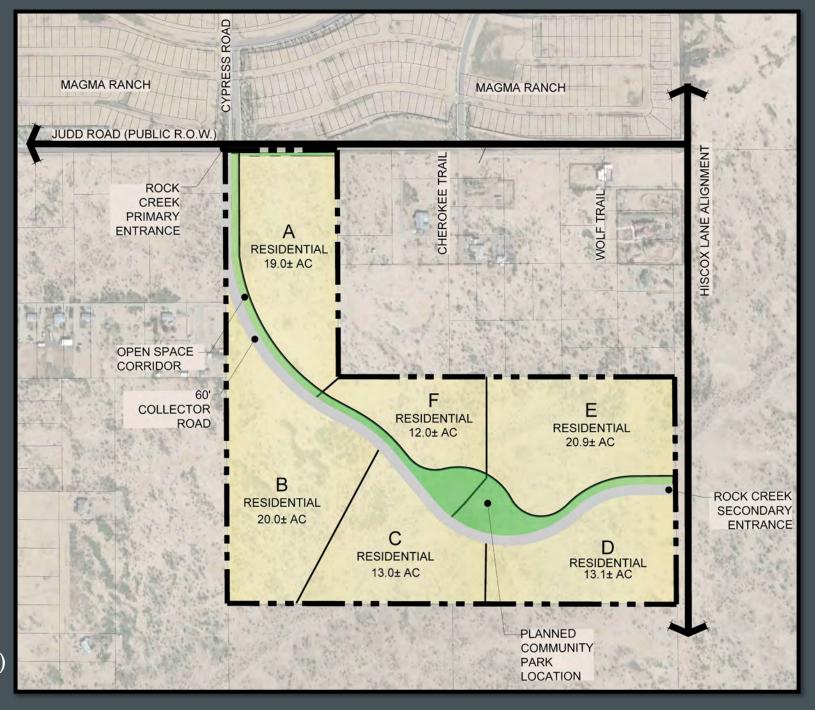


AERIAL MAP & EXISTING LAND USE

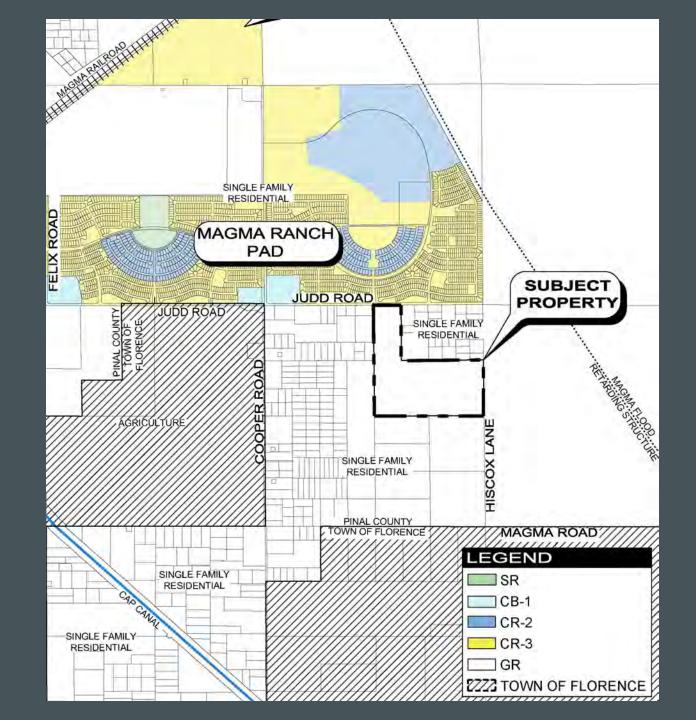


PROPOSED LAND USE PLAN

- Proposed Use: Single Family Residential
- Size of Property: 98.8 Acres
- Existing Zoning: GR (General Rural)
- Proposed Zoning: R-7
- Proposed Density: 3.5 units/acre
- Proposed Lot Sizes
 - 45' x 115'
 - 50' x 120'
 - 55' x 125'
- Minimum 18% Open Space= 17.8± acres
- Comprehensive Plan: MLDR (1 3.5 du/ac)



EXISTING LAND USE AND ZONING



QUESTIONS OR COMMENTS?

CONTACT INFORMATION



Engineering • Landscape Architecture Planning • Surveying • Urban Design

- Rob Longaker, Director of Planning rlongaker@wlbgroup.com 520-881-7480
- Liz Madsen, Plannerlmadsen@wlbgroup.com 520-881-7480

Neighbors Invited Within the 1200' Notification Area

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600/ 1,200 (circle one) feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.:	Parcel No.:
Name:	Name:
Address:	Address:
City/ST/Zip:	
Parcel No.:	Parcel No.:
Name:	
Address:	Address:
City/ST/Zip:	City/ST/Zip:
Parcel No.:	Parcel No.:
Name:	
Address:	
City/ST/Zip:	
Parcel No.:	Parcel No.:
Name:	
Address:	
City/ST/Zip:	
Parcel No.:	Parcel No.:
Name:	
Address:	
City/ST/Zip:	
	ned on the $\frac{7\text{th}}{}$ day of $\frac{\text{January}}{}$, $20\frac{22}{}$, at the office of nd complete to the best of my knowledge.
	before me personally appeared Elizabeth Madsen
lilas Pesas	(Name of signor)
State of Arizona	TERRY NOEL Notary Public, State of Arizona
)ss.	Pima County Commission # 591933
County of Pima	My Commission Expires November 22, 2024
My Commission Expires 11/22/2024	ignature of Notary Public I To You

SHOEMAKE RANDY W DUSTY COOL LP WEST MONROE PROPERTY IN... 28539 N ROSES WAY 817 E SAN ANGELO AVE 2201 W DESERT COVE AVE FLORENCE, AZ 85132 GILBERT, AZ 85234 PHOENIX, AZ 85028 DUSTY COOL LTD PSHIP GARCIA MARTHA LETICIA MCCRACKEN CHRISTOPHER G 817 E SAN ANGELO AVE 41371 N ARBOR AVE 85 W COMBS RD STE 101-413 GILBERT, AZ 85234 QUEEN CREEK, AZ 85140 QUEEN CREEK, AZ 85140 PARKS RODNEY D CARUSO FERDINAND J JR MCCRACKEN CHRISTOPHER G 11344 E ASTER LN 12223 E REKSOM RD 2861 W WOODVIEW CREST DR FLORENCE, AZ 85132 FLORENCE, AZ 85132 **TUCSON, AZ 85742 LLOYD ERIC** NEGRON-ABREU LARA OELKE STEVE T & CAROL MAIL RETURN MAIL RETURN 926 W COUNTRY LN PAYSON, AZ 85541 LAROSE TERRANCE ALLEN & G... GILL-WILLIAMS NADIA GALVAN BLANCA E ESPINOZA RR5 SITE 16 BOX 111 29778 N RED SAND WAY 29549 N WOLFE TRL PRINCE ALBERT, SK SAN TAN VALLEY, AZ 85143 FLORENCE, AZ 85132 ALEXANDER PROPERTIES LLC GILL-WILLIAMS NADIA LENNAR ARIZONA INC 3475 S 159TH ST 29778 N RED SAND WAY 1665 W ALAMEDA DR STE 130 GILBERT, AZ 85297 SAN TAN VALLEY, AZ 85143 TEMPE, AZ 85282 CASDORPH KELLY G MCCRACKEN CHRISTOPHER G **VP MRV LLC** MAIL RETURN 85 W COMBS RD STE 101-413 901 MARQUETTE AVE STE 3300 QUEEN CREEK, AZ 85140 MINNEAPOLIS, MN 55402 THE VERA GROUP LLC ALEXANDER PROPERTIES LLC MAGMA RANCH II HOA 3475 S 159TH ST NO ADDRESS GIVEN 1600 W BROADWAY RD STE 20... GILBERT, AZ 85297 TEMPE, AZ 85282 ALEXANDER PROPERTIES LLC DONLYMAN LLC ARROYO CAP II-2 LLC 3475 S 159TH ST 29399 N CHEROKEE TRL 18575 JAMBOREE RD STE 350 GILBERT, AZ 85297 FLORENCE, AZ 85132 **IRVINE, CA 92612** PURPLE ROSE LLC WEST MONROE PROPERTY IN... ARROYO CAP II-2 LLC 2201 W DESERT COVE AVE 18575 JAMBOREE RD STE 350 817 E SAN ANGELO AVE GILBERT, AZ 85234 PHOENIX, AZ 85028 **IRVINE, CA 92612**

ARROYO CAP II-2 LLC LENNAR ARIZONA INC LENNAR ARIZONA INC 18575 JAMBOREE RD STE 350 1665 W ALAMEDA DR STE 130 1665 W ALAMEDA DR STE 130 **IRVINE, CA 92612** TEMPE, AZ 85282 TEMPE, AZ 85282 ARROYO CAP II-2 LLC ARROYO CAP II-2 LLC LENNAR ARIZONA INC 18575 JAMBOREE RD STE 350 18575 JAMBOREE RD STE 350 1665 W ALAMEDA DR STE 130 **IRVINE, CA 92612 IRVINE, CA 92612** TEMPE, AZ 85282 LENNAR ARIZONA INC ARROYO CAP II-2 LLC LENNAR ARIZONA INC 1665 W ALAMEDA DR STE 130 18575 JAMBOREE RD STE 350 1665 W ALAMEDA DR STE 130 TEMPE, AZ 85282 **IRVINE, CA 92612** TEMPE, AZ 85282 ARROYO CAP II-2 LLC ARROYO CAP II-2 LLC LENNAR ARIZONA INC 18575 JAMBOREE RD STE 350 18575 JAMBOREE RD STE 350 1665 W ALAMEDA DR STE 130 **IRVINE, CA 92612 IRVINE, CA 92612** TEMPE, AZ 85282 ARROYO CAP II-2 LLC LENNAR ARIZONA INC LENNAR ARIZONA INC 18575 JAMBOREE RD STE 350 1665 W ALAMEDA DR STE 130 1665 W ALAMEDA DR STE 130 IRVINE, CA 92612 TEMPE, AZ 85282 TEMPE, AZ 85282 ARROYO CAP II-2 LLC LENNAR ARIZONA INC ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 1665 W ALAMEDA DR STE 130 18575 JAMBOREE RD STE 350 IRVINE, CA 92612 TEMPE, AZ 85282 IRVINE, CA 92612 LENNAR ARIZONA INC LENNAR ARIZONA INC MAGMA RANCH II HOA 1665 W ALAMEDA DR STE 130 1665 W ALAMEDA DR STE 130 1600 W BROADWAY RD STE 20... TEMPE, AZ 85282 TEMPE, AZ 85282 TEMPE, AZ 85282 ARROYO CAP II-2 LLC LENNAR ARIZONA INC ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 1665 W ALAMEDA DR STE 130 18575 JAMBOREE RD STE 350 TEMPE, AZ 85282 **IRVINE, CA 92612 IRVINE, CA 92612** ARROYO CAP II-2 LLC LENNAR ARIZONA INC ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 1665 W ALAMEDA DR STE 130 18575 JAMBOREE RD STE 350 TEMPE, AZ 85282 **IRVINE, CA 92612 IRVINE, CA 92612** ARROYO CAP II-2 LLC LENNAR ARIZONA INC LENNAR ARIZONA INC 18575 JAMBOREE RD STE 350 1665 W ALAMEDA DR STE 130 1665 W ALAMEDA DR STE 130 TEMPE, AZ 85282 **IRVINE, CA 92612** TEMPE, AZ 85282

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ARROYO CAP II-2 LLC	LENNAR ARIZONA INC	LENNAR ARIZONA INC
18575 JAMBOREE RD STE 350	1665 W ALAMEDA DR STE 130	1665 W ALAMEDA DR STE 130
IRVINE, CA 92612	TEMPE, AZ 85282	TEMPE, AZ 85282
LENNAR ARIZONA INC	LENNAR ARIZONA INC	ARROYO CAP II-2 LLC
1665 W ALAMEDA DR STE 130	1665 W ALAMEDA DR STE 130	18575 JAMBOREE RD STE 350
TEMPE, AZ 85282	TEMPE, AZ 85282	IRVINE, CA 92612
ARROYO CAP II-2 LLC	LENNAR ARIZONA INC	ARROYO CAP II-2 LLC
18575 JAMBOREE RD STE 350	1665 W ALAMEDA DR STE 130	18575 JAMBOREE RD STE 350
IRVINE, CA 92612	TEMPE, AZ 85282	IRVINE, CA 92612
LENNAR ARIZONA INC	LENNAR ARIZONA INC	LENNAR ARIZONA INC
1665 W ALAMEDA DR STE 130	1665 W ALAMEDA DR STE 130	1665 W ALAMEDA DR STE 130
TEMPE, AZ 85282	TEMPE, AZ 85282	TEMPE, AZ 85282
LENNAR ARIZONA INC	ARROYO CAP II-2 LLC	ARROYO CAP II-2 LLC
1665 W ALAMEDA DR STE 130	18575 JAMBOREE RD STE 350	18575 JAMBOREE RD STE 350
TEMPE, AZ 85282	IRVINE, CA 92612	IRVINE, CA 92612
LENNAR ARIZONA INC	LENNAR ARIZONA INC	ARROYO CAP II-2 LLC
1665 W ALAMEDA DR STE 130	1665 W ALAMEDA DR STE 130	18575 JAMBOREE RD STE 350
TEMPE, AZ 85282	TEMPE, AZ 85282	IRVINE, CA 92612
LENNAR ARIZONA INC	ARROYO CAP II-2 LLC	LENNAR ARIZONA INC
1665 W ALAMEDA DR STE 130	18575 JAMBOREE RD STE 350	1665 W ALAMEDA DR STE 130
TEMPE, AZ 85282	IRVINE, CA 92612	TEMPE, AZ 85282
LENNAR ARIZONA INC	LENNAR ARIZONA INC	ARROYO CAP II-2 LLC
1665 W ALAMEDA DR STE 130	1665 W ALAMEDA DR STE 130	18575 JAMBOREE RD STE 350
TEMPE, AZ 85282	TEMPE, AZ 85282	IRVINE, CA 92612
LENNAR ARIZONA INC	ARROYO CAP II-2 LLC	ARROYO CAP II-2 LLC
1665 W ALAMEDA DR STE 130	18575 JAMBOREE RD STE 350	18575 JAMBOREE RD STE 350
TEMPE, AZ 85282	IRVINE, CA 92612	IRVINE, CA 92612
LENNAR ARIZONA INC	ARROYO CAP II-2 LLC	ARROYO CAP II-2 LLC
1665 W ALAMEDA DR STE 130	18575 JAMBOREE RD STE 350	18575 JAMBOREE RD STE 350
TEMPE, AZ 85282	IRVINE, CA 92612	IRVINE, CA 92612

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LENNAR ARIZONA INC ARROYO CAP II-2 LLC **VP MRV LLC** 1665 W ALAMEDA DR STE 130 18575 JAMBOREE RD STE 350 7150 E CAMELBACK RD STE 40... TEMPE, AZ 85282 **IRVINE, CA 92612** SCOTTSDALE, AZ 85251 LENNAR ARIZONA INC MAGMA RANCH II HOA ARROYO CAP II-2 LLC 1600 W BROADWAY RD STE 20... 1665 W ALAMEDA DR STE 130 18575 JAMBOREE RD STE 350 TEMPE, AZ 85282 TEMPE, AZ 85282 **IRVINE, CA 92612** ARROYO CAP II-2 LLC ARROYO CAP II-2 LLC ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 18575 JAMBOREE RD STE 350 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612 IRVINE, CA 92612 IRVINE, CA 92612** ARROYO CAP II-2 LLC **VP MRV LLC VP MRV LLC** 18575 JAMBOREE RD STE 350 7150 E CAMELBACK RD STE 40... 7150 E CAMELBACK RD STE 40... **IRVINE, CA 92612** SCOTTSDALE, AZ 85251 SCOTTSDALE, AZ 85251 **VP MRV LLC** VP MRV LLC ARROYO CAP II-2 LLC 7150 E CAMELBACK RD STE 40... 18575 JAMBOREE RD STE 350 7150 E CAMELBACK RD STE 40... IRVINE, CA 92612 SCOTTSDALE, AZ 85251 SCOTTSDALE, AZ 85251 ARROYO CAP II-2 LLC ARROYO CAP II-2 LLC ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 18575 JAMBOREE RD STE 350 18575 JAMBOREE RD STE 350 IRVINE, CA 92612 IRVINE, CA 92612 IRVINE, CA 92612 ARROYO CAP II-2 LLC LENNAR ARIZONA INC ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 1665 W ALAMEDA DR STE 130 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612** TEMPE, AZ 85282 **IRVINE, CA 92612** ARROYO CAP II-2 LLC **VP MRV LLC VP MRV LLC** 18575 JAMBOREE RD STE 350 7150 E CAMELBACK RD STE 40... 7150 E CAMELBACK RD STE 40... SCOTTSDALE, AZ 85251 SCOTTSDALE, AZ 85251 **IRVINE, CA 92612** ARROYO CAP II-2 LLC VP MRV LLC VP MRV LLC 18575 JAMBOREE RD STE 350 7150 E CAMELBACK RD STE 40... 7150 E CAMELBACK RD STE 40...

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VP MRV LLC

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18575 JAMBOREE RD STE 350

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ARROYO CAP II-2 LLC

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ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 IRVINE, CA 92612 ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 IRVINE, CA 92612 ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 IRVINE, CA 92612

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HM LLC MAIL RETURN

HM LLC 2726 E BELLA VISTA RD SAN TAN VALLEY, AZ 85143 MOUSSEAU GRAYSON A & HAI... 13016 E TOO BROKE LN FLORENCE, AZ 85132

HARRIS BREANNA S & KALEB K 13060 E TOO BROKE LN FLORENCE, AZ 85132

LARA JOSE JESUS GUILLEN 29005 N BEGONIA LN FLORENCE, AZ 85132

SUNDSTROM FRANKLIN J & DA... **10626 E ENID AVE** MESA, AZ 85208

MORRIS RYAN MAIL RETURN

BLOOMQUIST DIANE L N6385 OLD LAKE RD SHAWANO, WI 54166

RUSTICOLUS HOLDINGS LLC MAIL RETURN

HOUSERIGHT PAUL T & AMAND... 12226 E ALEX WAY FLORENCE, AZ 85132

HOWARD JONATHAN T 26311 S 204TH ST QUEEN CREEK, AZ 85142 **CASTRO ROSA** 21722 S 217TH ST QUEEN CREEK, AZ 85142

REGER COREY M PO BOX 1851 QUEEN CREEK, AZ 85142 COTTRELL MICHAEL MAIL RETURN

WOLFE HENRY G JR PO BOX 902 TEMPE, AZ 85280

COLLINS KELLY

1653 S HARRIS DR APT 2089

MESA, AZ 85204

WEST MONROE PROPERTY IN... 2201 W DESERT COVE AVE

PHOENIX, AZ 85028

MOIX PETER 7162 MAKAA ST HONOLULU, HI 96825 **CROSBY BRETT & ELIZABETH** 22863 E QUINTERO RD QUEEN CREEK, AZ 85142

MCCRACKEN JOAN 85 W COMBS RD STE 101-413 SAN TAN VALLEY, AZ 85140

COLLINS KELLY 1653 S HARRIS DR APT 2089 MESA, AZ 85204

CASTRO ROSA 21722 S 217TH ST QUEEN CREEK, AZ 85142

ENTITLEMENTS LLC 1121 W WARNER RD STE 109 TEMPE, AZ 85284

TIMBER RIDGE HOMES & CON... MAIL RETURN

GARCIA BENJAMIN A & MARIA ... **32753 S VERNA ST** WOODBURN, OR 97071

PINCKARD CHASE & PHALLON NO ADDRESS GIVEN

TORRES JOSE LUIS MENDOZA 23245 E JUDD RD FLORENCE, AZ 85132

DUSTY COOL LTD PSHIP 817 E SAN ANGELO AVE GILBERT, AZ 85234

MCCRACKEN CHRISTOPHER G 85 W COMBS RD STE 101-413 QUEEN CREEK, AZ 85140

GALINDO ROSA IS 13245 E JUDD RD FLORENCE, AZ 85132 HM LLC MAIL RETURN

REDDY GITA JAKKAM & SATISH ... 118 WILLIAMSTOWN WAY COLUMBIA, SC 29212

RUSTICOLUS HOLDINGS LLC MAIL RETURN

AREVALO ILSEE 26519 S 203RD WAY QUEEN CREEK, AZ 85142 NEWENDYKE ANGELA 29214 N YUCCA TRL FLORENCE, AZ 85132

GARCIA BENJAMIN A & MARIA ... 32753 S VERNA ST WOODBURN, OR 97071

HENDERSON JOHN WILLIAM 12463 E REKSOM RD FLORENCE, AZ 85132

ROCK CREEK OPEN SPACE AND RECREATION PLAN

Prepared For:

W Holdings 1121 W. Warner Road Suite 109 Tempe, AZ 85284

> Contact Persons: Seth Keeler Carson Brown

> > Prepared By:

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Contact Persons:
Robert G. Longaker III, PLA, AICP
Liz Madsen



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EXHIBITS

Exhibit A:	Location Map

Exhibit B: Conceptual Site Plan/Open Space Plan

Exhibit C: Conceptual Parks and Trails Plan

Exhibit D: Conceptual Community and Neighborhood Parks Plan

Exhibit E: Conceptual Landscape Plan

Exhibit F: Conceptual Path and Trail Sections

Exhibit G: Conceptual Master Wall/Fence Plan/Entry Monument Plan



TABLES

Table 1: Minimum Facilities for Family Oriented Development	5
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A. Open Space and Recreation Plan Overview

This document consists of the Open Space and Recreation Plan (OSRP) for the proposed Rock Creek PAD, an approximately 98.8-acre property located as shown on *Exhibit A: Location Map*. The subject property is identified as Pinal County Assessor parcel numbers 510-48-020E and 510-48-020F. The property is owned by Tres Points, LLC.

Please also refer to Exhibit B: ALTA Survey.

Responding to the policies outlined in the Pinal County Open Space and Recreation Area Guideline Manual (OSRAM), the purpose of the Rock Creek OSRP is to establish unique and contextually appropriate open space and landscape design concepts that will assist in providing a high-quality living environment for future residents.

The design intent of the Rock Creek PAD acknowledges the importance of open areas and outdoor recreation, particularly in a climate that can support year-round outdoor recreation. As such, the Rock Creek community will provide future residents with a quality open space environment as well as a range of recreational activities. The recreation and open space areas planned for this community will also provide physical separation, buffer zones and transition areas.

Based on Section 2.176.130 of the Pinal County Development Services Code, the Rock Creek PAD exceeds the requirement that a minimum of 18 percent of the residential area of the community be provided as open space. The Rock Creek PAD proposes 20.6 percent open space, or 20.4 acres. A minimum of 7 percent of the open space is required to be Recreation Area Open Space per Section 2.176.130 of the Pinal County Development Services Code. The Rock Creek PAD proposes 9.9 percent Recreation Area Open Space, or 9.7 acres.

Per Section 2.176.140 of the Pinal County Development Services Code, the following activities and land uses shall be counted as part of the required open space:

- Recreation areas.
- Suburban trails and sidewalks.
- Retention/detention areas.
- Entryways and streetscapes.
- Landscaped common areas.

B. Context and Connectivity

The property is bound on most sides by property, either developed or undeveloped, that is compatible with the subject property and the proposed uses. The following is a list and general description of the surrounding properties:

North: Single family residential.



East: Single family residential and vacant land.

West: Single family residential and vacant land.

South: Vacant land.

C. Open Space and Recreation Area Guideline Conformance

The Rock Creek PAD is in conformance with requirements of the Pinal County Open Space and Recreation Area Guideline Manual for Residential Developments (OSRAM). The following general design guidelines will be implemented:

- Rock Creek will promote health and high quality of life for the area by providing active and passive recreational opportunities and creating opportunities for community interaction.
- As a family-oriented development with fewer than 1,000 dwelling units, the OSRP for Rock Creek meets the OSRP Guidelines as demonstrated in this report in *Table 1:* Minimum Facilities for Family Oriented Development.
- Open space has been designed to be a community amenity and will be provided in all areas or neighborhoods of the community.
- Open space and recreation areas have been strategically situated in high visibility locations, such as at the end of entry roads into individual neighborhoods, adjacent to the arterial and collector roads, or at the end of cul-de-sacs where trails and pathways can connect with them.
- Desert appropriate landscaping and trees will be installed along the multi-use trails for shade and visual interest.
- The lot layout for Rock Creek has been designed around the open space areas, to ensure close proximity, visibility and interconnectivity of open space.
- Fragmentation of open space areas has been avoided whenever possible.
- Demand for water resources will be reduced through the limited use of turf and careful selection of a low water use, desert appropriate landscape palette for both the community open spaces and private lots.
- Appropriate open space buffering will be included along the collector street through inclusion of landscape buffer widths that meet or exceed the suggested 10 to 15 foot width.



Table 1: Minimum Facilities for Family Oriented Development		
OSRP Guidelines	Provided within Rock Creek PAD (approximately 336 dwellings)	
Paths in addition to sidewalks	Paths (trails) and sidewalks per Pinal County OSRAM.	
A one-acre turf field	2+/- acres of turf field are planned in the community park.	
A play structure	There is a tot lot and larger play structure planned in the community park.	
One picnic ramada	The community park is planned to have 4 ramadas and each neighborhood park will have one ramada.	

D. Slope, Drainage and Preliminary Hydrology

1. Slope

Based on a one-foot contour interval topographic map for the site, the subject property slopes generally from northeast to southwest at an average slope of less than 1%. The elevations on the property range from approximately 1,600 feet above sea level at the northeast corner of the property to approximately 1,590 feet above sea level at the southwest corner of the property.

The following table compares the minimum open space areas as set forth in Section 2.176.130 of the Pinal County Development Services Code (PCDSC) to those proposed as part of the Rock Creek PAD. Open space requirements are determined by the average slope of the net acreage.

Table 2: Open Space Requirements (0-5% Slope Category)				
Onon Space Type	REQUIRED		PROVIDED	
Open Space Type	Percentage	Area (Ac.)	Percentage	Area (Ac.)
Recreation Open Space*	7%	6.9	10.8%	10.7
Conservation Open Space	Site Disturbed, Not Applicable	NA	0%	NA
Total Open Space	18%	17.9	20.6%	20.4

^{*}Recreation Open Space consists of the community park, neighborhood parks and pedestrian trails.

2. Drainage & Preliminary Hydrology

Flows across the site generally travel in an east to west fashion and flow toward the low point located at the southwestern corner of the property.

A detailed drainage report, conforming to Title 8, Chapter 8.05 Drainage and Section 2.176.180 of the Pinal County Development Services Code will be submitted at the time of subdivision platting. In accordance with the requirements of Pinal County, this project will propose provisions for



storm or floodwater runoff channels and basins, and all provisions for drainage control will comply with the regulations of Pinal County. The proposed improvements will be designed to provide for the health, safety and welfare of the present and future population of the area.

The grading and drainage concept for this project will be developed at the time of tentative plat. Final drainage reports and plans, meeting the approval of the Pinal County Engineer, are required prior to the approval of any final subdivision plats for this project.

Onsite retention basins will be designed to accommodate runoff during a 100-year, 2-hour storm event and whenever possible to serve the dual designed purpose of usable open space. Where possible, the retention basins will be landscaped and designed to a maximum ponding depth of 3 feet with a maximum side slope where possible of 4:1 and onsite runoff that has been retained will be disposed of within 36 hours. Offsite storm drainage will be accommodated through professionally designed water conveyance systems, including landscaped drainage channels.

E. Archaeology

See Appendix A: Arizona State Museum Letter for the full report.

F. Open Space Concepts

The Rock Creek PAD has been designed around a system of parks, trails and open space providing a variety of recreational activities for its residents described below.

1. Suburban Trails

Suburban trails are a key component of the open space and recreation system. These trails will be 6 feet in width and will provide connectivity throughout the development, including connections to the community park and neighborhood parks.

Suburban trails provide the following benefits to the Rock Creek PAD:

- Allow residents to move easily and safely throughout the community in a pleasurable environment.
- Serve as open space links, providing strong non-vehicular connections between all the residential and recreational components of the community.
- Located in landscaped areas, providing a pleasurable experience for pedestrians.

Please refer to Exhibit D: Conceptual Parks, Trails, & Open Space Plan and Exhibit G: Conceptual Path and Trail Sections.



2. Community Park

Rock Creek includes a 7± acre community park that is strategically located near the central portion of the community, making it easily accessible to future community members. This park will be the primary recreational area in the community, and it is sized in such a manner that it will conceptually contain the following amenities:

- Four ramadas with picnic tables.
- Two shaded play structures, one designed for ages 2 to 5 and the other for ages 5 to 12.
- Dog park.
- Turf fields for open play.
- A parking lot with 10 vehicle parking spaces.
- Pedestrian paths with fitness stations that connect with the path network that meanders throughout the entire community.
- Landscaping.

This OSRAP provides flexibility for the builder of the community park and allows amenities different than those listed above to be constructed. The community park shall be comprised of the following amenities: minimum of 2 items from Category A, minimum of 2 items from Category B and minimum of 1 item from Category C.

Category A	<u>Category B</u>	<u>Category C</u>
Ramada/shade structure	Picnic tables	Exercise equipment
Tot lot	Bench	Open turf area
Basketball court	Barbeque grill	Bocce court
Volleyball court		Cornhole
		Horseshoe court

This park will be easily accessible and highly visible from a collector road which serves as the primary east/west roadway through the site. This park has also been located such that it is connected to the suburban trails, thereby making it easy to access and connecting it to the other open space amenities within the community.

3. Neighborhood Parks

There are 4 neighborhood parks planned within the community. They have been located such that they will be easily accessible to future residents and evenly distributed within the entire community. There is one neighborhood park in each of the Development Parcels. These neighborhood parks are less than half an acre and will offer recreational opportunities to those living within an easy walking distance of the park (an approximate ¼ mile radius). These parks will contain play equipment, benches, a suburban trail, a ramada, an open grass area in the park within Development Area A and landscaping.



4. Other Open Space Features

Open space areas included within the development parcels will consist of common areas with landscaping located along local streets, common areas, entry monuments and drainage basins.

It should be noted that as is required by Section 2.176.110 of the Pinal County Development Services Code, the homeowner's association established for this community will be responsible for maintaining all open space areas and all landscaping. The homeowner's association will maintain such areas as regulated through the Covenants, Conditions and Restrictions for each parcel. A master homeowner's association will be established and will be responsible for maintaining the common area including the parks.

7. Landscape Materials and Design

Streetscape landscaping assists in establishing the community's character from public view and from adjacent properties, as well as buffering residential dwelling units from the collector and arterial streets. An appropriate mix of native trees, shrubs, accent plants and groundcover materials will be used in common areas to create an attractive environment while also providing shade in appropriate locations for pedestrians. The plant material used will be as per the Low Water Use/Drought Tolerant Plant List for the Pinal Active Management Area (AMA) issued by the Arizona Department of Water Resources (ADWR) or other plant that is consistent with the type and character of plants on this list.

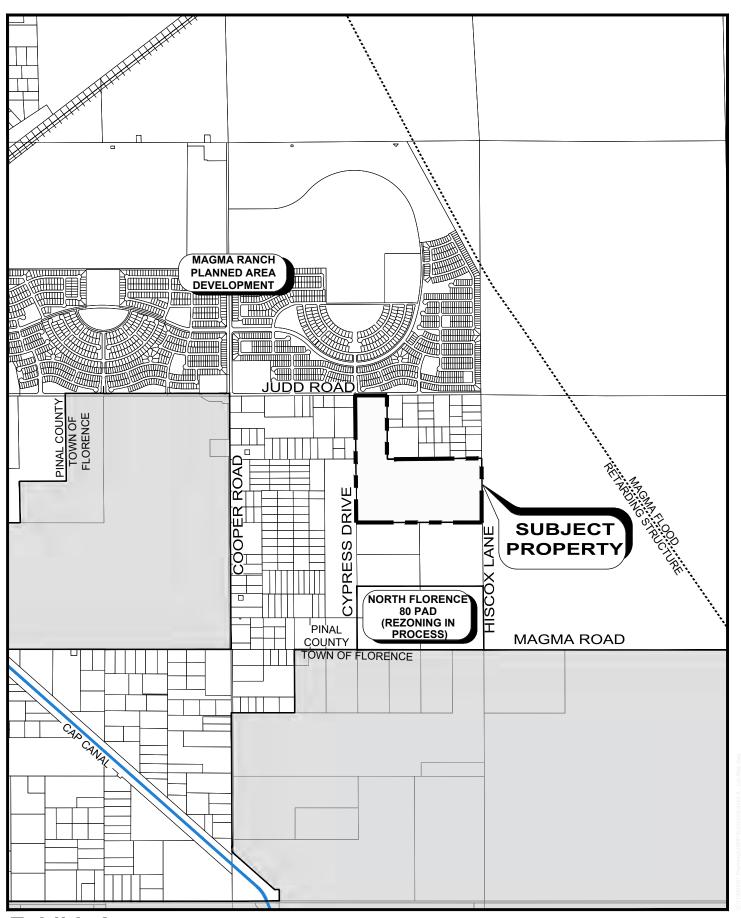
Common open space areas serve as the project's focal points while providing sufficient opportunities for gathering places, active and passive recreational opportunities, neighborhood connectivity, and storm water retention/detention. Elements which define these spaces include designated turf areas for recreational purposes and a system of suburban trails. Use of turf is limited to small portions of the parks, while the remainder of the common open space areas will consist of inorganic ground materials such as decomposed granite.

All landscaping will be designed in accordance with Chapter 11: Landscape and Irrigation Requirements of the Pinal County Subdivision and Infrastructure Design Manual.



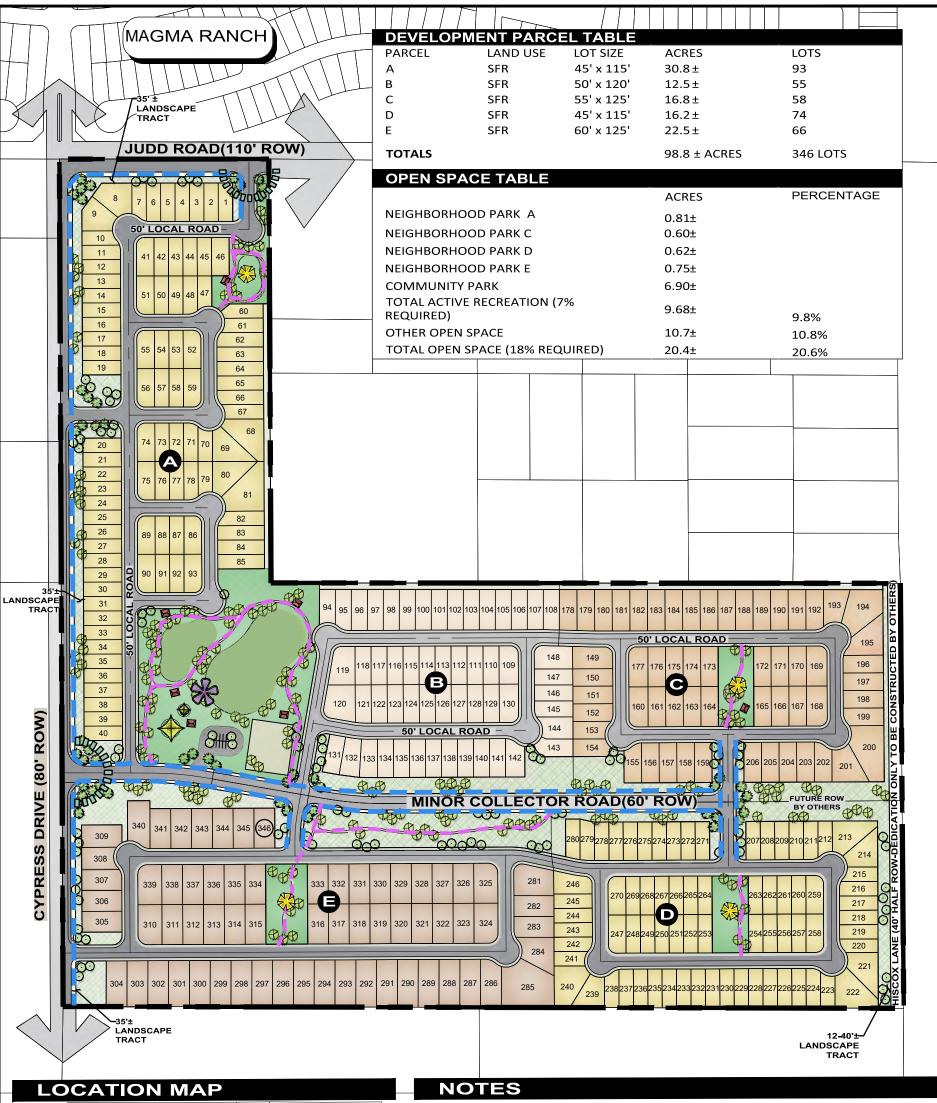
EXHIBITS

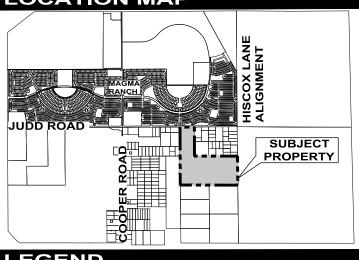












- 1. THE TREES SHOWN IN THIS PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE. ALL ORNAMENTAL, COMMON AREA AND STREET TREES USED WILL BE AS PER LOW WATER USE/DROUGHT TOLERANT PLANT LIST FOR THE PINAL ACTIVE MANAGEMENT AREA ISSUED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES CONTAINED IN APPENDIX B OF THIS DOCUMENT.
- 2. SHRUBS AND GROUNDCOVER ARE NOT SHOWN ON THIS PLAN AND ARE TO BE SELECTED FROM THE LOW WATER USE/DROUGHT TOLERANT PLANT LIST FOR THE PINAL ACTIVE MANAGEMENT AREA ISSUED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AND CONTAINED IN APPENDIX B.
- 3. SEE EXHIBIT D: CONCEPTUAL COMMUNITY AND NEIGHBORHOOD PARKS PLAN FOR CONCEPTUAL LANDSCAPE WITHIN THE RECREATION OPEN SPACE AREAS.

LEGEND

PROPERTY BOUNDARY

SIDEWALKS PER PINAL COUNTY OTHER OPEN SPACE STREET SECTIONS

6' DECOMPOSED GRANITE SUBURBAN PEDESTRIAN TRAIL



RECREATION OPEN SPACE

NEIGHBORHOOD PARK COMMUNITY PARK



ORNAMENTAL TREE



COMMON AREA SHADE TREE



STREET TREE **ENTRY SYMBOL**

EXHIBIT B CONCEPTUAL SITE AND OPEN SPACE PLAN





LOCATION MAP MAGMA RANCH JUDD ROAD **SUBJECT** PROPERTY

NOTES

- 1. THE TREES SHOWN IN THIS PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE. ALL ORNAMENTAL, COMMON AREA AND STREET TREES USED WILL BE AS PER LOW WATER USE/DROUGHT TOLERANT PLANT LIST FOR THE PINAL ACTIVE MANAGEMENT AREA ISSUED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES CONTAINED IN APPENDIX B OF THIS DOCUMENT.
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- 3. SEE EXHIBIT D: CONCEPTUAL COMMUNITY AND NEIGHBORHOOD PARKS PLAN FOR CONCEPTUAL LANDSCAPE WITHIN THE RECREATION OPEN SPACE AREAS.

LEGEND

■ PROPERTY BOUNDARY

6' DECOMPOSED GRANITE SUBURBAN PEDESTRIAN TRAIL





RECREATION OPEN SPACE

OTHER OPEN SPACE

NEIGHBORHOOD PARK





STREET TREE



COMMON AREA SHADE TREE





ENTRY MONUMENT LOCATION



300'



EXHIBIT D
CONCEPTUAL COMMUNITY AND NEIGHBORHOOD PARKS PLAN





LOCATION MAP RANCH JUDD ROAD **SUBJECT** PROPERTY

NOTES

- 1. THE TREES SHOWN IN THIS PLAN ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE. ALL ORNAMENTAL, COMMON AREA AND STREET TREES USED WILL BE AS PER LOW WATER USE/DROUGHT TOLERANT PLANT LIST FOR THE PINAL ACTIVE MANAGEMENT AREA ISSUED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES CONTAINED IN APPENDIX B OF THIS DOCUMENT.
- 2. SHRUBS AND GROUNDCOVER ARE NOT SHOWN ON THIS PLAN AND ARE TO BE SELECTED FROM THE LOW WATER USE/DROUGHT TOLERANT PLANT LIST FOR THE PINAL ACTIVE MANAGEMENT AREA ISSUED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES AND CONTAINED IN APPENDIX B.
- 3. SEE EXHIBIT D: CONCEPTUAL COMMUNITY AND NEIGHBORHOOD PARKS PLAN FOR CONCEPTUAL LANDSCAPE WITHIN THE RECREATION OPEN SPACE AREAS.

LEGEND

PROPERTY BOUNDARY



NEIGHBORHOOD PARK



RECREATION OPEN SPACE



6' DECOMPOSED GRANITE **SUBURBAN PEDESTRIAN TRAIL** ORNAMENTAL TREE

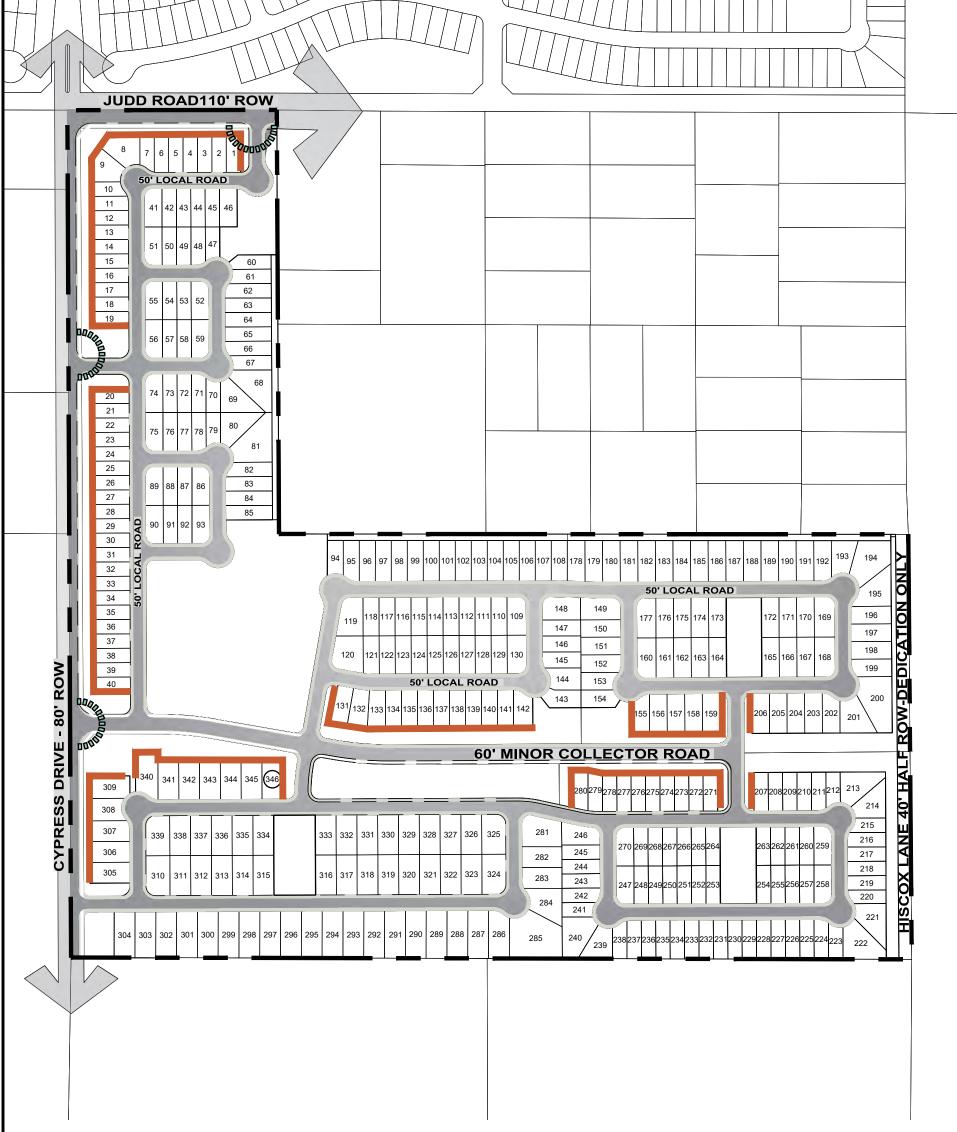


STREET TREE

EXHIBIT E CONCEPTUAL LANDSCAPE PLAN







JUDD ROAD SUBJECT PROPERTY

NOTES

- 1. THEME WALL LOCATIONS ARE CONCEPTUAL AND MAY CHANGE DURING THE PLATTING PROCESS.
- 2. ENTRY MONUMENT DESIGN WILL OCCUR DURING THE PREPARATION OF IMPROVEMENT PLANS.

LEGEND



■ PROPERTY BOUNDARY

ENTRY SYMBOL

THEME WALL

EXHIBIT F

CONCEPTUAL MASTER WALL, FENCE, AND ENTRY MONUMENT





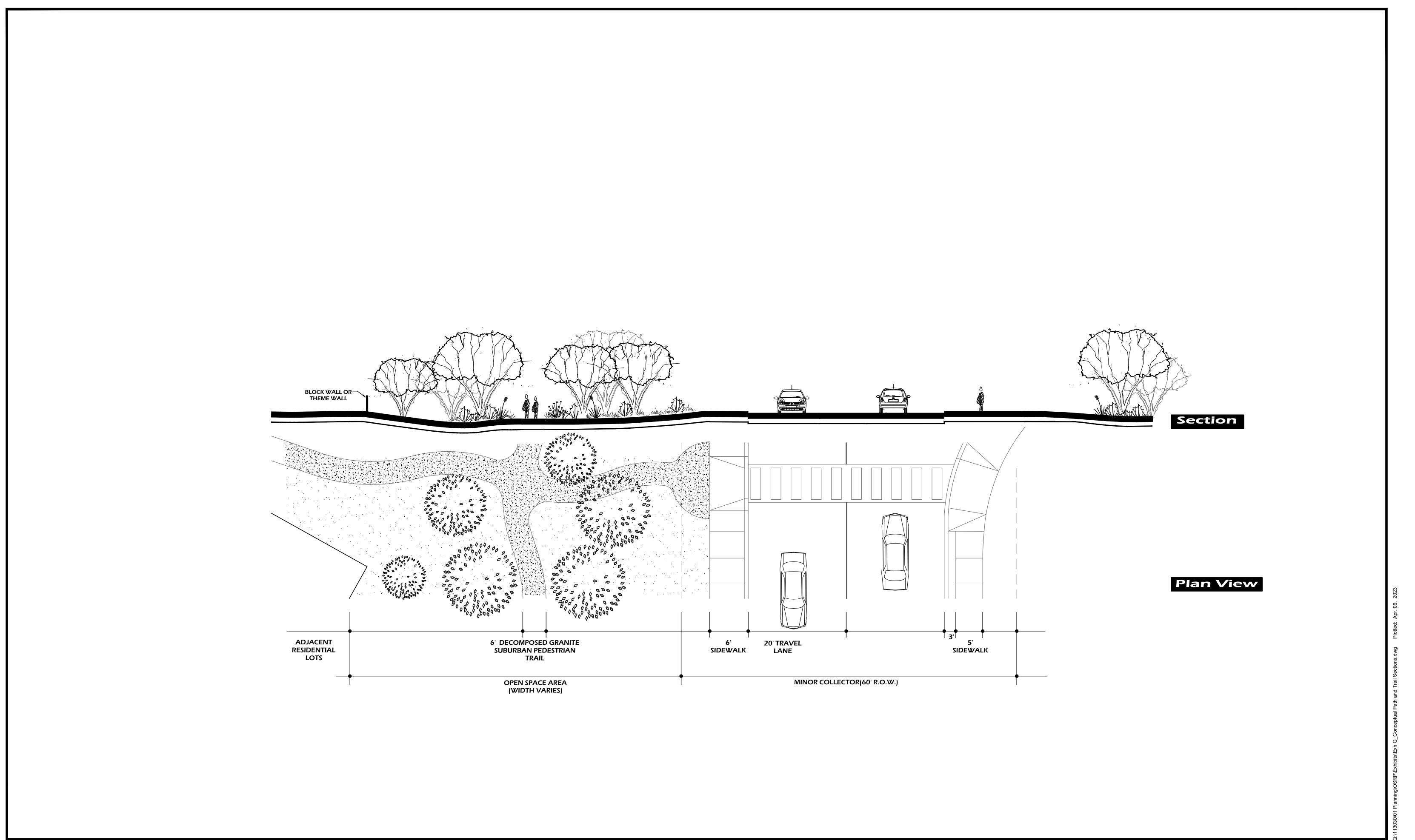


EXHIBIT G CONCEPTUAL TRAIL SECTION



APPENDICES



Appendix A: Arizona State Museum Letter





P.O. Box 210026 Tucson, AZ 85721-0026 Tel: (520) 621-6302 Fax: (520) 621-2976

ARCHAEOLOGICAL RECORDS SEARCH RESULTS

E-mail Request Received: 10/22/2013

Search Completed: 11/22/2013

Requester Name and Title:

Gregory McDowell, Land Planner

Company:

The WLB Group

Address:

4444 East Broadway Boulevard

City, State, Zip Code:

Tucson 85711-3508

Phone/Fax/or E-mail:

881-7480

Project Name and/or Number Rock Creek / Parcel 210-43-0070 **Project Description**

Planned area development of 345 lots on 99 acres

Project Area Location: SEC of Judd & Cooper Rds, Pinal County, Arizona.

Legal Description: a portion of the NE, S28, T3S, R9E, G&SRB&M, Pinal County, Arizona.

Search Results: A search of the archaeological records retained at the Arizona State Museum (ASM) found that the proposed project area has not been archaeologically inspected. Four inspections were completed within a mile of the project area between 1985 and 2008. No historic properties are identified in the project area. No historic properties are recorded within a mile of the proposed project area. A color orthophotograph taken of the project area in 2010, enclosed, shows mostly unmodified land with native vegetation, dirt trails, and an intermittent drainage crossing the parcel from NE to SW.

Sites in Project Area: Unknown; without a visual inspection of the ground surface over the entire project area, it is impossible to ascertain the presence or absence of cultural resources.

Recommendations: Because the project area has not been entirely inspected archaeologically, it is possible that important historic properties are within the project area. The ASM recommends that the ground surface within the area of the proposed development be inspected by an archaeological professional before any ground-disturbing activities are begun.

Upon the completion of an archaeological inspection performed under city or county ordinance or state regulation in Arizona, an archaeological contractor writes a report that summarizes and evaluates the inspection results and makes recommendations for the treatment of the cultural resources, if any are identified. The archaeological contractor should be familiar with current reporting standards and will follow standard procedures in submitting a draft report to you to give to the appropriate county agency for review and consultation. A list of qualified archaeological contractors is posted on the ASM website at the following address: http://www.statemuseum.arizona.edu/crservices/permits/index.shtml.

Pursuant to Arizona Revised Statutes § 41-865, if any human remains or funerary objects are discovered during the project work, all effort will stop within the area of the remains and Dr. Todd Pitezel, ASM assistant curator of archaeology, will be contacted immediately at (520) 621-4795.

If you have any questions regarding the results of this records search, please contact me at the letterhead address or at the phone number or e-mail address as follows.

Sincerely,

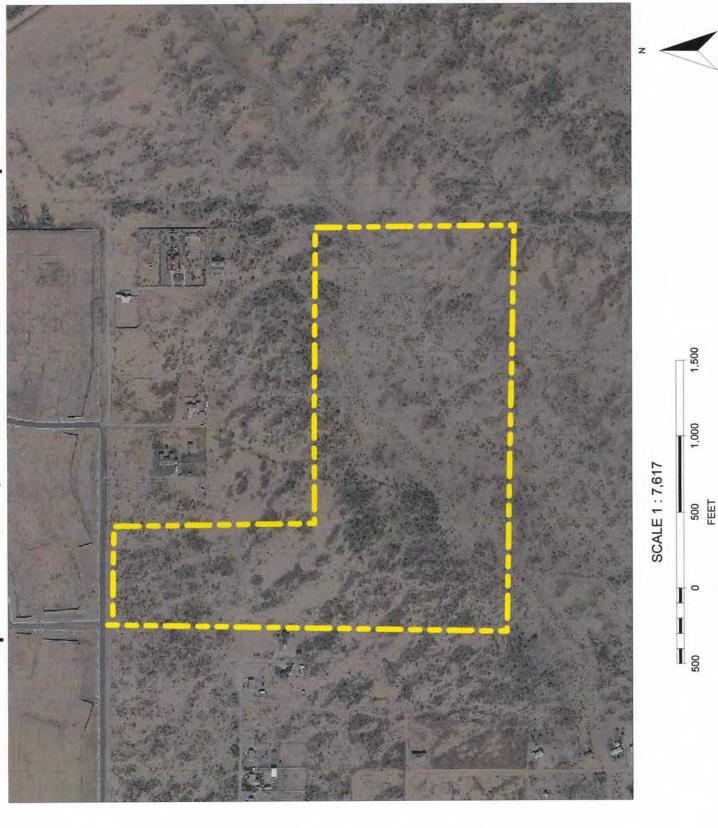
Nancy E. Pearson

Assistant Permits Administrator

(520) 621-2096

nepearso@email.arizona.edu





http://gis.pima.gov/maps/az/mapguide/arizona65.mwf

Friday, November 22, 2013 1:06 PM

Appendix B: Low Water Use/Drought Tolerant Plant List for the Pinal Active
Management Area (AMA) issued by the Arizona Department of Water
Resources (ADWR)



Arizona Department of Water Resources

Pinal Active Management Area Low-Water-Use/Drought-Tolerant Plant List

Low-Water-Use/ Drought-Tolerant Plant List



Official Regulatory List for the Pinal Active Management Area Fourth Management Plan

Arizona Department of Water Resources
1110 West Washington St. Ste. 310
Phoenix, AZ 85007

www.azwater.gov
602-771-8585



Acknowledgements

The Pinal Active Management Area (AMA) Low-Water-Use/Drought-Tolerant Plants List is an adoption of the Phoenix AMA Low-Water-Use/Drought-Tolerant Plants List (Phoenix List). The Phoenix List was prepared in 2004 by the Arizona Department of Water Resources (ADWR) in cooperation with the Landscape Technical Advisory Committee of the Arizona Municipal Water Users Association, comprised of experts from the Desert Botanical Garden, the Arizona Department of Transporation and various municipal, nursery and landscape specialists. ADWR extends its gratitude to the following members of the Plant List Advisory Committee for their generous contribution of time and expertise:

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Kirti Mathura, Desert Botanical Garden

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Jo Miller, City of Glendale

Ron Moody, Dixileta Gardens

Ed Mulrean, Arid Zone Trees

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Cover Photo: Prickley Pear Cactus *(Opuntia)* at Ironwood Forest National Monumet, courtesy of Bureau of Land Management.

A Resource for Regulated Water Users

The use of low-water-use/drought-tolerant plants is required in public rights-of-way and in other instances as described in the Fourth Management Plan¹ (4MP). The Low-Water-Use/Drought-Tolerant Plant List was developed to assist regulated water users in selecting landscaping plants that meet these requirements. Following are the sections in the 4MP of the Pinal Active Management Area (PAMA) in which the list is referenced:

- Section 5-601(4) and (46) Definitions, Low Water Use/Drought Tolerant Plant List for the PAMA and Water-intensive Landscaped Area
- Section 5-610(A)(3), Individual User Requirements for Municipal Providers and Individual Users,
 requirements for public rights-of way
- Section 6.3.1, All Industrial User Program Description
- Section 6.3.2.2, Additional Conservation Requirements for Turf-Related Facilities
- Section 6-601(6), Definitions, Low Water Use/Drought Tolerant Plant List for the PAMA
- Section 6-602(4) and (5), Conservation Requirements
- Section 6-603(A)(6), Monitoring and Reporting Requirements
- Section 6-701(8) and (18), Definitions, Low water use landscaped area and Turf acres
- Section 6-702(C)(2), Conservation Requirements for Turf-Related Facilities
- Section 6-704(E)(2)(a), Allotment Additions, Revegetation Addition for Turf-Related Facilities
- Section 6-1401(5)(a), Definitions, Water-intensive Landscaped Area
- Section 6-1403(3), Monitoring and Reporting Requirements

A Resource for Communities, Residents and Businesses

The Low-Water-Use/Drought-Tolerant Plant List is a resource for communities, residents and businesses that are interested in conserving water through low-water-use landscaping. Plants on the Pinal AMA list can be grown in the Pinal area with very low to moderate supplemental irrigation once they are established. Supplemental irrigation should be of sufficient quantity to saturate the plant's root zone. All plants listed can grow with less water than traditional high-water-use landscape plants.

¹ The 1980 Groundwater Code requires the preparation of a series of water management plans for each AMA that includes mandatory conservation programs. The PAMA 4MP was Adopted in 2020.

Request to Waive the Requirement

Pursuant to the PAMA 4MP sections 5-610(A)(3) and 6-602(5), the ADWR Director may waive the requirement to use plants on the Low-Water-Use/Drought-Tolerant Plant List if the water user demonstrates to the satisfaction of the Director that the plants on the list cannot grow in a publicly owned right-of-way because of high elevation or low light conditions, such as a freeway underpass. Those who wish to request a **waiver** of the list should submit their request in writing or by email to the ADWR Director including the following information:

- 1. Description of the location of the publicly owned right-of-way
- 2. Map showing the location of the right-of-way and the place where plants will be located
- 3. Botanical and common name of the plant under consideration
- 4. Description of plant's water needs, including references

Additionally, anyone wishing to add, delete or **modify** information on the list is encouraged to submit their request to the ADWR Director in writing or email.

Waiver and **modification** requests can be sent to:

Lori Cason, AMA Section
Arizona Department of Water Resources
1110 W. Washington St, Suite 310
Phoenix, AZ 85007
Ilcason@azwater.gov

Definitions and Key to Symbols

Plants in **bold** are from the official regulatory list for the Phoenix Active Management Area (PHX List). The additional plants (not in bold) are either from the *Phoenix Supplemental Information List (Suppl. List*) or from the *Landscape Plants for the Arizona Desert* booklet (Plants Book) developed by the Arizona Municipal Water Users Assocation (AMWUA), or from both sources. The *Suppl. List* includes plant names only. Additional descriptive information is included in the Plants Book. Botanical names have been updated when appropriate.

The *Suppl. List* was developed in 1999 as an informational appendix to the regulatory Phoenix AMA Low-Water-Use/Drought-Tolerant Plant List. The *Suppl. List* contains a listing of species which are considered representatives of the genera listed in the Low-Water-Use/Drought-Tolerant Plant List. The *Suppl. List* is only an informational tool and is not intended to limit the use of any species or cultivars within a genus. The list was compiled by ADWR in cooperation with the AMWUA Landscape Technical Advisory Committee.

The Plants Book is a guide to growing more than 200 low-water-use plants that are listed in and comply with the ADWR's Low-Water-Use/Drought-Tolerant Plant List for the Phoenix AMA. The Plants Book was developed by the AMWUA Regional Water Conservation Committee with technical assistance provided by landscape professionals in 2004.

Relative Water Use (H₂O Use):

Most plants require regular irrigation during the first 2- to 3-year establishment period. Plants should be watered to their root depth. Mature trees should be watered to a depth of 24" to 36"; Shrubs - 18" to 24"; Groundcovers and Vines - 8" to 12". Winter growers will require less frequent irrigation due to cooler temperatures. 0.62 gallons of water is equivalent to one inch of precipitation on one square foot of soil. All the plants on the Low-Water-Use/Drought-Tolerant Plant List use low water amounts. The numbers indicate **relative** water use:

- 1 = very low, relative to the other low-water-use plants on the list.
- 2 = low, relative to the other low-water-use plants on the list.
- 3 = moderate, relative to the other low-water-use plants on the list.

Plant Type (PT):

An = Annual

C/S/Ac = Cactus/Succulent/Accent plant

Gc = Groundcover

Gr = Grass

P = Perennial

Sh = Shrub

T = Tree

V = Vine

Plants are placed in the growth form categories where they are most often used. This does not preclude the use of any plant in another growth form.

Flower Color: dominant colors seen on the blossoms.

Evergreen, Semi-evergreen or Deciduous: E, SE or D

Bloom Season: time of year that the plant will bloom.

Cold Tolerance (Cold Tol): the lowest temperature in degrees Fahrenheit that the plant is known to tolerate before suffering serious injury or death. Hardiness can vary with a plant's age, health, location and how long the temperature remains below freezing.

Origin: the location/s that the plant originated in and is native/endemic to.

Height (Ht) & Width (Wt): average size of a mature plant in normal landscape conditions, unless noted, height and width are in feet.

				•	TREES					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom Season	E, SE or D	Cold Tol	Origin	Comments
	Acacia spp.	Acacia, Wattle								
	Acacia abyssinica	Abyssinian Acacia								
	Acacia aneura	Mulga								
2	Acacia berlandieri	Guajillo	15	15	Cream	Spring	SE	15	Southern Texas and Mexico	Listed as a shrub in Suppl. List
1	Acacia constricta	White Thorn Acacia	10	15	Yellow	Spring to summer	SE	5	Sonoran and Chihuahuan Deserts	Listed as a shrub in Suppl. List
	Acacia coriacea	Wirewood								
1	Acacia craspedocarpa	Leather-Leaf Acacia	10	8	Yellow	Spring to summer	Е	20	Australia	Listed as a shrub in Suppl. List
	Acacia erioloba	Camel Thorn								
2	Acacia farnesiana (Acacia smallii, A. minuta)	Sweet Acacia	20	20	Golden yellow	Late winter to spring	Е	10	Southern US into South America	
	Acacia greggii	Catclaw Acacia								
1	Acacia rigidula	Blackbrush Acacia	12	12	Light yellow	Spring	E	20	Chihuahuan Desert	Listed as a shrub in Suppl. List
2	Acacia salicina	Willow Acacia	30	15	Cream	Spring	E	20	Australia	
	Acacia schaffneri	Twisted Acacia								
1	Acacia stenophylla	Shoestring Acacia	30	20	Cream	Fall to winter	E	18	Australia	
1	Acacia willardiana	Palo Blanco	20	10	Cream	Spring	SE	25	Southern Sonoran Desert	
2	Bauhinia lunarioides (Bauhinia congesta)	Anacacho Orchid Tree	8	6	White or pink	Spring to summer	SE	15	Chihuahuan Desert	
	Bauhinia mexicana	Orchid Tree								
	Brachychiton populneus	Bottle Tree								
	Brahea spp.	Fan Palm								
2	Brahea armata	Mexican Blue Palm	15	8	Cream	Summer	E	15	Baja California	
	•	•	•	•	•	•				•

Caesalpinia spp. Bird-of-Paradise in Caesalpinia cacalaco Cascalote 15 15 Yellow Winter to spring E 20 Mexico Callistemon ssp. Bottlebrush Canotia holacantha Crucifixion Thorn Castela emoryi (Holacantha emoryi)	
Bursera spp. Elephant Tree	Comments
Bursera hindsiana Copal Bursera microphylla Elephant Tree Butia capitata Jelly Palm Caesalpinia spp. Bird-of-Paradise Cascalote 15 15 Yellow Winter to spring E 20 Mexico Callistemon ssp. Bottlebrush Canotia holacantha Crucifixion Thorn Castela emoryi (Holacantha emoryi) Crucifixion Thorn	
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Canotia holacantha Crucifixion Thorn Castela emoryi (Holacantha emoryi) Crucifixion Thorn	
Castela emoryi (Holacantha emoryi) Crucifixion Thorn	
(Holacantha emoryi) Crucifixion Thorn	
Casuarina spp. Beefwood	
Casuarina cunninghamiana River She Oak	
Casuarina equisetifolia Horsetail Tree	
Casuarina stricta Coast Beefwood	
3 Celtis reticulata Canyon Hackberry 25 25 Green Spring D 0 Western US	
Ceratonia siliqua St. John's Bread Tree, Carob Tree	
Cercis canadensis var. mexicana Mexican Redbud	
Cercis canadensis var. texensis Texas Redbud	
3 Chamaerops humilis Mediterranean Fan Palm 10 10 Cream Summer E 10 Mediterranean and Africa	
2 Chilopsis linearis Desert Willow 25 20 White, pink, purple Spring to fall D 0 Southwest US and Mexico	
Chitalpa tashkentensis Chitalpa	

	TREES											
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom Season	E, SE or D	Cold Tol	Origin	Comments		
3	Chorisia speciosa	Silk Floss Tree	30	25	Pink to red	Fall	D	26	Brazil and Argentina			
	Cupressus arizonica	Arizona Cypress										
	Cupressus sempervirens	Italian Cypress										
3	Dalbergia sissoo	Indian Rosewood, Sissoo Tree	40	30	Cream	Spring	SE	25	India			
	Ebenopsis spp. (Pithecellobium spp.)	Ebony										
1	Ebenopsis ebano (Pithecellobium flexicaule)	Texas Ebony	20	15	Cream to yellow	Late spring to early summer	E	20	South Texas and Mexico			
	Eucalyptus spp.	Eucalyptus										
1	Eucalyptus erythrocorys	Red-cap Gum	25	15	Red then yellow	Summer	E	24	Australia			
	Eucalyptus formani	Forman's Eucalyptus										
	Eucalyptus leucoxylon	White Ironbark										
1	Eucalyptus microtheca	Coolibah	35	25	Cream	Summer	E	10	Australia			
	Eucalyptus papuana	Ghost Gum										
	Eucalyptus populnea	Poplar-leaf Eucalyptus										
	Eucalyptus spathulata	Narrow-leaf Gimlet										
	Eucalyptus torquata	Coral Gum										
2	Eysenhardtia orthocarpa	Kidneywood	15	10	White	Summer	SE	15	Southern Arizona and northwestern Mexico			
	Geijera parviflora	Australian-willow										
	Gleditsia triacanthos	Honey Locust, Crucifixion Thorn										

				•	TREES					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom Season	E, SE or D	Cold Tol	Origin	Comments
2	Havardia mexicana (Pithecellobium mexicanum)	Mexican Ebony, Palo Chino	30	20	Cream	Spring	D	15	Northwestern Mexico	Mex ebony in Plants Book; Palo chino in Suppl. List
2	Havardia pallens (Pithecellobium pallens)	Tenaza, Ape's Earring	25	12	Cream	Summer	SE	10	South Texas and northeast Mexico	Tenaza in Plants Book; Ape's earring in Suppl. List
	Leucaena retusa	Golden Ball Lead Tree								
	Lysiloma spp.	Desert-fern								
	Lysiloma candida	Palo Blanco								
2	Lysiloma microphylla	Feather Bush	15	15	Cream	Late spring to early summer	SE	25	Arizona and northwestern Mexico	
	Lysiloma microphylla var. thornberi	Desert Fern								
2	Olea europaea	Fruitless Olive, Fruitless Olive Tree	25	25	cream	spring			Mediterranean	
1	Olneya tesota	Ironwood	25	25	Dusty lavender	Late spring	Е	20	Sonoran Desert	
	Parkinsonia spp. (Cerdidium spp.)	Palo Verde								
	Parkinsonia aculeata	Mexican Palo Verde, Jerusalem Thorn								
1	Parkinsonia florida (Cercidium floridum)	Blue Palo Verde	30	30	Bright yellow	Spring	SE	15	Sonoran Desert	
1	Parkinsonia hybrid	Hybrid Palo Verde	25	25	Yellow	Spring to summer	SE	15	Variety/Cultivar	
1	Parkinsonia microphylla (Cercidium microphyllum)	Foothills Palo Verde	15	15	Sulfur yellow	Mid to late spring	SE	15	Sonoran Desert	

				-	TREES					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom Season	E, SE or D	Cold Tol	Origin	Comments
1	Parkinsonia praecox (Cercidium praecox)	Palo Brea -Am, Sonoran palo verde-suppl	25	25	Bright yellow	Late spring	SE	25	Mexico into South America	
	Phoenix canariensis	Canary Island Date Palm								
	Phoenix dactylifera	Date Palm								
	Pinus canariensis	Canary Island ine								
2	Pinus eldarica	Afghan Pine	50	30	Brown	N/A	Е	10	Afghanistan	
	Pinus halepensis	Aleppo Pine								
	Pinus pinea	Italian Stone Pine								
	Pinus roxburghii	Chir Pine								
	Pistacia spp.	Pistachio								
	Pistacia atlantica	Mt. Atlas Pistache								
3	Pistacia chinensis	Chinese Pistache	40	35	Green	Spring	D	10	China and the Philippines	
2	Pistacia lentiscus	Mastic Tree	15	20	Green	Spring	E	20	Mediterranean	
	Pittosporum angustifolium (Pittosporum phillyraeoides)	Weeping Pittosporum, Willow Pittoposrum								
	Prosopis spp.	Mesquite								
	Prosopis alba	Argentine Mesquite								
	Prosopis chilensis	Chilean Mesquite								
1	Prosopis glandulosa	Texas Honey Mesquite	30	30	Pale yellow	Spring	D	0	Texas and Mexico	
	Prosopis pubescens	Screwbean Mesquite								
1	Prosopis species	Chilean Mesquite	30	30	Yellow-green	Spring	SE	15		
1	Prosopis velutina (Prosopis juliflora)	Velvet Mesquite	25	25	Pale yellow	Spring	D	15	Sonoran and Chihuahuan Deserts	

	TREES											
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom Season	E, SE or D	Cold Tol	Origin	Comments		
	Quercus spp.	Oak										
	Quercus buckleyi	Texas Red Oak										
	Quercus emoryi	Emory Oak										
	Quercus suber	Cork Oak										
	Quercus turbinella	Shrub Live Oak										
3	Quercus virginiana	Live Oak-Am. southern live oak- suppl	40	50	Green	Spring	SE	0	Southeast US			
	Rhus lancea	African Sumac										
	Rhus lanceolata	Prairie Flameleaf Sumac										
	Schinus molle	California Pepper Tree										
	Schinus terebinthifolius	Brazilian Pepper Tree										
2	Sophora secundiflora	Texas Mountain Laurel, Mescal Bean	8	6	Purple	Spring		Е	Chihuahuan Desert			
	Tamarix aphylla	Athel Tree										
	Tipuana tipu	Tipu Tree										
3	Ulmus parvifolia 'Sempervirens'	Evergreen Elm, Chinese Evergreen Elm	35	35	Green	Spring	SE	20	China			
2	Ungnadia speciosa	Mexican Buckeye	10	10	Rose-pink	Spring	D	5	Chihuahuan Desert			
3	Vitex agnus-castus	Chaste Tree	20	20	Lavender	Summer to fall	D	15	Southern Europe			
	Washingtonia spp.	Desert Fan Palm										
	Washingtonia filifera	California Fan Palm										
	Washingtonia robusta	Mexican Fan Palm										
	Xylosma congestum	Xylosma										
	Ziziphus jujuba	Chinese Jujube										

				S	HRUBS					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Orig. Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
2	Abutilon palmeri	Superstition Mallow	4	3	Orange-yellow	Spring to fall	E	20	Arizona and northwestern Mexico	
	Acacia spp.	Acacia								
	Acacia angustissima v. hirta	Fern Acacia								
2	Acacia berlandieri	Guajillo	15	15	Cream	Spring	SE	15	Southern Texas and Mexico	Listed as a tree in Plants Book
1	Acacia constricta	White Thorn Acacia	10	15	Yellow	Spring to summer	SE	5	Sonoran and Chihuahuan Deserts	Listed as a tree in Plants Book
1	Acacia craspedocarpa	Leather-Leaf Acacia	10	8	Yellow	Spring to summer	E	20	Australia	
	Acacia millefolia	Santa Rita Acacia								
	Acacia notabilis	Notable Wattle, Mallee Golden Wattle								
	Acacia rigens	Needle Acacia								
1	Acacia rigidula	Blackbrush Acacia	12	12	Light yellow	Spring	E	20	Chihuahuan Desert	
	Aloysia spp.	Beebrush								
1	Aloysia gratissima	Bee Brush	6	6	White to pale purple	Spring to fall	SE	15	Chihuahuan Desert and South America	
	Aloysia lycioides	Bee Bush								
	Aloysia macrostachya	Sweet-stem								
	Aloysia wrightii	Oreganillo								
	Ambrosia ambrosioides	Canyon Ragweed								
1	Ambrosia deltoidea	Triangleleaf Bursage	1	2	Green	Midwinter to midspring	E	22	Sonoran Desert	
	Ambrosia dumosa	White Bur-sage								
	Anisacanthus spp.	Desert Honeysuckle								
	Anisacanthus andersonii	Anderson's Honeysuckle								
2	Anisacanthus quadrifidus	Flame Honeysuckle	3	4	Orange-red	Summer to late fall	D	5	Chihuahuan Desert	

				S	HRUBS					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Orig. Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
	Anisacanthus thurberi	Desert Honeysuckle								
	Artemisia spp.	Sagebrush								
	Artemesia ludoviciana	White Sage								
	Asclepias linaria	Pine-leaf Milkweed								
1	Asclepias subulata	Desert Milkweed	3	3	White	Spring to fall	E	20	Sonoran Desert	Listed as succulent in Plants Book
	Atriplex spp.	Saltbush								
	Atriplex lentiformis	Quail Bush								
1	Atriplex canescens	Fourwing Saltbush	5	8	Green	Spring to summer	E	0	Western North America	
	Atriplex hymenelytra	Desert Holly								
	Atriplex nummularia	Old Man Saltbush								
	Baccharis spp.	Desert Broom, Coyote Brush								
	Baccharis sarothroides	Desert Broom								
	Bauhinia lunarioides (Bauhinia congesta)	Anacacho								
	Bauhinia macaranthera	Orchid Tree								
	Bauhinia ramosissima	Orchid Tree								
	Bebbia juncea	Sweet Bush								
	Berberis haematocarpa	Red Barberry								
1	Berberis trifoliolata	Barberry, Agerita	5	5	Yellow	Late winter to spring	E	15	Chihuahuan Desert	
1	Buddleia marrubifolia	Woolly Butterfly Bush	5	5	Orange	Spring to midsummer	E	15	Chihuahuan Desert	
	Caesalpinia spp.	Bird-of-Paradise								
2	Caesalpinia gilliesii	Yellow Bird of Paradise	6	5	Yellow with red	Spring to fall	SE	5	Argentina	
3	Caesalpinia mexicana	Mexican Bird of Paradise	10	8	Yellow	Spring to fall	E	15	Mexico	
3	Caesalpinia pulcherrima	Red Bird of Paradise	6	6	Orange and yellow	Late spring to fall	D	30	West Indies and Mexico	

SHRUBS Orig. Flower **Botanical Name** H₂O Bloom E, SE Cold Common Name(s) Wi Ht Origin Comments Use (synonyms) Color season or D Tol Baja Fairy Duster, Red 5 Calliandra californica Red 20 Baja California 3 Spring to fall SE **Fairy Duster** Southwestern Calliandra eriophylla **Pink Fairy Duster** 3 4 Pink Spring to fall SE 5 1 deserts Calliandra peninsularis **Fairy Duster** Callistemon citrinus **Lemon Bottlebrush** Salt Resistant Callistemon phoeniceus **Bottlebrush** Callistemon viminalis **Bottlebrush Net Bush** Calothamnus spp. Calothamnus quadrifidus One-sided Bottlebrush Calothamnus villosus Woolly Netbush Cassia artemisioides (Senna Feathery Cassia artemisioides) Cassia biflora Twin Flower Cassia Cassia goldmannii Cassia nemophila Desert Cassia Cassia phyllodinea Silver-leaf Cassia Cassia wislizenii Shrubby Cassia Southwestern Celtis pallida **Desert Hackberry** 8 10 Yellow-green Ε 10 1 Spring deserts Western Texas and Spring and 1 Chrysactinia mexicana Damianita 2 2 Golden yellow Ε 0 fall Mexico **Chrysothamnus** Rabbit Brush nauseosus Cistus spp. Rockrose Cistus incanus (Cistus Rockrose villosus) Condalia globosa **Bitter Condalia** Listed as a Bush Morning Glory, Convolvulus cneorum 2 3 Ε groundcover in 1 White Spring 15 Southern Europe Silverbush Plants Book South Texas and 3 Cordia boissieri Texas Olive, Anacahuita 10 10 White Spring to fall Ε 20 Northern Mexico

				S	HRUBS					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Orig. Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
1	Cordia parvifolia	Little-Leaf Cordia	6	6	White	Spring to fall	SE	18	Sonoran and Chihuahuan Deserts	
	Coursetia glandulosa	Baby Bonnes								
3	Cycas revoluta	Sago Palm	5	4	Brown	Spring	E	15	Japan	Listed as succulent in Plants Book
	Dalea spp.	Smoketree, Indigo Bush								
	Dalea bicolor var. argyraea	Silver Dalea								
2	Dalea frutescens	Black Dalea	3	4	Rose-purple	Fall to early winter	SE	15	Chihuahuan Desert	
2	Dalea pulchra	Bush Dalea -Am, Indigo bush-suppl	4	5	Violet	Winter to spring	E	10	Arizona and Mexico	
2	Dalea versicolor	Weeping Dalea	3	4	Purple	Fall to spring	E	20	Sonoran Desert	
	Dalea versicolor var. sessilis	Wislizenus Dalea								
	Diclipetera resupinanta	Native Dicliptera								
2	Dodonaea viscosa	Hop Bush	10	8	Lavender- purple	Spring	E	15	Warm regions worldwide	
	Encelia spp.	Brittlebush								
1	Encelia farinosa	Brittlebush	3	4	Yellow	Winter to spring	E	25	Sonoran and Mojave Deserts	
	Ephedra spp.	Mormon-tea								
2	Ephedra nevadensis	Desert Tea	3	3	Green	Spring	Е	0	Southwest US and Mexico	
	Ephedra nevadensis var. aspera	Boundary								
	Ephedra trifurca	Mormon Tea								
	Eremophila spp.	Emu Bush								
	Eremophila glabra	Spotted Emu Bush								
3	Eremophila maculata	Red Eremophila, Emu bush	4	5	Red	Late winter to spring	Е	25	Australia	
	Ericameria linearifolia	Turpentine Bush, Narrowleaf Goldenbush								

				S	HRUBS					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Orig. Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
	Eriogonum spp.	Buckwheat								
1	Eriogonum fasciculatum	Flattop Buckwheat, California Buckwheat	1	2	Pale pink to white	Spring	E	15	Southwestern deserts	
	Erythrina flabelliformis	Southwest Coralbean								
1	Euphorbia antisyphilitica	Candelilla, Wax Plant	1	2	Pink and white	Spring to summer	E	15	Chihuahuan Desert	Listed as succulent in Plants Book
1	Euphorbia rigida (Euphorbia biglandulosa)	Euphorbia	2	3	Chartreuse	Midwinter to spring	E	15	Mediterranean	
	Feijoa sellowiana	Pineapple Guava								
	Forestiera neomexicana	Desert Olive								
3	Fraxinus greggii	Little-Leaf Ash	10	8	Green	Spring	SE	10	Chihuahuan Desert	
	Genista hispanica	Spanish Broom								
2	Gossypium harknessii	San Marcos Hibiscus	3	4	Yellow with red	Summer to fall	Е	25	Sonoran Desert	
2	Guaiacum coulteri	Guayacan	5	5	Deep violet- blue	Summer	SE	25	Northwestern Mexico	
	Gutierrezia sarothrae	Snakeweed								
3	Hamelia patens	Firecracker Bush, Fire Bush	4	4	Red-orange	Summer	SE	25	Florida into South America	
	Hymenoclea monogyra	Burrobrush								
1	Hyptis emoryi	Desert Lavender	6	4	Tiny lavender	Spring	E	25	Southwestern deserts	
3	Jasminum mesnyi	Primrose Jasmine	10	6	Yellow	Late winter to spring	Е	15	Western China	Listed as vine in Plants Book
	Jatropha spp.	Limberbush								
	Jatropha cardiophylla	Limberbush								
	Jatropha cinerea	Lomboy								
	Jatropha dioica	Leatherstem								
	Juniperus chinensis varieties	Juniper								
	Justicia spp.	Mexican Honeysuckle,								
	зизиски ѕрр.	Chuparosa								

				S	HRUBS					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Orig. Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
2	Justicia californica	Chuparosa	4	4	Orange to red	Late winter to spring	SE	25	Sonoran Desert	
3	Justicia candicans	Red Justicia	3	3	Bright red	Fall and spring	E	25	Arizona and Mexico	
	Justicia sonorae	Palm Canyon Justicia								Also listed as a perennial
	Justicia spicigera	Mexican Honeysuckle								
	Krameria parvifolia	Ratany								
	Lantana spp.	Lantana								
1	Larrea tridentata	Creosote Bush	6	6	Small yellow	Spring to fall	E	5	North American deserts	
	Leucophyllum spp.	Texas Sage, Texas Ranger								
1	Leucophyllum candidum	Violet Silverleaf-Am, Silver sage cvor silver cloud -suppl	3	3	Deep violet	Summer to fall	E	10	Chihuahuan Desert	
1	Leucophyllum frutescens	Texas Sage, cv. Green Cloud, White Cloud, compacta	6	6	White, pink, or purple	Summer to fall	E	10	Chihuahuan Desert	
1	Leucophyllum laevigatum	Chihuahuan Sage	4	5	Lavender	Summer to fall	E	10	Chihuahuan Desert	
1	Leucophyllum langmaniae	Langman's Sage, Sierra Madre Sage	5	5	Lavender	Summer to fall	E	10	Chihuahuan Desert	
	Leucophyllum pruinosum	Fragrant Sage								
	Leucophyllum zygophyllum	Blue Ranger								
	Lippia graveolens (Lippia berlandieri)	Mexican Oregano								
	Lycium spp.	Wolfberry								
	Lycium andersonii	Anderson Thornbush								
	Lycium brevipes	Frutilla								
1	Lycium fremontii	Wolfberry	8	8	White to lavender	Late winter to spring and fall	D	20	Sonoran Desert	
	Maireana sedifolia	Bluebush								
	Malpighia emarginata	Barbados Cherry								
2	Maytenus phyllanthoides	Mangle Dulce	3	4	Green	Spring	E	20	Southern US and Mexico	

				S	HRUBS					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Orig. Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
	Melaleuca spp.	Australian Myrtle								
	Mimosa biuncifera	Wait-a-Minute Bush								
	Mimosa dysocarpa	Velvet Pod Mimosa								
3	Myrtus communis	Myrtle	5	4	White	Spring	E	20	Mediterranean	
	Nandina domestica	Heavenly-bamboo								
2	Nerium oleander	Oleander	6	4	White, pink, or red	Spring to fall	E	20	Mediterranean	
	Perovskia atriplicifolia cv. 'Heavenyly Blue'	Russian Sage								
	Phlomis fruticosa	Jerusalem Sage	3	3	Intense yellow	Spring to summer	E			Listed as perennial in Plants Book
	Plumbago capensis	Cape Plumbago								
3	Plumbago scandens	White Plumbago	3	3	White	Summer to fall	E	20	Arizona and Mexico	
	Poliomintha maderensis	Lavender Spice								
3	Punica granatum	Pomegranate	8	6	Orange to red	Spring	D	10	Southern Asia and Mediterranean	
	Punica granatum varieties	Pomegranate								
	Pyracantha spp.	Pyracantha, Fire Thorn								
	Pyracantha coccinea	Firethorn								
	Rhus choriophylla	Mearns Sumac								
	Rhus microphylla	Desert Sumac								
3	Rhus ovata	Sugarbush	6	6	Red followed by cream	Spring	E	10	Arizona into Baja California	
	Rhus trilobata	Skunkbush								
	Rhus virens	Evergreen Sumac								
	Rosmarinus officinalis	Bush Rosemary								
	Ruellia ssp.	Ruellia								
	Ruellia brittoniana	Purple Ruellia	3	3	Purple	Spring to fall	SE			

				S	HRUBS					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Orig. Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
2	Ruellia peninsularis	Baja Ruellia	3	4	Purple	Spring to fall	E	28	Southern Baja California and northwestern Mexico	
	Salvia spp.	Sage								
	Salvia chamaedryoides	Blue Sage								
2	Salvia clevelandii	Chaparral Sage	4	4	Blue to violet	Spring to summer	E	15	Southern and Baja California	Listed as a perennial in Plants Book
	Salvia dorrii	Desert Sage								
	Salvia greggii	Autumn Sage	2	2	Red, pink, or white	Spring and fall	E			Listed as a perennial in Plants Book
	Salvia leucantha	Mexican Bush Sage	4	4	Purple	Late spring to fall	SE			Listed as a perennial in Plants Book
	Salvia leucophylla	Purple Sage								
	Senna spp. (Cassia spp.)	Cassia								
	Senna polyantha, Cassia goldmannii)									
1	Senna artemisioides (Cassia artemisioides)	Green Feathery Senna-Am, feathery cassia-suppl	6	6	Yellow	Late winter to spring	E	20	Australia	
	Senna pallida (Cassia biflora)	Twin Flower Cassia								
	Senna nemophila (Cassia nemophila)	Desert Cassia								
	Senna phyllodinea (Cassia phyllodinea)	Silver-leaf Cassia								
1	Senna wislizenii (Cassi wislizenii)	Shrubby Senna, Shrubby Cassia	4	6	Bright yellow	Summer	D	10	Chihuahuan Desert	
1	Simmondsia chinensis	Jojoba	6	6	Yellow-green	Spring	E	20	Sonoran Desert	
	Solanum xanti	Solanum								
	Sophora arizonica	Arizona Sophora								
	Sophora formosa	Sophora								

				S	HRUBS					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Orig. Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
2	Sophora secundiflora	Texas Mountain Laurel, Mescal Bean	8	6	Purple	Spring	Е	5	Chihuahuan Desert	
	Tecoma spp.	Tacoma								
3	Tecoma hybrid	Orange Bells	8	5	Orange	Year-round in frost-free weather	SE	28	Variety/Cultivar	
2	Tecoma stans	Arizona Yellow Bells	6	6	Yellow	Spring to fall	SE	25	Sonoran and Chihuahuan Deserts	
3	Tecomaria capensis	Cape Honeysuckle	6	5	Vivid orange- red	Year-round in frost-free weather	Е	28	South Africa	
	Teucrium fruticans	Bush Germander								
	Thamnosma montana	Turpentine Broom								
	Thevetia peruviana	Yellow Oleander								
	Trixis californica	Trixis								
	Vauquelinia spp.	Rosewood								
2	Vauquelinia californica	Arizona Rosewood	10	8	White	Early summer	E	15	Sonoran Desert	
	Vauquelinia corymbosa	Narrow-leaf Rosewood								
1	Viguiera parishii (Viguiera deltoide)	Golden Eye, Parish's Golden Eye	3	3	Yellow	Spring	Е	25	Sonoran Desert	
	Viguiera stenoloba	Skeleton-leaf Goldeneye								
	Viguiera tomentosa	Goldeneye								
	Wedelia texana (W. hispida, Zexmenia hispida)	Rough Zexmenia								
	Westringia rosmariniformis	Westringia								
1	Zizyphus obtusifolia	Gray Thorn	6	8	Cream	Early summer	D	15	Southwest US and Mexico	

		CAC	CTUS	/SUC	CULENTS/	'ACCENT	-S			
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
	Agave spp.	Century Plant, Agave								
	Agave americana	Century Plant								
1	Agave bovicornuta	Lechuguilla Verde, Cow's Horn Agave	3	3	Yellow	Late winter to spring	E	20	Northern Mexico	
1	Agave colorata	Mescal Ceniza	3	3	Yellow	Spring	E	15	Sonoran Desert	
1	Agave desmettiana	Smooth Agave	3	3	Bright yellow	Spring	E	25	Mexico	
1	Agave geminiflora	Twin-flowered Agave	3	3	Yellow	Winter	E	25	West central Mexico	
	Agave murpheyi	Murphy's Agave								
1	Agave parryi	Parry's Agave	2	2	Bright yellow	Summer	E	15	Arizona and Chihuahuan Desert	
	Agave victoriae-reginae	Royal Agave								
1	Agave vilmoriniana	Octopus Agave	4	5	Yellow	Spring	E	20	Northwest Mexico	
1	Agave weberi	Weber's Agave	6	6	Yellow	Spring to summer	Е	12	Mexico	
	Aizoaceae	Ice Plant Family								From Suppl. List
	Carpobrotus chilensis	Ice Plant								
	Carpobrotus edulis	Hottentot Fig								
	Cephalophyllum cv. 'Red Spike'	Red Spike Ice Plant								
	Drosanthemum speciosum	Dewflower								
1	Malephora crocea	Gray Ice Plant, Ice Plant	6 in.	6 ft.	Orange to red with yellow	Spring	E	20	South Africa	
	Mesembryanthemum crystallinum	Common Ice Plant								
	Aloe spp.	Aloe								
	Aloe barbadensis (A. vera)	Medicinal Aloe								
1	Aloe dawei	Dawe's Aloe	2	3	Red	Winter	Е	27	Central Africa	
1	Aloe ferox	Tree Aloe, Cape Aloe	5	3	Orange-red	Winter to spring	Е	25	South Africa	
	Aloe marlothii	Mountain Aloe								

		CAC	CTUS	/SUC	CULENTS/	ACCENT	S			
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
	Aloe saponaria	Tiger Aloe								
	Aloe striata	Coral Aloe								
1	Aloe variegata	Partridge Breast Aloe	1	1	Salmon	Winter to spring	E	20	South Africa	
1	Aloe vera	Medicinal Aloe	2	5	Yellow	Spring	E	25	Africa	
1	Asclepias subulata	Desert Milkweed	3	3	White	Spring to fall	E	20	Sonoran Desert	
2	Bulbine frutescens	Yellow Bulbine, Bulbine	1	2	Yellow	Winter to spring	Е	15	South Africa	
	Cactaceae	Cactus Family								
1	Carnegiea gigantea	Saguaro	20	10	White	Late spring	Е	18	Sonoran Desert	
1	Cereus hildmannianus	Hildmann's Cereus	15	10	White	Spring to summer	Е	24	Eastern South America	
1	Echinocactus grusonii	Golden Barrel	1.5	2	Yellow	Spring	E	18	Southern Mexico	
1	Echinocereus engelmannii	Engelmann's Hedgehog	1	2	Magenta	Spring	E	10	Sonoran Desert	
	Ferocactus acanthodes	Compass Barrel								
1	Ferocactus cylindraceus	Compass Barrel	2	1.5	Yellow to orange	Late spring to early summer	E	10	Sonoran and Mojave Deserts	
	Ferocactus wislizenii	Fishook Barrel								
1	Lophocereus schottii	Senita, Totem Pole	10	10	Pink	Late spring to summer	E	20	Baja California	
1	Myrtillocactus goemetrizans	Blue Myrtle Cactus	15	10	Greenish white	Spring	Е	24	Southern Mexico	
1	Opuntia acanthocarpa	Buckhorn Cholla	4	5	Red to yellow	Spring	Е	10	Sonoran and Mojave Deserts	
1	Opuntia basilaris	Beavertail Prickly Pear	1	3	Magenta to pink	Spring	Е	10	Sonoran and Mojave Deserts	
	Opuntia bigelovii	Teddy Bear Cholla								
1	Opuntia engelmannii	Desert PricklyPear, Engelmann's Prickly Pear	4	8	Yellow	Spring to early summer	E	10	Sonoran and Chihuahuan Deserts	
1	Opuntia ficus-indica	Indian Fig	12	18	Yellow to orange	Spring	E	22	Mexico	
1	Opuntia robusta	Giant Prickly Pear	10	10	Yellow	Spring	Е	15	Central Mexico	

		CAC	CTUS	/SUC	CULENTS/	'ACCENT	'S			
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
1	Opuntia santa-rita	Purple Prickly Pear	4	5	Yellow	Spring	Е	10	Sonoran and Chihuahuan Deserts	
	Opuntia violacea	Purple Prickly Pear								
1	Pachycereus marginatus	Mexican Fencepost	10	6	Pink	Spring	E	20	Southern Mexico	
1	Stenocereus thurberi	Organ Pipe, Arizona Organ Pipe	10	10	Pale pink	Spring to summer	E	22	Sonoran Desert	
1	Tephrocactus articulatus	Spruce Cones	1	3	White to pink	Spring	E	15	Argentina	
2	Trichocereus candicans	Argentine Trichocereus, Argentine Giant	2	3	White	Spring	E	10	Argentina	
2	Trichocereus huascha	Argentine Hedgehog	2	3	Orange and red	Spring to summer	Е	10	Argentina	
2	Trichocereus terscheckii	Cardon Grande	15	8	White	Spring	E	10	Argentina	
3	Cycas revoluta	Sago Palm	5	4	Brown	Spring	Е	15	Japan	Listed as shrub in PHX List
	Dasylirion spp.	Desert Spoon								
	Dasylirion acrotriche	Green Desert Spoon								
2	Dasylirion longissimum	Grass Tree	5	5	White	Summer	E	15	Northeast Mexico	
2	Dasylirion wheeleri	Desert Spoon, Sotol	4	4	Cream	Late spring to summer	Е	0	Southern Arizona and Chihuahuan Desert	
1	Euphorbia antisyphilitica	Candelilla, Wax Plant	1	2	Pink and white	Spring to summer	Е	15	Chihuahuan Desert	Listed as shrub in PHX List
	Fouquieria spp.	Ocotillo								
	Fouquieria macdougallii	Chunari								
1	Fouquieria splendens	Ocotillo	12	10	Red to orange	Spring	D	10	Sonoran, Chihuahuan and Mojave Deserts	
	Hechtia montana	Hechtia								
	Hesperaloe spp.	Hesperaloe								
	Hesperaloe campanula	Bell Flower								
1	Hesperaloe funifera	Giant Hesperaloe, Coahuilan Hesperaloe	5	5	Greenish white	Late spring to summer	Е	10	Northeastern Mexico	
	Hesperaloe nocturna	Night-blooming Hesperalow								
1	Hesperaloe parviflora	Red Hesperaloe, Red Yucca	3	5	Coral-red	Spring to summer	Е	10	Western Texas and northeastern Mexico	
	Manfreda maculosa	Manfreda								

Pinal Active Management Area Low-Water-Use/Drought-Tolerant Plant List

		CA	CTUS	/SUC	CULENTS/	'ACCENT	S			
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
	Nolina spp.	Beargrass								
	Nolina matapensis	Tree Bear Grass								
1	Nolina microcarpa	Beargrass	3	4	Pale green to cream	Late spring to early summer	E	0	Southwest US and Mexico	
1	Pedilanthus macrocarpus	Slipper Flower, Lady Slipper	3	3	Red	Late spring to summer	Е	25	Baja California and northwestern Mexico	
	Portulaca grandiflora	Moss Rose	6 in.	18 in.	Rose, red, yellow, white	Summer to fall	N/A			Listed as annual in Plants Book
2	Portulacaria afra	Elephant's Food	3	4	Pink	Spring	E	25	South Africa	
	Yucca spp.	Yucca								
	Yucca aloifolia	Spanish Bayonet								
1	Yucca baccata	Banana Yucca	3	5	White	Spring to summer	E	0	Southwest US and Mexico	
	Yucca brevifolia	Joshua Tree								
1	Yucca elata	Soaptree Yucca	10	4	White	Late spring	E	0	Southwest US and Mexico	
1	Yucca pallida	Paleleaf Yucca	2	4	White	Late spring to summer	Е	0	Texas	
1	Yucca rigida	Blue Yucca	12	5	White	Late spring to summer	E	10	Chihuahuan Desert	
	Yucca rostrate	Beaked Yucca								

				GF	RASSES					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom Season	E, SE or D	Cold Tol	Origin	Comments
	Aristida purpurea	Purple Three-awn			Purple					
	Bothriochloa barbinodis	Cane Bluestem								
	Bothriochloa gerardii	Big Bluestem								
	Bouteloua aristidoides	Six-weeks Grama								
2	Bouteloua curtipendula	Sideoats Grama	2	1.5	Green	Summer to fall		0	North and South America	
3	Bouteloua gracilis	Blue Grama	1.5	2	Green	Summer		0	North America	
	Erioneuron pulchellum	Fluffgrass								
	Hilaria rigida	Big Galleta								
2	Muhlenbergia capillaris	S, GC	3	3	Pink	Fall		0	Texas and Mexico	
	Muhlenbergia emersleyi	Bull Grass								
	Muhlenbergia lindheimeri	Lindheimer Muhly								
	Muhlenbergia porteri	Bush Muhly								
2	Muhlenbergia rigens	Deer Grass	4	4	Green	Summer		0	Southwest US and Mexico	
	Muhlenbergia rigida	Purple Muhly			Tan					
	Pennisetum setaceum cv. 'Cupreum'	Purple Fountain Grass								
	Schismus barbatus	Mediterranean Grass								
	Setaria macrostachya	Hummingbird Flower								
	Sporobolus airoides	Alkali Sacaton								
	Sporobolus cryptandrus	Sand Dropseed								
	Sporobolus wrightii	S, GC								
	Trichachne californica	Cotton top								

			GI	ROUI	NDCOVER	RS				
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom Season	E, SE, or D	Cold Tol	Origin	Comments
	Acacia spp.	Acacia								
	Acacia redolens	Trailing Acacia cv. 'Desert Carpet'								
	Acalypha monostachya.	Raspberry Fuzzies								
	Aizoaceae spp.	Ice Plant Family								
2	Cephalophyllum	Red Spike Ice Plant	6 in.	6 ft.	Brilliant red- cerise	Winter to early spring	Е	20	Southern Africa	Listed as succulent in Suppl. List
1	Malephora crocea	Ice Plant, Gray Ice Plant	6 in.	6 ft.	Orange to red with yellow	Spring	E	20	South Africa	Listed as succulent in Suppl. List
	Asparagus densiflorus cv. 'Sprengeri'	Sprenger Asparagus								
	Atriplex spp.	Saltbush								
	Atriplex semibaccata	Australian Saltbush								
	Baccharis v. 'Centennial'	Centennial Baccharis								
2	Baccharis hybrid	Trailing Desert Broom	3	4	White	Fall	E	5	Variety/Cultivar	
	Baccharis pilularis	Coyote Brush								
	Calylophus hartwegii v. fendleri	Sundrops								
1	Chrysactinia mexicana	Damianita	2	2	Golden yellow	Spring and fall	Е	0	Western Texas and Mexico	Listed as shrub in PHX List
	Clianthus formosus	Sturt's Desert Pea								
1	Convolvulus cneorum	Bush Morning Glory, Silverbush	2	3	White	Spring	Е	15	Southern Europe	Listed as shrub in PHX List
	Convolvulus mauritanicus	Ground Morning Glory								
	Dalea spp.	Indigo Bush								
2	Dalea greggii	Trailing Dalea	2	6	Lavender- purple	Spring to summer	E	15	Chihuahuan Desert	
1	Euphorbia rigida	Blue Euphorbia, Gopher Plant	2	3	Chartreuse	Midwinter to spring	Е	15	Mediterranean	Listed as shrub in PHX List
2	Gazania rigens	Trailing Gazania	8 in.	18 in.	Orange, bronze, yellow	Late winter to spring	E	15	South Africa	

			G	ROUI	NDCOVER	RS				
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom Season	E, SE, or D	Cold Tol	Origin	Comments
	Glandularia bipinnatifida (Verbena bipinnatifida)	Verbena								
	Glandularia peruviana (Verbena peruviana)	Peruvian Verbena								
	Glandularia rigida (Verbena rigida)	Sandpaper Verbena								
	Glandularia tenera (Verbena tenera)	Latin Mock Vervain								
	Lantana spp.	Trailing Lantana								
3	Lantana hybrid	Lantana	2	3	Yellow, orange, gold	Year-round in frost-free weather	E	28	Variety/Cultivar	
3	Lantana montevidensis	Trailing Lantana	1	4	Lavender to white	Year-round in frost-free weather	E	25	South America	
3	Myoporum parvifolium	Myoporum	8 in.	6 ft.	Small white	Spring	Е	20	Australia	Water use is 2 if in partial shade
	Oenothera berlandieri (O. speciosa)	Mexican Evening Primrose								
3	Oenothera caespitosa	Tufted Evening Primrose	1	2	White fade to pink	Spring to fall	E	10	Western US and Mexico	Water use is 2 if in partial shade
3	Oenothera stubbei	Saltillo Primrose	6 in.	4 ft.	Butter yellow	Spring to fall	Е	15	Northeast Mexico	Water use is 2 if in partial shade
	Pentzia incana	Karoo Bush								
2	Rosmarinus officinalis	Trailing or Prostate Rosemary	2	4	Blue	Winter to spring	E	15	Mediterranean	Listed as shrub in PHX List
	Ruellia spp.	Ruellia								Listed as shrub in PHX List
3	Ruellia brittoniana 'Katie'	Katie Ruellia	1	2	Purple	Spring to fall	E	28	Variety/Cultivar	
	Salvia chamaedryoides	Blue Sage								
	Salvia farinacea	Mealy Cup Sage	1.5	1.5	Blue-purple	Spring to fall	SE			Listed as perennial in Plants Book
	Santolina chamaecyparissus	Lavender Cotton								

	GROUNDCOVERS												
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom Season	E, SE, or D	Cold Tol	Origin	Comments			
	Santolina virens	Green Santolina											
	Sesuvium verrucosum	Sea Purslane											
3	Teucrium chamaedrys cv. `Prostrata'	Creeping Germander	6 in.	3 ft.	Pale pink	Winter to spring	Е	0	Variety/Cultivar				
3	Wedelia trilobata	Yellow Dot	1.5	6	Yellow	Spring to summer	E	30	Central and South America				
	Zauschneria spp.	Hummingbird Flower											
	Zauschneria californica	Hummingbird Flower, Hummingbird Trumpet	1	2	Orange-red	Summer to fall	SE						

				V	INES					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom season	E, SE, D	Cold Tol	Origin	Comments
3	Antigonon leptopus	Queen's Wreath, Coral Vine	15	15	Bright pink	Summer to fall	D	30	Mexico	
	Bougainvillea spp.	Bougainvillea								
2	Bougainvillea spectabilis	Bougainvillea	15	20	Many bright colors	Year-round in frost-free weather	E	28	Brazil	
2	Callaeum macropterum (Mascagnia macroptera)	Yellow Orchid Vine	15	15	Yellow	Spring to summer	SE	22	Mexico	
	Campsis radicans	Common Trumpet Creeper								
2	Cissus trifoliata	Grape Ivy	15	10	Green	Summer	SE	20	Southwest US and Mexico	
	Clematis drummondii	Virgin's Bower								
	Curcurbita digitata	Coyote Gourd, Finger Leaf Gourd								
	Hardenbergia comptoniana	Purple Coral Pea							Australia	
2	Hardenbergia violacea	Lilac Vine	15	10	Purple	Winter to spring	E	20	Australia	

				V	INES					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom season	E, SE, D	Cold Tol	Origin	Comments
	Janusia gracilis	Slender Janusia								
3	Jasminum mesnyi	Primrose Jasmine	10	6	Yellow	Late winter to spring	E	15	Western China	Listed as shrub in PHX List
	Kennedia nigricans	Black Yellow Vine								
2	Macfadyena unguis-cati	Cat Claw Vine	25	15	Yellow	Spring	E	15	Central and South America	
	Mascagnia lilacina	Purple Mascagnia								
	Maurandya antirrhiniflora	Snapdragon Vine								
	Maurandya wislizeni	Snapdragon Vine								
2	Merremia aurea	Yuca Vine	10	10	Bright yellow	Summer to fall	D	22	Southern Baja California	
2	Passiflora foetida	Baja Passion Vine, Passion vine	10	10	White and purple	Summer	SE	25	Baja California	
	Podranea ricasoliana	Pink Trumpet Vine								
	Rhynchosia texana	Rosary Bead Vine								
3	Rosa banksiae	Lady Banks' Rose	20	15	White or pale yellow	Spring	E	10	China	
3	Solanum jasminoides	Potato Vine	30	10	White	Year-round in frost-free weather	SE	25	Brazil	

PERENNIALS										
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
	Allionia incarnata	Trailing Windmills								
	Amsonia palmeri	Amsonia								
	Anigozanthos spp.	Kangaroo-paw								
	Anigozanthos flavidus	Kangaroo Paw								
	Anigozanthos manglesii	Kangaroo Paw								
	Anigozanthos viridis	Kangaroo Paw								

				PERE	NNIALS					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
	Anisodontea hypomandrum	African Mallow								
	Arctotis spp.	African Daisy								
	Arctotis acaulis	African Daisy								
	Argemone munita	Prickly Poppy								
	Argemone platyceras	Prickly Poppy								
	Bahia absinthifolia	Bahia								
1	Baileya multiradiata	Desert Marigold	1	1	Yellow	Year-round	Е	10	Southwest US and northern Mexico	
2	Berlandiera lyrata	Chocolate Flower	1	2	Yellow	Spring to fall	Е	10	Southwest US and Mexico	
	Castilleja chromosa	Indian Paintbrush								
	Castilleja lanata	Indian Paintbrush								
	Conoclinium greggii (Eupatorium greggii)	Eupatorium								
	Coreopsis bigelovii	Desert Coreopsis	1.5	1.5	Golden yellow	Early spring to early summer	Е			Listed as annual in PHX List
	Datura metaloides (D.	Sacred Datura,								
	wrightii, D. inoxia)	Jimsonweed								
	Delphinium amabile	Larkspur								
	Delphinium scaposum	Barestem Larkspur								
	Dichelostemma pulchellum	Bluedicks								
	Erigeron divergens	Spreading Fleabane	1.5	2	White to pink	Spring	N/A			Listed as annual in Plants Book
	Erigeron karvinskianus	Santa Barbara Daisy								
	Evolvulus arizonicus	Arizona Blue Eyes								
2	Gaura lindheimeri	Gaura, Desert Orchid	1	1.5	White to pink	Summer to fall	SE	10	Southwest US and Mexico	
	Glandularia gooddingii (Verbena gooddingii)	Goodding's Verbena	1	3	Lavender to pink	Spring	Е			Listed as annual in Plants Book
	Helianthus maximiliani	Maximilian Sunflower	10	2	Yellow	Fall				
	Hesperocallis undulata	Ajo Lily								

	PERENNIALS									
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
	Ipomopsis longiflora	Pale Blue Trumpets								
	Hibiscus coulteri	Desert Rose Mallow								
	Justicia sonorae	Sonoran Justicia								
	Linum lewisii	Blue Flax	2	2	Bright blue	Spring	N/A			Lised as annual in Plants Book
	Lotus rigidus	Desert Rock Pea								
	Machaeranthera gracilis	Yellow Aster								
	Machaeranthera tortifolia	Mohave Aster								
1	Melampodium leucanthum	Blackfoot Daisy	1	2	White	Year-round	Е	0	Southwest US and Mexico	
	Mirabilis multiflora	Desert Four O'Clock								
	Oenothera caespitosa	Tufted Evening Primrose								Listed as groundcover in Plants Book
	Penstemon spp.	Penstemon								
	Penstemon baccharifolius	Rock Penstemon	1	2	Cherry red	Late spring into late summer	E			
	Penstemon barbatus	Scarlet Penstemon								
2	Penstemon eatonii	Firecracker Penstemon	1	1.5	Scarlet	Late winter to spring	E	0	Southwest US and Mexico	
	Penstemon palmeri	Palmer's Penstemon								
2	Penstemon parryi	Parry's Penstemon	1.5	1.5	Hot pink	Spring	E	15	Southern Arizona and northwestern Mexico	
2	Penstemon pseudospectabilis	Canyon Penstemon	1.5	2	Rose-purple	Spring	E	0	Southwest US	
	Penstemon spectabilis	Royal Penstemon								
2	Penstemon superbus	Coral Penstemon -Am, Superb Penstemon-Suppl	2	3	Bright coral	Late spring	E	15	Chihuahuan Desert	
	Phlomis fruticosa	Jerusalem Sage	3	3	Intense yellow	Spring to summer	E			Listed as shrub in PHX List
	Proboscidea altheaefolia	Devil's Claw								

				PERE	NNIALS					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
1	Psilostrophe cooperi	Paperflower	1	2	Yellow	Spring to fall	Е	10	Southwest US and Mexico	
	Psilostrophe tagetina	Paperflower								
	Ratibida columnaris	Mexican Hat	2	1	Yellow or maroon	Spring to fall	D			
	Romneya coulteri	Matilija Poppy								
	Salvia spp.									Listed as shrub in Suppl. List
2	Salvia clevelandii	Chaparral Sage	4	4	Blue to violet	Spring to summer	E	15	Southern and Baja California	Listed as shrub in Suppl. List
	Salvia farinacea	Mealy Cup Sage	1.5	1.5	Blue-purple	Spring to fall	SE			Listed as groundcover in PHX List
	Salvia greggii	Autumn Sage	2	2	Red, pink, or white	Spring and fall	E			Listed as shrub in Suppl. List
	Salvia leucantha	Mexican Bush Sage	4	4	Purple	Late spring to fall	SE			Listed as shrub in Suppl. List
	Senna spp. (Cassia)	Senna								Listed as shrub in Suppl. List
	Senna covesii (Cassia covesii)	Desert Senna	1.5	1.5	Bright yellow	Spring to fall	SE			
	Sphaeralcea spp.	Globe-mallow								
1	Sphaeralcea ambigua	Globe Mallow	3	3	Orange, white, pink, or lavender	Spring	E	5	Sonoran Desert	
	Stachys coccinea	Red Mint, Betony								
	Tagetes spp.	Marigold								
	Tagetes lucida	Mexican Mint Marigold								
	Tagetes palmeri (Tagetes lemmonii)	Mt. Lemmon Marigold	3	3	Orange- yellow	Fall to winter	SE			
2	Tetraneuris acaulis (Hymenoxys acaulis)	Angelita Daisy	1	1	Golden yellow	Year-round	Е	10	Southwest US	
	Thymophylla acerosa (Dyssodia acerosa)	Dyssodia								

	PERENNIALS									
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
	Thymophylla pentachaeta (Dyssodia pentachaeta)	Golden Dyssodia, Dyssodia	6 in.	6 in.	Yellow	Late spring to fall	N/A			Listed as annual in Plants Book
	Zauschneria californica	Hummingbird Trumpet, Hummingbird Flower	1	2	Orange-red	Summer to fall	SE			Listed as groundcover in Suppl. List
	Zephryanthes spp.	Rain Lily								
2	Zephyranthes candida	Rain Lily, Zephyr Flower	1	1	White	Summer	E	20	South America	
	Zephyranthes citrina	Fairy Lily								
	Zephyranthes grandiflora	Rain Lily								
	Wedelia texana (W. hispida, Zexmenia hispida)	Rough Zexmenia, Orange Zexmania	2	3	Orange- yellow	Late spring to summer	E			
	Zinnia acerosa	Desert Zinnia	6 in.	12 in.	White	Spring to fall	Е			
2	Zinnia grandiflora	Prairie Zinnia, Rocky Mountain Zinnia	1	1	Yellow- orange	Summer to fall	SE	10	Southwest US and Mexico	

	ANNUALS									
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
	Abronia villosa	Sand-verbena								
	Amsinckia intermedia	Fiddleneck								
	Argemone pleiacantha	Prickly-poppy								
	Camissonia brevipes	Yellow Cups								
	Camissonia cardiophylla	Heart-leaved Primrose								
	Catharanthus roseus	Madagascar Periwinkle								
	Centaurea rothrockii	Basket Flower								
	Cirsium neomexicanum	Thistle								
	Clarkia amoena	Farewell-to-Spring								

				AN	NUALS					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
	Collinsia heterophylla	Chinese-houses								
	Coreopsis bigelovii	Desert Coreopsis	1.5	1.5	Golden yellow	Early spring to early summer	Е			Listed as perennial in Plants Book
	Cosmos spp.	Cosmos								
	Cosmos bippinnatus	Southwestern Cosmos	3	3	White, pink, or purple	Summer to fall	N/A			
	Cosmos parviflorus									
	Cosmos sulphureus	Yellow Cosmos								
	Dimorphotheca spp.	African Daisy								
	Eriastrum diffusum	Prickly Stars								
	Erigeron divergens	Spreading Fleabane	1.5	2	White to pink	Spring	N/A			Listed as perennial in PHX List
	Eriophyllum lanosum	Woolly Daisy								
	Eriophyllum wallacei	Woolly Daisy								
	Eschscholzia californica ssp. Mexicana, E. mexicana	Mexican Gold Poppy, Calif Poppy	1	1	Yellow to Gold	Late winter to spring	N/A			
	Euphorbia heterophylla	Painted Spurge								
	Gaillardia pulchella	Blanket Flower, Fire Wheel	1.5	1.5	Yellow and maroon-red	Late spring to fall	N/A			
	Geraea canescens	Desert Sunflower								
	Gilia leptantha	Showy Blue Gilia								
	Glandularia gooddingii (Verbena gooddingii)	Goodding's Verbena	1	3	Lavender to pink	Spring	Е			
	Gomphrena globosa	Globe Amaranth								
	Helianthus annuus	Wild Sunflower								
	Helianthus maximiliani	Maximilian Sunflower	10	2	Yellow	Fall	N/A			Listed as perennial in PHX List
	Helichrysum bracteatum	Everlasting Daisy								
	Helipterum spp.	Helipterum								
	Helipterum roseum	Pink Everlasting								
	Ipomoea cristulata	Morning Glory								
	Ipomoea leptotoma	Morning Glory								

				AN	NUALS					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
	Kallstroemia grandiflora	Arizona Poppy	1	3	Orange	Summer				
	Lasthenia chrysostoma (Baeria chrysostoma)	Goldfield								
	Layia platyglossa	Tidy Tips								
	Lesquerella gordonii	Yellow Blanket								
	Linaria spp.	Toadflax								
	Linaria pinnifolia	Toadflax								
	Linaria texana	Toadflax								
	Linaria maroccana	Toadflax								
	Linum grandiflora	Red Flax	2	2	Bright red	Spring	N/A			
	Linum grandiflorum cv. 'Rubrum'	Red Flax								
	Linum lewisii	Blue Flax	2	2	Bright blue	Spring	N/A			Listed as perennial in PHX List
	Lupinus arizonicus	Arizona Lupine								
	Lupinus densiflorus	Lupine								
	Lupinus sparsiflorus	Desert Lupine								
	Lupinus succulentus	Arroyo Lupine	3	3	Violet-blue	Spring	N/A			
	Machaeranthera tanacetifolia (Aster)	Tahoka Daisy								
	Machaeranthera asteroides (Psilactis leptos)	Purple Aster								
	Machaeranthera canescens (Aster bigelovii)	Blue Aster								
	Matricaria grandiflora	Pineapple Weed								
	Matthiola longipetala cv. 'Bicornis'	Evening Scented Stock								
	Mentzelia spp.	Blazing Star								
	Mentzelia involucrata	Morning Stars								
	Mentzelia lindleyi	Blazing Stars								

				AN	NUALS					
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
	Mimulus bigelovii	Bigelow's Monkeyflower								
	Mohavea confertiflora	Ghost Flower								
	Monarda austromontana	Bee Balm								
	Monoptilon bellioides	Belly Flower								
	Nama demissum	Purple Mat								
	Nama hispidum	Purple Mat								
	Nemophila maculata	Five Spot	8 in.	8 in.	White with purple	Spring	N/A			
	Nemophila menziesii	Baby Blue Eyes								
	Oenothera deltoides	Birdcage Evening Primrose								
	Oenothera primiveris	Evening Primrose								
	Orthocarpus purpurascens	Owl's Clover	6 in	6 in	pink to purple	Early to late spring				
	Papaver rhoeas	Shirley Poppy	2	1	Red, pink or white	Spring	N/A			
	Pectis papposa	Chinch Weed								
	Perityle emoryi	Rock Daisy								
	Phacelia spp.	Scorpion Weed								
	Phacelia campanularia	Desert Bluebell, Calif Bluebell	1	1	Blue	Spring	N/A			
	Phacelia tanacetifolia	Scorpion Weed								
	Plantago spp.	Indian-wheat								
	Plantago insularis	Indian Wheat								
	Platystemon californicus	Cream Cups								
	Portulaca grandiflora	Moss Rose	6 in.	18 in.	Rose, red, yellow, or white	Summer to fall	N/A			Listed as annual in Plants Book; succulent in PHX List
	Proboscidea parviflora	Devil's Claw								
	Rafinesquia neomexicana	Desert-chicory								
	Salvia spp.									Listed as shrub in PHX List

Pinal Active Management Area Low-Water-Use/Drought-Tolerant Plant List

	ANNUALS									
H₂O Use	Botanical Name (synonyms)	Common Name(s)	Ht	Wi	Flower Color	Bloom season	E, SE or D	Cold Tol	Origin	Comments
	Salvia coccinea	Cherry Red Sage	1.5	1.5	Deep scarlet	Spring to summer	N/A			
	Salvia columbariae	Chia	1	1	Blue	Spring	N/A			
	Sisymbrium ambiguum	Purple Rocket								
	Solanum xanti	Solanum								
	Thymophylla pentachaeta (Dyssodia pentachaeta)	Golden Dyssodia, Dyssodia	6 in.	6 in.	Yellow	Late spring to fall	N/A			Listed as perennial in PHX List
	Tithonia rotundifolia	Mexican Sunflower	4	3	Yellow or Orange	Summer to fall	E			
	Ursinia spp.	Ursinia								
	Ursinia calenduliflora									
	Ursinia chrysanthemoides									
	Ursinia speciosa									
	Verbesina encelioides	Golden Crown Beard								
	Viguiera annua	Golden Eye								
	Zinnia angustifolia X elegans	Zinnia 'Profusion' Series	1.5	2	Red, orange or white	Summer	Е			

Alphabetical Order by Botanical Name

BOTANICAL NAME	COMMON NAME	PLANT TYPE
Abutilon palmeri	Superstition Mallow	Sh
Acacia abyssinica	Abyssinian Acacia	T
Acacia aneura	Mulga	T
Acacia angustissima v. hirta	Fern Acacia	Sh
Acacia berlandieri	Guajillo	T, Sh
Acacia constricta	White Thorn Acacia	T, Sh
Acacia coriacea	Desert Oak	T
Acacia craspedocarpa	Leather-Leaf Acacia	Sh, Gc
Acacia erioloba	Camel Thorn	T
Acacia farnesiana	Sweet Acacia	T
Acacia greggii	Catclaw Acacia	T
Acacia millefolia	Santa Rita Acacia	Sh
Acacia minuta - see A. farnesiana		
Acacia notabilis	Notable Wattle, Mallee Golden Wattle	Sh
Acacia redolens	Trailing Acacia cv. 'Desert Carpet'	Gc
Acacia rigens	Needle Acacia	Sh
Acacia rigidula	Blackbrush Acacia	T, Sh
Acacia salicina	Willow Acacia	T
Acacia schaffneri	Twisted Acacia	Sh, Gc
Acacia smallii - see A. farnesiana		
Acacia spp.	Acacia, Wattle	T, Gc
Acacia stenophylla	Shoestring Acacia	T
Acacia willardiana	Palo Blanco	T
Acalypha monostachya	Raspberry Fuzzies	Gc
Agave americana	Century Plant	C/S/Ac
Agave bovicornuta	Lechuguilla Verde, Cow's Horn	C/S/Ac
Agave colorata	Mescal Ceniza	C/S/Ac
Agave desmettiana	Smooth Agave	C/S/Ac
Agave geminiflora	Twin-flowered Agave	C/S/Ac
Agave murpheyi	Murphy's Agave	C/S/Ac
Agave parryi	Parry's Agave	C/S/Ac
Agave victoriae-reginae	Royal Agave	C/S/Ac
Agave vilmoriniana	Octopus Agave	C/S/Ac
Agave weberi	Weber's Agave	C/S/Ac
Aizoaceae	Ice Plant Family	C/S/Ac
Aizoaceae spp.	Ice Plant Family	Gc
Allionia incarnata	Trailing Windmills	P
Aloe barbadensis	Medicinal Aloe	C/S/Ac
Aloe dawei	Dawe's Aloe	C/S/Ac

BOTANICAL NAME	COMMON NAME	PLANT TYPE
Aloe ferox	Tree Aloe, Cape Aloe	C/S/Ac
Aloe marlothii	Mountain Aloe	C/S/Ac
Aloe saponaria	Tiger Aloe	C/S/Ac
Aloe spp.	Aloe	C/S/Ac
Aloe striata	Coral Aloe	C/S/Ac
Aloe variegata	Partridge Breast Aloe	C/S/Ac
Aloe vera - see A. barbadensis		
Aloysia gratissima	Bee Brush	Sh
Aloysia lycioides	Bee Bush	Sh
Aloysia macrostachya	Sweet-stem	Sh
Aloysia spp.	Beebrush	Sh
Aloysia wrightii	Oreganillo	Sh
Ambrosia ambrosioides	Canyon Ragweed	Sh
Ambrosia deltoidea	Triangleleaf Bursage	Sh
Ambrosia dumosa	White Bur-sage	Sh
Amsinckia intermedia	Fiddleneck	An
Amsonia palmeri	Amsonia	P
Anigozanthos flavidus	Kangaroo Paw	P
Anigozanthos manglesii	Kangaroo Paw	P
Anigozanthos spp.	Kangaroo-paw	P
Anigozanthos viridis	Kangaroo Paw	P
Anisacanthus andersonii	Anderson's Honeysuckle	Sh
Anisacanthus quadrifidus	Flame Honeysuckle	Sh
Anisacanthus spp.	Desert Honeysuckle	Sh
Anisacanthus thurberi	Desert Honeysuckle	Sh
Anisodontea hypomandrum	African Mallow	P
Antigonon leptopus	Queen's Wreath, Coral Vine	V
Arctotis acaulis	African Daisy	P
Arctotis spp.	African Daisy	P
Argemone munita	Prickly Poppy	P
Argemone platyceras	Prickly Poppy	P
Argemone pleiacantha	Prickly-poppy	An
Aristida purpurea	Purple Three-awn	Gr
Artemesia ludoviciana	White Sage	Sh
Artemisia spp.	Sagebrush	Sh
Asclepias linaria	Pine-leaf Milkweed	Sh
Asclepias subulata	Desert Milkweed	Sh, C/S/Ac
Asparagus densiflorus cv. 'Sprengeri'	Sprenger Asparagus	Gc
Atriplex canescens	Fourwing Saltbush	Sh
Atriplex hymenlytra	Desert Holly	Sh
Atriplex lentiformis	Quail Bush	Sh

BOTANICAL NAME	COMMON NAME	PLANT TYPE
Atriplex nummularia	Old Man Saltbush	Sh
Atriplex semibaccata	Australian Saltbush	Gc
Atriplex spp.	Saltbush	Sh, Gc
Baccharis hybrid	Trailing Desert Broom	Gc
Baccharis pilularis	Coyote Brush	Gc
Baccharis sarothroides	Desert Broom	Sh
Baccharis spp.	Desert Broom, Coyote Brush	Sh
Baccharis v. 'Centennial'	Centennial Baccharis	Gc
Baeria chrysostoma - see Lasthenia chrysostoma		
Bahia absinthifolia	Bahia	P
Baileya multiradiata	Desert Marigold	P
Bauhinia congesta - see B. lunarioides		
Bauhinia lunarioides	Anacacho	Sh, T
Bauhinia macaranthera	Orchid Tree	Sh
Bauhinia mexicana	Orchid Tree	T
Bauhinia ramosissima	Orchid Tree	Sh
Bebbia juncea	Sweet Bush	Sh
Berberis haematocarpa	Red Barberry	Sh
Berberis trifoliolata	Barberry	Sh
Berlandiera lyrata	Chocolate Flower	P
Bothriochloa barbinodis	Cane Bluestem	Gr
Bothriochloa gerardii	Big Bluestem	Gr
Bougainvillea spectabilis	Bougainvillea	V
Bouteloua aristidoides	Six-weeks Grama	Gr
Bouteloua curtipendula	Sideoats Grama	Gr
Bouteloua gracilis	Blue Grama	Gr
Brachychiton populneus	Bottle Tree	T
Brahea armata	Mexican Blue Palm	T
Brahea edulis	Guadalupe Palm	T
Brahea spp.	Fan Palm	T
Buddleia marrubifolia	Woolly Butterfly Bush	Sh
Bulbine frutescens	Yellow Bulbine, Bulbine	C/S/Ac
Bursera hindsiana	Copal	T
Bursera microphylla	Elephant Tree	T
Bursera spp.	Elephant Tree	T
Butia capitata	Jelly Palm	T
Cactaceae	Cactus Family	C/S/Ac
Caesalpinia cacalaco	Cascalote	T
Caesalpinia gilliesii	Yellow Bird of Paradise	Sh
Caesalpinia mexicana	Mexican Bird of Paradise	Sh
Caesalpinia pulcherrima	Red Bird of Paradise	Sh

BOTANICAL NAME	COMMON NAME	PLANT TYPE
Caesalpinia spp.	Bird-of-Paradise	T
Callaeum macropterum	Yellow Orchid Vine	V
Calliandra californica	Baja Fairy Duster, Red Fairy Duster	Sh
Calliandra eriophylla	Pink Fairy Duster	Sh
Calliandra peninsularis	Fairy Duster	Sh
Callistemon citrinus	Lemon Bottlebrush	Sh
Callistemon phoeniceus	Salt Resistant Bottlebrush	Sh
Callistemon spp.	Bottlebrush	T
Callistemon viminalis	Bottlebrush	Sh
Calothamnus quadrifidus	One-sided Bottlebrush	Sh
Calothamnus spp.	Net Bush	Sh
Calothamnus villosus	Woolly Netbush	Sh
Calylophus hartwegii v. fendleri	Sundrops	Gc
Camissonia brevipes	Yellow Cups	An
Camissonia cardiophylla	Heart-leaved Primrose	An
Campsis radicans	Common Trumpet Creeper	V
Canotia holacantha	Crucifixion Thorn	T
Carnegiea gigantea	Saguaro	C/S/Acc
Carpobrotus chilensis	Ice Plant	C/S/Acc
Carpobrotus edulis	Hottentot Fig	C/S/Acc
Cassia artemisioides - see Senna artemisioides		
Cassia biflora - see Senna pallida		
Cassia covesii - see Senna covesii		
Cassia goldmannii - see Senna polycantha		Sh
Cassia nemophila - see Senna nemophila		
Cassia phyllodinea - see Senna phyllodinea		
Cassia spp see Senna spp.		
Cassia wislizenii - see Senna wislizenii		
Castela emoryi	Crucifixion Thorn	T
Castela emoryi	Crucifixion Thorn	T
Castilleja chromosa	Indian Paintbrush	P
Castilleja lanata	Indian Paintbrush	P
Casuarina cunninghamiana	River She Oak	T
Casuarina equisetifolia	Horsetail Tree	T
Casuarina spp.	Beefwood	T
Casuarina stricta	Coast Beefwood	T
Catharanthus roseus	Madagascar Periwinkle	An
Celtis pallida	Desert Hackberry	Sh
Celtis reticulata	Canyon Hackberry	T
Centaurea rothrockii	Basket Flower	An
Cephalophyllum cv. 'Red Spike'	Red Spike Ice Plant	C/S/Ac

Cerciolium floridum - see Parkinsonia florida Cercidium floridum - see Parkinsonia florida Cercidium floridum - see Parkinsonia florida Cercidium praecox - see Parkinsonia praecox Cercis canadensis var. texensis Texas Redbud T Cerdidium spp see Parkinsonia spp. Cereus hildmannianus Hildmann's Cereus C'S/Ac Chamaerops humilis Mediterranean Fan Palm T Chilopsis linearis Desert Willow T Chitalpa tashkentensis Chitalpa T Chitalpa tashkentensis Chitalpa T Christois speciosa Silk Floss Tree T Chrysactinia mexicana Damianita Sh, Ge Chrysothamnus nauseosus Rabbit Brush Sh Cirsum neomexicanum Thistle An Cissus trifoliata Grape Ivy V Cistus incanus Rockrose Sh Cistus villosus - see C. incanus Cistus incanus Cistus incanus Cistus incanus Cistus incanus Cistus incanus Cistus incanus Sturt's Desert Pea Gc Collinista heterophylla Chinese-houses An Condalia globosa Bitter Condalia Sh, Ge Corvolvulus cneorum Bush Morning Glory Ge Cordia boissieri Texas Olive, Anacahuita Sh Corropsis bigelovii Desert Coreopsis P, An Cosmos parviflorus Southwestern Cosmos An Cosmos parviflorus Southwestern Cosmos An Cosmos sulphureus Yellow Cosmos An Cosmos sulphureus Sut States Castasta	BOTANICAL NAME	COMMON NAME	PLANT TYPE
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	·	Baby Bonnes	Sh
Cupressus arizonica Arizona Cypress I	Cupressus arizonica	Arizona Cypress	T
Cupressus sempervirens Italian Cypress T	•		T
Curcurbita digitata Coyote Gourd, Finger Leaf Gourd V	<u> </u>		
Cycas revoluta Sago Palm Sh, C/S/Ac		<u> </u>	
Dalbergia sissoo Indian Rosewood, Sissoo Tree T	•	-	· · · · · · · · · · · · · · · · · · ·
Dalea bicolor var. argyraea Silver Dalea Sh	-	·	

BOTANICAL NAME	COMMON NAME	PLANT TYPE
Dalea frutescens	Black Dalea	Sh
Dalea greggii	Trailing Dalea	Gc
Dalea pulchra	Bush Dalea -Am, Indigo bush-suppl	Sh
Dalea spp.	Smoketree, Indigo Bush	Sh, Gc
Dalea versicolor	Weeping Dalea	Sh
Dalea versicolor var. sessilis	Wislizenus Dalea	Sh
Dasylirion acrotriche	Green Desert Spoon	C/S/Ac
Dasylirion longissimum	Grass Tree	C/S/Ac
Dasylirion spp.	Desert Spoon	C/S/Ac
Dasylirion wheeleri	Desert Spoon, Sotol	C/S/Ac
Datura inoxia - see D. metaloides	<u> </u>	
Datura metaloides	Sacred Datura, Jimsonweed	P
Datura wrightii - see D. metaloides		
Delphinium amabile	Larkspur	P
Delphinium scaposum	Barestem Larkspur	P
Dichelostemma pulchellum	Bluedicks	P
Diclipetera resupinanta	Native Dicliptera	Sh
Dimorphotheca spp.	African Daisy	An
Dodonaea viscosa	Hop Bush	Sh
Drosanthemum speciosum	Dewflower	C/S/Ac
Dyssodia acerosa - see Thymophylla acerosa Dyssodia pentachaeta - see Thymophylla pentachaeta		
Ebenopsis ebano	Texas Ebony	T
Ebenopsis spp. (Pithecellobium spp.)	Ebony	T
Echinocactus grusonii	Golden Barrel	C/S/Ac
Echinocereus engelmannii	Engelmann's Hedgehog	C/S/Ac
Encelia farinosa	Brittlebush	Sh
Encelia spp.	Brittlebush	Sh
Ephedra nevadensis	Desert Tea	Sh
Ephedra nevadensis var. aspera	Boundary Ephedra	Sh
Ephedra spp.	Mormon-tea	Sh
Ephedra trifurca	Mormon Tea	Sh
Eremophila glabra	Spotted Emu Bush	Sh
Eremophila maculata	Red Eremophila, Emu bush	Sh
Eremophila spp.	Emu Bush	Sh
Eriastrum diffusum	Prickly Stars	An
Ericameria laricifolia	Turpentine Bush	Sh
Ericameria linearifolia	Turpentine Bush, Narrowleaf Goldenbush	Sh
Erigeron divergens	Spreading Fleabane	P, An
Erigeron karvinskianus	Santa Barbara Daisy	P
Eriogonum fasciculatum	Flattop Buckwheat, California Buckwheat	Sh
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BOTANICAL NAME	COMMON NAME	PLANT TYPE
Eriogonum spp.	Buckwheat	Sh
Erioneuron pulchellum	Fluffgrass	Gr
Eriophyllum lanosum	Woolly Daisy	An
Eriophyllum wallacei	Woolly Daisy	An
Erythrina flabelliformis	Southwest Coralbean	Sh
Eschscholzia californica ssp. Mexicana, E. mexicana	Mexican Gold Poppy, Calif Poppy	An
Eucalyptus erythrocorys	Red-cap Gum	T
Eucalyptus formani	Forman's Eucalyptus	T
Eucalyptus leucoxylon	White Ironbark	T
Eucalyptus microtheca	Coolibah	T
Eucalyptus papuana	Ghost Gum	T
Eucalyptus populnea	Poplar-leaf Eucalyptus	T
Eucalyptus spathulata	Narrow-leaf Gimlet	T
Eucalyptus spp.	Eucalyptus	T
Eucalyptus torquata	Coral Gum	T
Eupatorium greggii - see Conoclinium greggii		
Euphorbia antisyphilitica	Candelilla, Wax Plant	Sh, C/S/Ac
Euphorbia heterophylla	Painted Spurge	An
Euphorbia rigida	Blue Euphorbia	Gc
Euphorbia rigida (E. biglandulosa)	Euphorbia	Sh
Evolvulus arizonicus	Arizona Blue Eyes	P
Eysenhardtia orthocarpa	Kidneywood	T
Feijoa sellowiana	Pineapple Guava	Sh
Ferocactus acanthodes	Compass Barrel	C/S/Ac
Ferocactus cylindraceus	Compass Barrel	C/S/Ac
Ferocactus wislizenii	Fishook Barrel	C/S/Ac
Forestiera neomexicana	Desert Olive	Sh
Fouquieria macdougallii	Chunari	C/S/Ac
Fouquieria splendens	Ocotillo	C/S/Ac
Fouquieria spp.	Ocotillo	C/S/Ac
Fraxinus greggii	Little-Leaf Ash	Sh
Gaillardia pulchella	Blanket Flower, Fire Wheel	An
Gaura lindheimeri	Gaura, Desert Orchid	P
Gazania rigens	Trailing Gazania	Gc
Gazania spp.	Gazania	Gc
Geijera parviflora	Australian-willow	T
Genista hispanica	Spanish Broom	Sh
Geraea canescens	Desert Sunflower	An
Gilia leptantha	Showy Blue Gilia	An
Glandularia bipinnatifida (Verbena bipinnatifida)	Verbena	Gc
Glandularia gooddingii (Verbena gooddingii)	Goodding's Verbena	An, P
	Goodding 3 verbena	, -

BOTANICAL NAME	COMMON NAME	PLANT TYPE
Glandularia peruviana (Verbena peruviana)	Peruvian Verbena	Gc
Glandularia pulchella	Moss Verbena	P
Glandularia rigida (Verbena rigida)	Sandpaper verbena	Gc
Glandularia tenera (Verbena tenera)	Latin Mock Vervain	Gc
Gleditsia triacanthos	Honey Locust, Crucifixion Thorn	T
Gomphrena globosa	Globe Amaranth	An
Gossypium harknessii	San Marcos Hibiscus	Sh
Guaiacum coulteri	Guayacan	Sh
Gutierrezia sarothrae	Snakeweed	Sh
Hamelia patens	Firecracker Bush, Fire Bush	Sh
Hardenbergia comptoniana	Purple Coral Pea	V
Hardenbergia violacea	Lilac Vine	V
Havardia mexicana (Pithecellobium mexicanum)	Mexican Ebony, Palo Chino	T
Havardia pallens (Pithecellobium pallens)	Tenaza, Ape's Earring	Т
Hechtia montana	Hechtia	C/S/Ac
Helianthus annuus	Wild Sunflower	An
Helianthus maximiliani	Maximilian Sunflower	P, An
Helichrysum bracteatum	Everlasting Daisy	An
Helipterum roseum	Pink Everlasting	An
Helipterum spp.	Helipterum	An
Hesperaloe campanula	Bell Flower	C/S/Ac
Hesperaloe funifera	Giant Hesperaloe, Coahuilan Hesperaloe	C/S/Ac
Hesperaloe nocturna	Night-blooming Hesperaloe	C/S/Ac
Hesperaloe parviflora	Red Hesperaloe, Red Yucca	C/S/Ac
Hesperaloe spp.	Hesperaloe	C/S/Ac
Hesperocallis undulata	Ajo Lily	P
Hibiscus coulteri	Desert Rose Mallow	P
Hilaria rigida	Big Galleta	Gr
Holacantha emoryi - see Castela emoryi		
Hymenoclea monogyra	Burrobrush	Sh
Hymenoxys acaulis - see Tetraneuris acaulis		
Hyptis emoryi	Desert Lavender	Sh
Ipomoea cristulata	Morning Glory	An
Ipomoea leptotoma	Morning Glory	An
Ipomopsis longiflora	Pale Blue Trumpets	P
Janusia gracilis	Slender Janusia	V
Jasminum mesnyi	Primrose Jasmine	Sh, V
Jatropha cardiophylla	Limberbush	Sh
Jatropha cinerea	Lomboy	Sh
Jatropha dioica	Leatherstem	Sh
Jatropha spp.	Limberbush	Sh

BOTANICAL NAME	COMMON NAME	PLANT TYPE
Juniperus chinensis varieties	Juniper	Sh
Justicia californica	Chuparosa	Sh
Justicia candicans	Red Justicia	Sh
Justicia sonorae	Sonoran Justicia, Palm Canyon Justicia	P, Sh
Justicia spicigera	Mexican Honeysuckle	Sh
Justicia spp.	Mexican Honeysuckle, Chuparosa	Sh
Kallstroemia grandiflora	Arizona Poppy	An
Kennedia nigricans	Black Yellow Vine	V
Krameria parvifolia	Ratany	Sh
Lantana hybrid	Lantana	Gc
Lantana montevidensis	Trailing Lantana	Gc
Lantana spp.	Lantana	Sh
Larrea tridentata	Creosote Bush	Sh
Lasthenia chrysostoma (Baeria chrysostoma)	Goldfield	An
Layia platyglossa	Tidy Tips	An
Lesquerella gordonii	Yellow Blanket	An
Leucaena retusa	Golden Ball Lead Tree	T
Leucophyllum candidum	Violet Silverleaf v. Silver Sage or Silver Cloud	Sh
Leucophyllum frutescens	Texas Sage, cv. Green Cloud, White Cloud or Compacta	Sh
Leucophyllum laevigatum	Chihuahuan Sage	Sh
Leucophyllum langmaniae	Langman's Sage, Sierra Madre Sage	Sh
Leucophyllum pruinosum	Fragrant Sage	Sh
Leucophyllum spp.	Texas Sage, Texas Ranger	Sh
Leucophyllum zygophyllum	Blue Ranger	Sh
Linaria maroccana	Toadflax	An
Linaria pinnifolia	Toadflax	An
Linaria spp.	Toadflax	An
Linaria texana	Toadflax	An
Linum grandiflora	Red Flax	An
Linum grandiflorum cv. 'Rubrum'	Red Flax	An
Linum lewisii	Blue Flax	P, An
Lippia graveolens (L. berlandieri)	Mexican Oregano	Sh
Lophocereus schottii	Senita, Totem Pole	C/S/Ac
Lotus rigidus	Desert Rock Pea	P
Lupinus arizonicus	Arizona Lupine	An
Lupinus densiflorus	Lupine	An
Lupinus sparsiflorus	Desert Lupine	An
Lupinus succulentus	Arroyo Lupine	An
Lycium andersonii	Anderson Thornbush	Sh
Lycium brevipes	Frutilla	Sh

BOTANICAL NAME	COMMON NAME	PLANT TYPE
Lycium fremontii	Wolfberry	Sh
Lycium spp.	Wolfberry	Sh
Lysiloma candida	Palo Blanco	T
Lysiloma microphylla	Feather Bush	T
Lysiloma microphylla var. thornberi	Desert Fern	T
Lysiloma spp.	Desert-fern	T
Macfadyena unguis-cati	Cat Claw Vine	V
Machaeranthera asteroides (Psilactis leptos)	Purple Aster	An
Machaeranthera canescens (Aster bigelovii)	Blue Aster	An
Machaeranthera gracilis	Yellow Aster	P
Machaeranthera tanacetifolia (Aster)	Tahoka Daisy	An
Machaeranthera tortifolia	Mohave Aster	P
Maireana sedifolia	Bluebush	Sh
Malephora crocea	Gray Ice Plant, Ice Plant	Gc, C/S/Ac
Malpighia emarginata	Barbados Cherry	Sh
Manfreda maculosa	Manfreda	C/S/Ac
Mascagnia lilacina	Purple Mascagnia	V
Mascagnia macroptera - See Callaeum macropterum		
Matricaria grandiflora	Pineapple Weed	An
Matthiola longipetala cv. 'Bicornis'	Evening Scented Stock	An
Maurandya antirrhiniflora	Snapdragon Vine	V
Maurandya wislizeni	Snapdragon Vine	V
Maytenus phyllanthoides	Mangle Dulce	Sh
Melaleuca spp.	Australian Myrtle	Sh
Melampodium leucanthum	Blackfoot Daisy	P
Mentzelia involucrata	Morning Stars	An
Mentzelia lindleyi	Blazing Stars	An
Mentzelia spp.	Blazing Star	An
Merremia aurea	Yuca Vine	V
Mesembryanthemum crystallinum	Common Ice Plant	C/S/Ac
Mimosa biuncifera	Wait-a-Minute Bush	Sh
Mimosa dysocarpa	Velvet Pod Mimosa	Sh
Mimulus bigelovii	Bigelow's Monkeyflower	An
Mirabilis multiflora	Desert Four O'Clock	P
Mohavea confertiflora	Ghost Flower	An
Monarda austromontana	Bee Balm	An
Monoptilon bellioides	Belly Flower	An
Muhlenbergia capillaris	Pink Muhly, Gulf Muhly	Gr
Muhlenbergia dumosa	Bamboo Muhly, Giant Muhly	Gr
Muhlenbergia emersleyi	Bull Grass	Gr
Muhlenbergia lindheimeri	Lindheimer Muhly	Gr

BOTANICAL NAME	COMMON NAME	PLANT TYPE
Muhlenbergia porteri	Bush Muhly	Gr
Muhlenbergia rigens	Deer Grass	Gr
Muhlenbergia rigida	Purple Muhly	Gr
Myoporum parvifolium	Myoporum	Gc
Myrtillocactus goemetrizans	Blue Myrtle Cactus	C/S/Ac
Myrtus communis	Myrtle	Sh
Nama demissum	Purple Mat	An
Nama hispidum	Purple Mat	An
Nandina domestica	Heavenly-bamboo	Sh
Nasella tenuissa (Stipa tenuissima)	Mexican Feather Grass, Mexican Thread Grass	Gr
Nemophila maculata	Five Spot	An
Nemophila menziesii	Baby Blue Eyes	An
Nerium oleander	Oleander	Sh
Nolina matapensis	Tree Bear Grass	C/S/Ac
Nolina microcarpa	Beargrass	C/S/Ac
Nolina spp.	Beargrass	C/S/Ac
Oenothera berlandieri (O. speciosa)	Mexican Evening Primrose	Gc
Oenothera caespitosa	Tufted Evening Primrose	Gc, P
Oenothera deltoides	Birdcage Evening Primrose	An
Oenothera primiveris	Evening Primrose	An
Oenothera stubbei	Saltillo Primrose	Gc
Olea europaea	Fruitless Olive, Fruitless Olive Tree	T
Olneya tesota	Ironwood	T
Opuntia acanthocarpa	Buckhorn Cholla	C/S/Ac
Opuntia basilaris	Beavertail Prickly Pear	C/S/Ac
Opuntia bigelovii	Teddy Bear Cholla	C/S/Ac
Opuntia engelmannii	Desert PricklyPear, Engelmann's Prickly Pear	C/S/Ac
Opuntia ficus-indica	Indian Fig	C/S/Ac
Opuntia robusta	Giant Prickly Pear	C/S/Ac
Opuntia santa-rita	Purple Prickly Pear	C/S/Ac
Opuntia violacea	Purple Prickly Pear	C/S/Ac
Orthocarpus purpurascens	Owl's Clover	An
Pachycereus marginatus	Mexican Fencepost	C/S/Ac
Papaver rhoeas	Shirley Poppy	An
Parkinsonia aculeata	Mexican Palo Verde, Jerusalem Thorn	T
Parkinsonia florida	Blue Palo Verde	T
Parkinsonia hybrid	Hybrid Palo Verde	T
Parkinsonia microphylla	Foothills Palo Verde	T
Parkinsonia praecox	Palo Brea, Sonoran Palo Verde	T
Parkinsonia spp. (Cerdidium spp.)	Palo Verde	T
Passiflora foetida	Baja Passion Vine, Passion vine	V

BOTANICAL NAME	COMMON NAME	PLANT TYPE
Pectis papposa	Chinch Weed	An
Pedilanthus macrocarpus	Slipper Flower, Lady Slipper	C/S/Ac
Pennisetum setaceum cv. 'Cupreum'	Purple Fountain Grass	Gr
Penstemon baccharifolius	Rock Penstemon	P
Penstemon barbatus	Scarlet Penstemon	P
Penstemon eatonii	Firecracker Penstemon	P
Penstemon palmeri	Palmer's Penstemon	P
Penstemon parryi	Parry's Penstemon	P
Penstemon pseudospectabilis	Canyon Penstemon	P
Penstemon spectabilis	Royal Penstemon	P
Penstemon spp.	Penstemon	P
Penstemon superbus	Coral Penstemon, Superb Penstemon	P
Pentzia incana	Karoo Bush	Gc
Perityle emoryi	Rock Daisy	An
Perovskia atriplicifolia cv. 'Heavenyly Blue'	Russian Sage	Sh
Phacelia campanularia	Desert Bluebell, California Bluebell	An
Phacelia spp.	Scorpion Weed	An
Phacelia tanacetifolia	Scorpion Weed	An
Phlomis fruticosa	Jerusalem Sage	Sh, P
Phoenix canariensis	Canary Island Date Palm	T
Phoenix dactylifera	Date Palm	T
Pinus canariensis	Canary Island Pine	T
Pinus eldarica	Afghan Pine	T
Pinus halepensis	Aleppo Pine	T
Pinus pinea	Italian Stone Pine	T
Pinus roxburghii	Chir Pine	T
Pistacia atlantica	Mt. Atlas Pistache	T
Pistacia chinensis	Chinese Pistache	T
Pistacia lentiscus	Mastic Tree	T
Pistacia spp.	Pistachio	T
Pithecellobium flexicaule - see Ebenopsis ebano		
Pithecellobium mexicanum - see Havardia mexicana		
Pithecellobium pallens - see Havardia pallens		
Pithecellobium spp see Ebenopsis spp.		
Pittosporum angustifolium	Weeping Pittosporum, Willow Pittoposrum	Т
Pittosporum phillyraeoides - see P. angustifolium		
Plantago insularis	Indian Wheat	An
Plantago spp.	Indian-wheat	An
Platystemon californicus	Cream Cups	An
Plumbago capensis	Cape Plumbago	Sh

Plumbago scandens White P	lumbago Sh
Podranea ricasoliana Pink Tru	impet Vine V
Poliomintha maderensis Lavende	er Spice Sh
Portulaca grandiflora Moss Ro	ose An, C/S/Ac
Portulacaria afra Elephar	t's Food C/S/Ac
Proboscidea altheaefolia Devil's (Claw P
Proboscidea parviflora Devil's (Claw An
Prosopis alba Argenti	ne Mesquite T
Prosopis chilensis Chilean	Mesquite T
Prosopis glandulosa Texas H	oney Mesquite T
Prosopis pubescens Screwbo	ean Mesquite T
Prosopis spp. Mesqui	te T
Pyracantha spp. Pyracan	tha, Fire Thorn Sh
Quercus spp. Oak	T
Ruellia brittoniana Purple F	Ruellia Sh
Ruellia brittoniana 'Katie' Katie Ru	iellia Gc
Ruellia peninsularis Baja Ru	ellia Sh
Ruellia ssp. Ruellia	Sh, Gc
Salvia chamaedryoides Blue Sag	ge Sh, Gc
Salvia clevelandii Chaparr	al Sage Sh, P
Salvia coccinea Cherry I	Red Sage An
Salvia columbariae Chia	An
Salvia dorrii Desert S	Sage Sh
Salvia farinacea Mealy C	Sup Sage Gc, P
Salvia greggii Autumr	Sage Sh, P
Salvia leucantha Mexica	n Bush Sage Sh, P
Salvia leucophylla Purple S	Sage Sh
Salvia spp. Sage	Sh, P, Gc, An, P
Santolina chamaecyparissus Lavende	er Cotton Gc
Santolina virens Green S	antolina Gc
Schinus molle Californ	ia Pepper Tree T
Schinus terebinthifolius Brazilian	n Pepper Tree T
Schismus barbatus Mediter	ranean Grass Gr
Senna polyantha Goldma	n's Cassia Sh
Senna spp. Cassia	Sh, T, P
Senna artemisioides Green F	eathery Senna, Feathery Cassia Sh
Senna covesii Desert S	Senna P
Senna nemophila Desert (Cassia Sh
Senna pallida Twin Flo	ower Cassia Sh
Senna phyllodinea Silver-le	af Cassia Sh
Senna wislizenii Shrubby	Senna, Shrubby Cassia Sh

BOTANICAL NAME	COMMON NAME	PLANT TYPE
Sesuvium verrucosum	Sea Purslane	Gc
Setaria macrostachya	Hummingbird Flower	Gr
Simmondsia chinensis	Jojoba	Sh
Sisymbrium ambiguum	Purple Rocket	An
Solanum jasminoides	Potato Vine	V
Solanum xanti	Solanum, Purple Nightshade	Sh, An
Sophora arizonica	Arizona Sophora	Sh
Sophora formosa	Sophora	Sh
Sophora secundiflora	Texas Mountain Laurel, Mescal Bean	T, Sh
Sphaeralcea ambigua	Globe Mallow	P
Sphaeralcea spp.	Globe-mallow	P
Sporobolus airoides	Alkali Sacaton	Gr
Sporobolus cryptandrus	Sand Dropseed	Gr
Sporobolus wrightii	Big Sacaton	Gr
Stachys coccinea	Red Mint, Betony	P
Stenocereus thurberi	Organ Pipe, Arizona Organ Pipe	C/S/Ac
Stipa tenuissima - see Nasella tenuissa		
Tagetes lucida	Mexican Mint Marigold	P
Tagetes lemmonii	Mt. Lemmon Marigold	P
Tagetes spp.	Marigold	P
Tamarix aphylla	Athel Tree	T
Tecoma hybrid	Orange Bells	Sh
Tecoma spp.	Tacoma	Sh
Tecoma stans	Arizona Yellow Bells	Sh
Tecomaria capensis	Cape Honeysuckle	Sh
Tephrocactus articulatus	Spruce Cones	C/S/Ac
Tetraneuris acaulis	Angelita Daisy	P
Teucrium chamaedrys cv. `Prostrata'	Creeping Germander	Gc
Teucrium fruticans	Bush Germander	Sh
Thamnosma montana	Turpentine Broom	Sh
Thevetia peruviana	Yellow Oleander	Sh
Thymophylla acerosa	Dyssodia	P
Thymophylla pentachaeta	Golden Dyssodia, Dyssodia	An, P
Tipuana tipu	Tipu Tree	T
Tithonia rotundifolia	Mexican Sunflower	An
Trichachne californica	Cotton top	Gr
Trichocereus candicans	Argentine Trichocereus, Argentine Giant	C/S/Ac
Trichocereus huascha	Argentine Hedgehog	C/S/Ac
Trichocereus terscheckii	Cardon Grande	C/S/Ac
Trixis californica	Trixis	Sh
Ulmus parvifolia 'Sempervirens'	Evergreen Elm, Chinese Evergreen Elm	T

BOTANICAL NAME	COMMON NAME	PLANT TYPE
Ungnadia speciosa	Mexican Buckeye	T
Ursinia calenduliflora	Ursinia	An
Ursinia chrysanthemoides	Ursinia	An
Ursinia speciosa	Ursinia	An
Ursinia spp.	Ursinia	An
Vauquelinia californica	Arizona Rosewood	Sh
Vauquelinia corymbosa	Narrow-leaf Rosewood	Sh
Vauquelinia spp.	Rosewood	Sh
Verbena bipinnatifida - see Glandularia bipinnatifida		
Verbena gooddingii - see Glandularia gooddingii		
Verbena gooddingii - see Glandularia gooddingii		
Verbena peruviana - see Glandularia peruviana		
Verbena rigida - see Glandularia rigida		
Verbena tenera - see Glandularia tenera		
Verbena tenera - see Glandularia tenera		
Verbesina encelioides	Golden Crown Beard	An
Viguiera annua	Golden Eye	An
Viguiera deltoidea - see V. parishii		
Viguiera parishii	Golden Eye, Parish's Golden Eye	Sh
Viguiera stenoloba	Skeleton-leaf Goldeneye	Sh
Viguiera tomentosa	Goldeneye	Sh
Vitex agnus-castus	Chaste Tree	T
Washingtonia filifera	California Fan Palm	T
Washingtonia robusta	Mexican Fan Palm	T
Washingtonia spp.	Desert Fan Palm	T
Wedelia hispida - see Wedelia texana		
Wedelia texana	Rough Zexmenia, Orange Zexmania	Sh, P
Wedelia trilobata	Yellow Dot	Gc
Westringia rosmariniformis	Westringia	Sh
Xylosma congestum	Xylosma	T
Yucca aloifolia	Spanish Bayonet	C/S/Ac
Yucca baccata	Banana Yucca	C/S/Ac
Yucca brevifolia	Joshua Tree	C/S/Ac
Yucca elata	Soaptree Yucca	C/S/Ac
Yucca pallida	Paleleaf Yucca	C/S/Ac
Yucca rigida	Blue Yucca	C/S/Ac
Yucca rostrate	Beaked Yucca	C/S/Ac
Yucca spp.	Yucca	C/S/Ac
Zauschneria californica	Hummingbird Flower, Hummingbird Trumpet	Gc, P
Zauschneria spp.	Hummingbird Flower	Gc
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BOTANICAL NAME	COMMON NAME	PLANT TYPE
Zephyranthes candida	Rain Lily, Zephyr Flower	P
Zephyranthes citrina	Fairy Lily	P
Zephyranthes grandiflora	Rain Lily	P
Zexmenia hispida- see Wedelia texana		
Zexmenia hispida see Wedelia texana		
Zinnia acerosa	Desert Zinnia	P
Zinnia angustifolia X elegans	Zinnia 'Profusion' Series	An
Zinnia grandiflora	Prairie Zinnia, Rocky Mountain Zinnia	P
Ziziphus jujuba	Chinese Jujube	T
Zizyphus obtusifolia	Gray Thorn	Sh

Alphabetical Order by Common Name

COMMON NAME	BOTANCIAL NAME	PLANT TYPE
Acacia	Acacia spp.	T
Abyssinian Acacia	Acacia abyssinica	T
Acacia	Acacia spp.	Gc, Sh
Afghan Pine	Pinus eldarica	T
African Daisy	Arctotis spp.	P
African Daisy	Arctotis acaulis	P
African Daisy	Dimorphotheca spp.	An
African Mallow	Anisodontea hypomandrum	P
African Sumac	Rhus lancea	T
Agave	Agave spp.	C/S/Ac
Ajo Lily	Hesperocallis undulata	P
Aleppo Pine	Pinus halepensis	T
Alkali Sacaton	Sporobolus airoides	Gr
Aloe	Aloe spp.	C/S/Ac
Amsonia	Amsonia palmeri	P
Anacacho	Bauhinia lunarioides (B. congesta)	Sh, T
Anacacho Orchid Tree	Bauhinia lunarioides (B. congesta)	Sh, T
Anacahuita	Cordia boissieri	Sh
Anderson Thornbush	Lycium andersonii	Sh
Anderson's Honeysuckle	Anisacanthus andersonii	Sh
Angelita Daisy	Tetraneuris acaulis (Hymenoxys acaulis)	P
Ape's earring	Havardia pallens (Pithecellobium pallens)	T
Argentine Giant	Trichocereus candicans	C/S/Ac
Argentine Hedgehog	Trichocereus huascha	C/S/Ac
Argentine Mesquite	Prosopis alba	T
Argentine Trichocereus	Trichocereus candicans	C/S/Ac
Arizona Blue Eyes	Evolvulus arizonicus	P
Arizona Cypress	Cupressus arizonica	T
Arizona Lupine	Lupinus arizonicus	An

COMMON NAME	BOTANCIAL NAME	PLANT TYPE
Arizona Poppy	Kallstroemia grandiflora	An
Arizona Rosewood	Vauquelinia californica	Sh
Arizona Sophora	Sophora arizonica	Sh
Arizona Yellow Bells	Tecoma stans	Sh
Arroyo Lupine	Lupinus succulentus	An
Athel Tree	Tamarix aphylla	T
Australian Myrtle	Melaleuca spp.	Sh
Australian Saltbush	Atriplex semibaccata	Gc
Australian-willow	Geijera parviflora	T
Autumn Sage	Salvia greggii	P, Sh
Baby Blue Eyes	Nemophila menziesii	An
Baby Bonnes	Coursetia glandulosa	Sh
Bahia	Bahia absinthifolia	P
Baja Fairy Duster	Calliandra californica	Sh
Baja Passion Vine	Passiflora foetida	V
Baja Ruellia	Ruellia peninsularis	Sh
Bamboo Muhly	Muhlenbergia dumosa	Gr
Banana Yucca	Yucca baccata	C/S/Ac
Barbados Cherry	Malpighia emarginata	Sh
Barberry	Berberis trifoliolata	Sh
Barestem Larkspur	Delphinium scaposum	P
Basket Flower	Centaurea rothrockii	An
Beaked Yucca	Yucca rostrate	C/S/Ac
Beargrass	Nolina spp.	C/S/Ac
	Nolina microcarpa	C/S/Ac
Beargrass Beavertail Prickly Pear	Opuntia basilaris	C/S/Ac
Bee Balm	Monarda austromontana	An
Bee Brush	Aloysia gratissima	Sh
Bee Bush	Aloysia lycioides	Sh
Beebrush		Sh
Beefwood	Aloysia spp.	T
	Casuarina spp.	C/S/Ac
Bell Flower	Hesperaloe campanula	
Belly Flower	Monoptilon bellioides	An
Betony	Stachys coccinea	P
Big Bluestem	Bothriochloa gerardii	Gr
Big Galleta	Hilaria rigida	Gr
Big Sacaton	Sporobolus wrightii	Gr
Bigelow's Monkeyflower	Mimulus bigelovii	An
Birdcage Evening Primrose	Oenothera deltoides	An
Bird-of-Paradise	Caesalpinia spp.	Sh, T
Bitter Condalia	Condalia globosa	Sh
Black Dalea	Dalea frutescens	Sh
Black Yellow Vine	Kennedia nigricans	V
Blackbrush Acacia	Acacia rigidula	T, Sh
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Blackfoot Daisy	Melampodium leucanthum	P
Blackfoot Daisy Blanket Flower	Melampodium leucanthum Gaillardia pulchella	<u> </u>
Blackfoot Daisy Blanket Flower Blazing Star	Melampodium leucanthum Gaillardia pulchella Mentzelia spp.	P
Blackfoot Daisy Blanket Flower	Melampodium leucanthum Gaillardia pulchella	P An

Blue Flax Euphorbia rigida Gc Blue Grama Bouteloua gracilis Gr Blue Myttle Cactus Myttillocactus goemetrizons C/S/Ac Blue Palo Verde Parkinsonio florida (Cercidium floridum) T Blue Ranger Leucophyllum zygophyllum Sh Blue Sage Solvica chamedryoides Gc. Sh Blue Yucca Yucca rigida C/S/Ac Bluebush Moireana sedfolia Sh Bluebush Moireana sedfolia Sh Bluedicks Dichelostemma pulchellum P Bottle Tree Brachychiton populneus T Bottle Drush Callistemon ssp. T Bottlebrush Callistemon wininalis Sh Bottlebrush Callistemon wininalis Sh Bougainvillea Bougainvillea spectabilis V Bougainvillea Bougainvillea spectabilis V Bougainvillea Bougainvillea spectabilis V Bougainvillea Bougainvillea spectabilis V Brittlebush Encelia sp. Sh	COMMON NAME	BOTANCIAL NAME	PLANT TYPE
Blue Grama Boutelous gracilis Gr Blue Myrtle Cactus Myrtilocactus goemetrizans CS/Ac Blue Palo Verde Parkinsonia fiprida (Cercidium floridum) T Blue Ranger Leucophyllum zygophyllum Sh Blue Sage Sabia chamaedryoides Gc, Sh Blue Suca Yucca rigida CS/Sc Bluebush Moireana sedifolia Sh Bluedicks Dichelostemma pulchellum P Bottle Drush Calistemon sep. T Bottlebrush Calistemon sp. T Bottlebrush Calistemon sp. T Bottlebrush Bougainvillea sp. V Bougalnvillea Bougainvillea sp. V Bougalnvillea Bougainvillea spectabilis V Boudary Ephedra Ephedra nevodensis var. aspera Sh Brittlebush Encelia spp. V Brittlebush Encelia spp. Sh Brittlebush Encelia spn. Sh Brittlebush Encelia spn. Sh Brittlebush	Blue Euphorbia	Euphorbia rigida	Gc
Blue Alyrtle Cactus Myrtillocactus goemetrizans C/S/Ac Blue Palo Verde Parkinsonio florida (Cercidium floridum) T Blue Ranger Leucophyllum zygaphyllum Sh Blue Sage Salvia chamaedryoides Gc, Sh Blue Yucca Yucca rigida CS/Ac Bluedick Diche osterman apulchellum P Bottle Tree Brachychiton populneus T Bottlebrush Callistemon ssp. T Bottlebrush Callistemon ssp. T Bottlebrush Bougainvillea sp. V Bougainvillea Bougainvillea spectobilis V Bougainvillea Bougainvillea spectobilis V Boundary Ephedra Ephedra nevodensis var. aspera Sh Bratilain Pepper Tree Schinus terebintrifolius T Brittlebush Encelia farinosa Sh Brittlebush Encelia farinosa Sh Buckhorn Cholia Opuntia aconthocarpa C/S/Ac Buckhorn Cholia Puncelia canthocarpa C/S/Ac Bush Germander I t	Blue Flax	Linum lewisii	An, P
Blue Palo Verde Parkinsonia fiorida (Cercidium floridum) T Blue Ranger Leucophyllum ygoghyllum Sh Blue Sage Salvia chamaedyrojdes Gc, Sh Blue Yucca Yucca rigida CKS/Ac Bluebush Maireana sedifolia Sh Bluedicks Dichelostemma pulchellum P Bottle Tree Brochychiton populneus T Bottle Drush Callistemon ssp. T Bottlebrush Callistemon ssp. T Bottlebrush Bougainvillea spp. V Bougainvillea Bougainvillea spp. V Brazilian Peper Tree Schinus terebinthjolius T Brittlebush Encelia spp. Sh Brittlebush Encelia spp. Sh Brittlebush Encelia funis sevenity Sh Buckhorn	Blue Grama	Bouteloua gracilis	Gr
Blue Ranger Leucophyllum zygophyllum Sh Blue Sage Salvia chamaedryoides Gc, Sh Blue Yucca Yucca rigida C/S/Ac Blue Yucca Yucca rigida Sh Blueducks Dichelostemma pulchellum P Bottle Tree Brachychiton populneus T Bottle Drush Callistemon sp. T Bottlebrush Callistemon sp. T Bottlebrush Callistemon viminalis Sh Bougainvillea Bougainvillea spectabilis V Boundary Ephedra Ephedra nevadensis var. aspera Sh Brazilian Pepper Tree Schinus terebinthifolius T Brittlebush Encelia spp. Sh Brittlebush Encelia spp. Sh Buckhorn Cholla Opuntia ocanthocarpa C/S/Ac Burdorn Sh Opuntia ocanthocarpa C/S/Ac Bush Garmander Dalea pulchra Dalea pulchra Bush Garmander Teucrium fruticans Sh Bush Garmander Teucrium fruticans Sh Bush Morning Glory Convolvulus eneorum Gc, Sh Bush Morning Glory Cactaceae C/S/Ac Bush Rosemary Rosmarius officinalis Sh Cactus Family Cactaceae C/S/Ac California Buckwheat Erioganum fasciculatum Sh California Buckwheat Erioganum fasciculatum Sh California Pepper Tree Schinus molle T Canary Island Date Palm Phoenix canariensis T Canyon Penstemon Penstemon pseudospectabilis P	Blue Myrtle Cactus	Myrtillocactus goemetrizans	C/S/Ac
Blue Yuca Solvia chamaedryoides Gc, Sh Blue Yuca Yuca rigida CN/Ac Bluebush Maireana sedifolia Sh Bluedicks Dichelostemma pulchellum P Bottle Tree Brachychiton populneus T Bottlebrush Callistemon ssp. T Bottlebrush Callistemon viminalis Sh Bougainvillea Bougainvillea spp. Y Bougainvillea Bougainvillea spp. Y Bougainvillea Bougainvillea spp. Y Bougainvillea Bougainvillea spp. X Bougainvillea Sp. devendensis var. aspera Sh Brazilian Pepper Tree Schinus terebinthifolius T Brittlebu	Blue Palo Verde	Parkinsonia florida (Cercidium floridum)	T
Blue Yucca Yucca rigida C/S/Ac Bluebush Maireana sedifolia Sh Bluedicks Dichelostemma pulchellum P Bottle Tree Brachychiton populneus T Bottlebrush Callistemon ssp. T Bottlebrush Callistemon viminalis Sh Bougainvillea Bougainvillea spp. V Bougainvillea Bougainvillea spp. V Boudary Ephedra Ephedra nevadensis var. aspera Sh Brazilian Pepper Tree Schinus tereinthifjolius T Brittlebush Encelia spp. Sh Brittlebush Encelia farinosa Sh Buckhorn Cholla Dul	Blue Ranger	Leucophyllum zygophyllum	Sh
Bluebush Maireana sedifolia Sh Bluedicks Dichelosterman pulchellum P Bottle Tree Brachychiton populneus T Bottlebrush Callistemon sp. T Bottlebrush Callistemon viminalis Sh Bougainvillea Bougainvillea spectabilis V Bougainvillea Bougainvillea spectabilis V Boundary Ephedra Ephedra nevadensis var. aspera Sh Brazilian Pepper Tree Schinus terebinthifolius T Brittlebush Encelia spp. Sh Brittlebush Encelia farinosa Sh Buckhorn Cholla Opuntia acanthocarpa C/S/Ac Buckhorn Cholla Opuntia ocanthocarpa C/S/Ac Buckwhat Froegonum spp. Sh Bush Gasa Muhlenbergia emersleyi Gr Bush Germander Pymenoclea monogyra Sh Bush Germander Proceio pulchra Gc, Sh Bush Moning Glory Convolvulus cnearum Gc, Sh Bush Moning Glory Convolvulus cnearum Gr	Blue Sage	Salvia chamaedryoides	Gc, Sh
Bluedicks Dichelostemma pulchellum P Bottle Tree Brachychiton populneus T Bottlebrush Callistemon ssp. T Bottlebrush Callistemon viminalis Sh Bougainvillea Bougainvillea spectabilis V Bougainvillea Bougainvillea spectabilis V Boundary Ephedra Ephedra nevadensis var. aspera Sh Brazilian Pepper Tree Schinus terebinthifolius T Brittlebush Encelia Spp. Sh Brittlebush Encelia farinosa Sh Brittlebush Encelia farinosa Sh Buckhorn Cholla Opuntia acanthocarpa C'S/Ac Buckhorn Cholla Opuntia acanthocarpa C'S/Ac Bush Grass Mullenbergia emersleyi Gr Bulf Grass Hymenoclea monogyra Sh Bush Germander Pucrium fruticons Sh Bush Boela Dalea pulchra Gc, Sh Bush Morning Glory Convolvulus cnearum Gc, Sh Bush Morning Glory Gc Cacae Gr	Blue Yucca	Yucca rigida	C/S/Ac
Bottle Tree Brachychiton populneus T Bottlebrush Callistemon sp. T Bottlebrush Sch Bougainvillea Bougainvillea spe. V Bougainvillea Bougainvillea spectabilis V Boundary Ephedra Ephedra nevadensis var. aspera Sh Brazilian Pepper Tree Schinus terebinthifolius T Brittlebush Encelia spp. Sh Brittlebush Encelia farinosa Sh Buckhorn Cholla Opuntia acanthocarpa C/S/Ac Buckwheat Eriogonum spp. Sh Bulf Grass Muhlenbergia emersleyi Gr Burrobrush Hymenoclea monogyra Sh Bush Dalea Dalea pulchra Sh Bush Grandler Teucrium fruticans Sh Bush Morning Glory Convolvulus cneorum Gr, Sh Bush Mosemary Rosmarius officinalis Sr Gattus Family Cactaece C/S/Ac California Buckwheat Eriogonum fasciculatum An California Fan Palm </td <td>Bluebush</td> <td>Maireana sedifolia</td> <td>Sh</td>	Bluebush	Maireana sedifolia	Sh
BottlebrushCallistemon ssp.TBottlebrushCallistemon wininalisShBougainvilleaBougainvillea spp.VBougainvilleaBougainvillea spectabilisVBoundary EphedraEphedra nevadensis var. asperaShBrazilian Pepper TreeSchinus terebinthifoliusTBrittlebushEncelia spp.ShBrittlebushEncelia farinosaShBuckhorn ChollaOpuntia acanthocarpaC'S/AcBuckhorn ChollaOpuntia acanthocarpaC'S/AcBuckwheatEriogonum spp.ShBull GrassMuhlenbergia emersleyiGrBurrobrushHymenoclea monogyraShBush DaleaDalea pulchraShBush GermanderTeucrium fruticansShBush Morning GloryConvolvulus cneorumGc, ShBush Morning GloryConvolvulus cneorumGc, ShBush RosemaryRosmarinus officinalisShCactus FamilyCactaceaeC'S/AcCalifornia BluebellPhacelia campanulariaAnCalifornia BuckwheatEriogonum fasciculatumShCalifornia Pan PalmWashingtonia filiferaTCalifornia PoppyEschscholzia californica ssp. Mexicana, E. mexicanaAnCamel ThornAcacia eriolobaTCanary Island Date PalmPhoenix canariensisTCanary Island PinePinus canariensisTCanary Island PinePinus canariensisTCanyon HackberryCeltis reticulataT	Bluedicks	Dichelostemma pulchellum	P
Bottlebrush Callistemon viminalis Sh Bougainvillea Bougainvillea spp. V Bougainvillea Bougainvillea spectabilis V Bougainvillea Bougainvillea spectabilis V Bougainvillea Bougainvillea spectabilis V Bougainvillea Bougainvillea spectabilis V Bougainvillea Spectabilis V Bougainvillea Bougainvillea spectabilis V Bougainvillea Spectabilis V Bougainvillea Bougainvillea spectabilis V Brazilian Pepper Tree Schinus terebinthifolius T Brittlebush Encelia spp. Sh Brittlebush Encelia spp. Sh Brittlebush Encelia farinosa Sh Brittlebush Encelia farinosa Sh Brittlebush Encelia farinosa Sh Buckhorn Cholla Opuntia canthocarpa C/S/Ac Buckwheat Eriogonum spp. Sh Buli Grass Muhlenbergia emersleyi Gr Burrobrush Hymenoclea monogyra Sh Bush Obelea Dalea pulchra Bush Germander Teucrium fruticans Sh Bush Morning Glory Convolvulus cneorum Gc, Sh Bush Morning Glory Convolvulus cneorum Gc, Sh Bush Muhly Muhlenbergia porteri Gr Bush Rosemary Rosmarinus officinalis Sh Cactus Family Cactacea C/S/Ac California Bluebell Phacelia campanularia An California Buebell Phacelia campanularia An California Buebell Phacelia campanularia T California Poppy Eschscholzia californica ssp. Mexicana, E. mexicana An California Poppy Eschscholzia californica ssp. Mexicana, E. mexicana An Camel Thorn Acacia erioloba T Canary Island Date Palm Phoenix canariensis T Canary Island Date Palm Phoenix canariensis T Canary Island Pine Pinus canariensis T Canary Island Pine Pinus canariensis T Canary Island Pine Pinus canariensis T Canyon Hackberry Celtis reticulata T Canyon Penstemon Pens	Bottle Tree	Brachychiton populneus	T
Bougainvillea Bougainvillea spectabilis V Boundary Ephedra Ephedra nevadensis var. aspera Sh Brazilian Pepper Tree Schinus terebinthifolius T Brittlebush Encelia spp. Sh Brittlebush Encelia farinosa Sh Brittlebush Encelia farinosa Sh Buckwhat Eriogonum spp. Sh Buckwheat Eriogonum spp. Sh Bull Grass Muhlenbergia emersleyi Gr Burrobrush Hymenoclea monogyra Sh Bush Germander Teucrium fruticans Sh Bush Germander Teucrium fruticans Sh Bush Morning Glory Convolvulus cneorum Gc, Sh Bush Morning Glory Convolvulus cneorum Gc, Sh Bush Rosemary Rosmarinus officinalis Sh Cactus Family Coctaceae C/S/Ac California Buckwheat Eriogonum fasciculatum Sh California Buckwheat Eriogonum fasciculatum Sh California Poppy Eschscholiza california essp. Mexicana	Bottlebrush	Callistemon ssp.	T
Bougainvillea Bougainvillea spectabilis V Boundary Ephedra Ephedra nevadensis var. aspera Sh Brazilian Pepper Tree Schinus terebinthifolius T Brittlebush Encelia farinosa Sh Brittlebush Encelia farinosa Sh Buckhorn Cholla Opuntia acanthocarpa C/S/Ac Buckwheat Eriogonum spp. Sh Bull Grass Muhlenbergia emersleyi Gr Burrobrush Hymenoclea monogyra Sh Bush Dalea Dalea pulchra Teucrium fruticans Sh Bush Morning Glory Convolvulus cneorum Gc, Sh Bush Mosemary Rosmarinus officinalis Sh Cactus Family Cactaceae C/S/Ac California Bluebell Phacelia campanularia An California Buckwheat Eriogonum fasciculatum Sh California Pappa Schinus molle T California Poppy Eschscholzia californica ssp. Mexicana, E. mexicana An California Poppy Eschscholzia californica ssp. Mexicana, E. mexicana T </td <td>Bottlebrush</td> <td>Callistemon viminalis</td> <td>Sh</td>	Bottlebrush	Callistemon viminalis	Sh
Boundary Ephedra Ephedra nevadensis var. aspera Sh Brazilian Pepper Tree Schinus terebinthifolius T Brittlebush Encelia spp. Sh Brittlebush Encelia farinosa Sh Brittlebush Encelia farinosa Sh Buckhorn Cholla Opuntia acanthocarpa C/S/Ac Buckwheat Eriogonum spp. Sh Bull Grass Muhlenbergia emersleyi Gr Burrobrush Hymenoclea monogyra Sh Bush Dalea Dalea pulchra Bush Dalea Teucrium fruticans Sh Bush Morning Glory Convolvulus cneorum Gc, Sh Bush Mosemary Rosmarinus officinalis Sh Cattus Family Cactaceae C/S/Ac California Bluebell Phacelia campanularia An California Buckwheat Eriogonum fasciculatum Sh California Pepper Tree Schinus molle T California Pepper Tree Schinus molle T California Poppy Eschscholzia californica ssp. Mexicana, E. mexicana <	Bougainvillea	Bougainvillea spp.	V
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BurrobrushHymenoclea monogyraShBush DaleaDalea pulchraBush GermanderTeucrium fruticansShBush Morning GloryConvolvulus cneorumGc, ShBush MuhlyMuhlenbergia porteriGrBush RosemaryRosmarinus officinalisShCactus FamilyCactaceaeC/S/AcCalifornia BluebellPhacelia campanulariaAnCalifornia BuckwheatEriogonum fasciculatumShCalifornia Fan PalmWashingtonia filiferaTCalifornia Popper TreeSchinus molleTCalifornia PoppyEschscholzia californica ssp. Mexicana, E. mexicanaAnCamel ThornAcacia eriolobaTCanary Island Date PalmPhoenix canariensisTCanary Island PinePinus canariensisTCandelillaEuphorbia antisyphiliticaC/S/AcCane BluestemBothriochloa barbinodisGrCanyon HackberryCeltis reticulataTCanyon PenstemonPenstemon pseudospectabilisP	Buckwheat	Eriogonum spp.	Sh
Bush DaleaDalea pulchraBush GermanderTeucrium fruticansShBush Morning GloryConvolvulus cneorumGc, ShBush MuhlyMuhlenbergia porteriGrBush RosemaryRosmarinus officinalisShCactus FamilyCactaceaeC/S/AcCalifornia BluebellPhacelia campanulariaAnCalifornia BuckwheatEriogonum fasciculatumShCalifornia Fan PalmWashingtonia filiferaTCalifornia Pepper TreeSchinus molleTCalifornia PoppyEschscholzia californica ssp. Mexicana, E. mexicanaAnCamel ThornAcacia eriolobaTCanary Island Date PalmPhoenix canariensisTCanary Island PinePinus canariensisTCanary Island PinePinus canariensisTCandelillaEuphorbia antisyphiliticaC/S/AcCane BluestemBothriochloa barbinodisGrCanyon HackberryCeltis reticulataTCanyon PenstemonPenstemon pseudospectabilisP	Bull Grass	Muhlenbergia emersleyi	Gr
Bush GermanderTeucrium fruticansShBush Morning GloryConvolvulus cneorumGc, ShBush MuhlyMuhlenbergia porteriGrBush RosemaryRosmarinus officinalisShCactus FamilyCactaceaeC/S/AcCalifornia BluebellPhacelia campanulariaAnCalifornia BuckwheatEriogonum fasciculatumShCalifornia Fan PalmWashingtonia filiferaTCalifornia Pepper TreeSchinus molleTCalifornia PoppyEschscholzia californica ssp. Mexicana, E. mexicanaAnCamel ThornAcacia eriolobaTCanary Island Date PalmPhoenix canariensisTCanary Island PinePinus canariensisTCanary Island PinePinus canariensisTCandelillaEuphorbia antisyphiliticaC/S/AcCane BluestemBothriochloa barbinodisGrCanyon HackberryCeltis reticulataTCanyon PenstemonPenstemon pseudospectabilisP	Burrobrush	Hymenoclea monogyra	Sh
Bush Morning GloryConvolvulus cneorumGc, ShBush MuhlyMuhlenbergia porteriGrBush RosemaryRosmarinus officinalisShCactus FamilyCactaceaeC/S/AcCalifornia BluebellPhacelia campanulariaAnCalifornia BuckwheatEriogonum fasciculatumShCalifornia Fan PalmWashingtonia filiferaTCalifornia Pepper TreeSchinus molleTCalifornia PoppyEschscholzia californica ssp. Mexicana, E. mexicanaAnCamel ThornAcacia eriolobaTCanary Island Date PalmPhoenix canariensisTCanary Island PinePinus canariensisTCandelillaEuphorbia antisyphiliticaC/S/AcCane BluestemBothriochloa barbinodisGrCanyon HackberryCeltis reticulataTCanyon PenstemonPenstemon pseudospectabilisP	Bush Dalea	Dalea pulchra	
Bush MuhlyMuhlenbergia porteriGrBush RosemaryRosmarinus officinalisShCactus FamilyCactaceaeC/S/AcCalifornia BluebellPhacelia campanulariaAnCalifornia BuckwheatEriogonum fasciculatumShCalifornia Fan PalmWashingtonia filiferaTCalifornia Pepper TreeSchinus molleTCalifornia PoppyEschscholzia californica ssp. Mexicana, E. mexicanaAnCamel ThornAcacia eriolobaTCanary Island Date PalmPhoenix canariensisTCanary Island PinePinus canariensisTCandelillaEuphorbia antisyphiliticaC/S/AcCane BluestemBothriochloa barbinodisGrCanyon HackberryCeltis reticulataTCanyon PenstemonPenstemon pseudospectabilisP	Bush Germander	Teucrium fruticans	Sh
Bush RosemaryRosmarinus officinalisShCactus FamilyCactaceaeC/S/AcCalifornia BluebellPhacelia campanulariaAnCalifornia BuckwheatEriogonum fasciculatumShCalifornia Fan PalmWashingtonia filiferaTCalifornia Pepper TreeSchinus molleTCalifornia PoppyEschscholzia californica ssp. Mexicana, E. mexicanaAnCamel ThornAcacia eriolobaTCanary Island Date PalmPhoenix canariensisTCanary Island PinePinus canariensisTCandelillaEuphorbia antisyphiliticaC/S/AcCane BluestemBothriochloa barbinodisGrCanyon HackberryCeltis reticulataTCanyon PenstemonPenstemon pseudospectabilisP	Bush Morning Glory	Convolvulus cneorum	Gc, Sh
Cactus FamilyCactaceaeC/S/AcCalifornia BluebellPhacelia campanulariaAnCalifornia BuckwheatEriogonum fasciculatumShCalifornia Fan PalmWashingtonia filiferaTCalifornia Pepper TreeSchinus molleTCalifornia PoppyEschscholzia californica ssp. Mexicana, E. mexicanaAnCamel ThornAcacia eriolobaTCanary Island Date PalmPhoenix canariensisTCanary Island PinePinus canariensisTCandelillaEuphorbia antisyphiliticaC/S/AcCane BluestemBothriochloa barbinodisGrCanyon HackberryCeltis reticulataTCanyon PenstemonPenstemon pseudospectabilisP	Bush Muhly	Muhlenbergia porteri	Gr
California Bluebell Phacelia campanularia An California Buckwheat Eriogonum fasciculatum Sh California Fan Palm Washingtonia filifera T California Pepper Tree Schinus molle T California Poppy Eschscholzia californica ssp. Mexicana, E. mexicana An Camel Thorn Acacia erioloba T Canary Island Date Palm Phoenix canariensis T Canary Island Pine Pinus canariensis T Candelilla Euphorbia antisyphilitica C/S/Ac Cane Bluestem Bothriochloa barbinodis Gr Canyon Hackberry Celtis reticulata T Canyon Penstemon Penstemon pseudospectabilis P	Bush Rosemary	Rosmarinus officinalis	Sh
California BuckwheatEriogonum fasciculatumShCalifornia Fan PalmWashingtonia filiferaTCalifornia Pepper TreeSchinus molleTCalifornia PoppyEschscholzia californica ssp. Mexicana, E. mexicanaAnCamel ThornAcacia eriolobaTCanary Island Date PalmPhoenix canariensisTCanary Island PinePinus canariensisTCandelillaEuphorbia antisyphiliticaC/S/AcCane BluestemBothriochloa barbinodisGrCanyon HackberryCeltis reticulataTCanyon PenstemonPenstemon pseudospectabilisP	Cactus Family	Cactaceae	C/S/Ac
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California Pepper Tree Schinus molle California Poppy Eschscholzia californica ssp. Mexicana, E. mexicana An Camel Thorn Acacia erioloba T Canary Island Date Palm Phoenix canariensis T Canary Island Pine Pinus canariensis T Candelilla Euphorbia antisyphilitica Cane Bluestem Bothriochloa barbinodis Gr Canyon Hackberry Canyon Penstemon Penstemon pseudospectabilis P	California Buckwheat	Eriogonum fasciculatum	Sh
California Poppy Eschscholzia californica ssp. Mexicana, E. mexicana An Camel Thorn Acacia erioloba T Canary Island Date Palm Phoenix canariensis T Canary Island Pine Pinus canariensis T Candelilla Euphorbia antisyphilitica Cane Bluestem Bothriochloa barbinodis Gr Canyon Hackberry Canyon Penstemon Penstemon pseudospectabilis P	California Fan Palm	Washingtonia filifera	T
Camel ThornAcacia eriolobaTCanary Island Date PalmPhoenix canariensisTCanary Island PinePinus canariensisTCandelillaEuphorbia antisyphiliticaC/S/AcCane BluestemBothriochloa barbinodisGrCanyon HackberryCeltis reticulataTCanyon PenstemonPenstemon pseudospectabilisP	California Pepper Tree	Schinus molle	T
Canary Island Date PalmPhoenix canariensisTCanary Island PinePinus canariensisTCandelillaEuphorbia antisyphiliticaC/S/AcCane BluestemBothriochloa barbinodisGrCanyon HackberryCeltis reticulataTCanyon PenstemonPenstemon pseudospectabilisP	California Poppy	Eschscholzia californica ssp. Mexicana, E. mexicana	An
Canary Island Pine Pinus canariensis T Candelilla Euphorbia antisyphilitica Cone Bluestem Bothriochloa barbinodis Gr Canyon Hackberry Celtis reticulata T Canyon Penstemon Penstemon pseudospectabilis P	Camel Thorn	Acacia erioloba	T
CandelillaEuphorbia antisyphiliticaC/S/AcCane BluestemBothriochloa barbinodisGrCanyon HackberryCeltis reticulataTCanyon PenstemonPenstemon pseudospectabilisP	•	Phoenix canariensis	
Cane BluestemBothriochloa barbinodisGrCanyon HackberryCeltis reticulataTCanyon PenstemonPenstemon pseudospectabilisP	Canary Island Pine	Pinus canariensis	
Canyon HackberryCeltis reticulataTCanyon PenstemonPenstemon pseudospectabilisP	Candelilla		C/S/Ac
Canyon Penstemon Penstemon pseudospectabilis P		Bothriochloa barbinodis	
· · · · · · · · · · · · · · · · · · ·	Canyon Hackberry		
Canyon Ragweed Ambrosia ambrosioides Sh	· · · · · · · · · · · · · · · · · · ·	·	
, ,	Canyon Ragweed		
Cape Aloe Aloe ferox C/S/Ac		-	
Cape Honeysuckle Tecomaria capensis Sh			
Cape Plumbago	•		
Cardon Grande Trichocereus terscheckii C/S/Ac	Cardon Grande	Trichocereus terscheckii	C/S/Ac
Carob Tree Ceratonia siliqua T			
Cascalote Caesalpinia cacalaco T		Ceratonia siliqua	T

COMMON NAME	BOTANCIAL NAME	PLANT TYPE
Cassia	Senna spp. (Cassia spp.)	Sh
Cat Claw Vine	Macfadyena unguis-cati	V
Catclaw Acacia	Acacia greggii	Т
Centennial Baccharis	Baccharis v. 'Centennial'	Gc
Century Plant	Agave americana	C/S/Ac
Century Plant	Agave spp.	C/S/Ac
Chaparral Sage	Salvia clevelandii	P, Sh
Chaste Tree	Vitex agnus-castus	Т
Cherry Red Sage	Salvia coccinea	An
Chia	Salvia columbariae	An
Chihuahuan Sage	Leucophyllum laevigatum	Sh
Chilean Mesquite	Prosopis chilensis	T
Chinch Weed	Pectis papposa	An
Chinese Evergreen Elm	Ulmus parvifolia 'Sempervirens'	T
Chinese Jujube	Ziziphus jujuba	T
Chinese Pistache	Pistacia chinensis	T
Chinese-houses	Collinsia heterophylla	An
Chir Pine	Pinus roxburghii	T
Chitalpa	Chitalpa tashkentensis	T
Chocolate Flower	Berlandiera lyrata	P
Chunari	Fouquieria macdougallii	C/S/Ac
Chuparosa	Justicia spp.	Sh
Chuparosa	Justicia californica	Sh
Coahuilan Hesperaloe	Hesperaloe funifera	C/S/Ac
Coast Beefwood	Casuarina stricta	T
Common Ice Plant	Mesembryanthemum crystallinum	C/S/Ac
Common Trumpet Creeper	Campsis radicans	V
Compass Barrel	Ferocactus acanthodes	C/S/Ac
Compass Barrel	Ferocactus cylindraceus	C/S/Ac
Coolibah	Eucalyptus microtheca	T
Copal	Bursera hindsiana	T
Coral Aloe	Aloe striata	C/S/Ac
Coral Gum	Eucalyptus torquata	T
Coral Penstemon	Penstemon superbus	P
Coral Vine	Antigonon leptopus	V
Cork Oak	Quercus suber	T
Cosmos	Cosmos spp.	An
Cotton top	Trichachne californica	Gr
Cow's Horn Agave	Agave bovicornuta	C/S/Ac
Coyote Brush	Baccharis pilularis	Gc
Coyote Brush	Baccharis spp.	Sh
Coyote Brush	Baccharis spp.	Gc
Coyote Gourd	Curcurbita digitata	V
Cream Cups	Platystemon californicus	An
Creeping Germander	Teucrium chamaedrys cv. `Prostrata'	Gc
Creosote Bush	Larrea tridentata	Sh
Crucifixion Thorn	Castela emoryi (Holacantha emoryi)	T
Crucifixion Thorn	Gleditsia triacanthos	T
Damianita	Chrysactinia mexicana	Sh, Gc
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Date Palm	COMMON NAME	BOTANCIAL NAME	PLANT TYPE
Desert Bloom Bacchar's spp. Gr	Date Palm	Phoenix dactylifera	T
Desert Bluebell Phacelia companularia An Desert Broom Backaris sarothroides Sh Desert Broom Backaris sarothroides Sh Desert Coreopis Senan emophila (Cassia emophila) Sh Desert Coreopsis Coreopsis bigelovii An, P Desert Fan Palm Washingtonia spp. T Desert Fan Palm Washingtonia spp. T Desert Four O'Clock Mirabilis multifora P Desert Four C'Clock Mirabilis multifora P Desert Honeysuckle Anisocanthus spp. Sh Desert Honeysuckle Anisocanthus sup. Sh Desert Lavender Hypits emonyi Sh Desert Lavender Hypits em	Dawe's Aloe	Aloe dawei	C/S/Ac
Desert Bluebell Phacelia campanularia An Desert Broom Bacchor's sorothroides Sh Desert Corsopsis Senan anemophila (Cassia nemophila) Sh Desert Corospis Coreapsis bigelowil An, P Desert Fan Palm Washingtonia spp. T Desert Faren Lysiloma microphylla vor. thornberi T Desert Facen O'Clock Mirabilis multiflora P Desert Hour O'Clock Mirabilis multiflora P Desert Hour O'Clock Mirabilis multiflora P Desert Holly Atriplex hymenlytra Sh Desert Holly Atriplex hymenlytra Sh Desert Holly Anisacanthus spp. Sh Desert Honeysuckle Anisacanthus sturberi Sh Desert Honeysuckle Anisacanthus spp. Sh Desert Hanglod Anisacanthus spp. Sh Desert Havender Hyptis emoryi Sh Desert Marigold Baileya multirodiata P Desert Marigold Baileya multirodiata P Desert Marigold <t< td=""><td>Deer Grass</td><td>Muhlenbergia rigens</td><td>Gr</td></t<>	Deer Grass	Muhlenbergia rigens	Gr
Desert Broom	Desert Bloom	Baccharis spp.	Gc
Desert Broom	Desert Bluebell	Phacelia campanularia	An
Desert Coreopsis Senna nemophila (Cassia nemophila) Sh Desert Coreopsis Coreopsis bigelovii An, P Desert Farn Washingtonia spp. T Desert Fern Lysiloma microphylla var. thornberi T Desert Hackberry Celtis pallida Sh Desert Holly Atriplex hymenlytra Sh Desert Honeysuckle Anisacanthus spp. Sh Desert Honeysuckle Anisacanthus thurberi Sh Desert Hamey An An Desert Hamey An An Desert Hamey An An Desert Mallow Anisacanthus thurberi P Desert Rose Mallow Hibiscus coulteri P Desert Rose Mallow Hibiscus coulteri P </td <td>Desert Broom</td> <td></td> <td>Sh</td>	Desert Broom		Sh
Desert Coreopsis Coreopsis bigelowii An, P Desert Fan Palm Washingtonia spp. T Desert Fern Lysiona microphylla var. thornberi T Desert Hackberry Celtis pailida Sh Desert Holly Atriplex hymenlytra Sh Desert Honeysuckle Anisacanthus spp. Sh Desert Honeysuckle Anisacanthus thurberi Sh Desert Honeysuckle Anisacanthus thurberi Sh Desert Lupine Lupinus sparsiflorus An Desert Marigold Baileyo multiradiata P Desert Marigold Baileyo multiradiata P Desert Milkwed Asclepias subulata C/S/Ac, Sh Desert Orchid Gaura lindelmeri P Desert Orchid Gaura lindelmeri P Desert Rock Pea Lotus rigidus P Desert Rock Pea Lotus rigidus P Desert Rock Pea Lotus rigidus P Desert Spoon Dasylirion spp. C/S/Ac Desert Spoon Dasylirion spp. C/S/Ac	Desert Broom	Baccharis spp.	Sh
Desert Fan Palm Washingtonia spp. T Desert Fern Lysilama microphylla var. thornberi T Desert Fern Lysilama microphylla var. thornberi P Desert Hackberry Celtis pallida Sh Desert Holly Artiplex hymenlytra Sh Desert Holly Aniscanthus thurberi Sh Desert Honeysuckle Aniscanthus thurberi Sh Desert Lavender Hyptis emoryi Sh Desert Lavender Hyptis emoryi Sh Desert Honeysuckle Aniscanthus thurberi Sh Desert Lavender Hyptis emoryi Sh Desert Lavender Ascepias subulata C'S/Ac, Sh Desert Milkwed Ascepias subulata C'S/Ac, Sh Desert Torchie Gaura lindhelmeri P </td <td>Desert Cassia</td> <td>Senna nemophila (Cassia nemophila)</td> <td>Sh</td>	Desert Cassia	Senna nemophila (Cassia nemophila)	Sh
Desert Fan Palm Washingtonia spp. T Desert Fern Lysilama microphylla var. thornberi T Desert Fern Lysilama microphylla var. thornberi P Desert Hackberry Celtis pallida Sh Desert Holly Artiplex hymenlytra Sh Desert Holly Aniscanthus thurberi Sh Desert Honeysuckle Aniscanthus thurberi Sh Desert Lavender Hyptis emoryi Sh Desert Lavender Hyptis emoryi Sh Desert Honeysuckle Aniscanthus thurberi Sh Desert Lavender Hyptis emoryi Sh Desert Lavender Ascepias subulata C'S/Ac, Sh Desert Milkwed Ascepias subulata C'S/Ac, Sh Desert Torchie Gaura lindhelmeri P </td <td>Desert Coreopsis</td> <td>Coreopsis bigelovii</td> <td>An, P</td>	Desert Coreopsis	Coreopsis bigelovii	An, P
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Desert Four O'Clock Mirabilis multiflora P Desert Hackberry Celtis pailida Sh Desert Holly Atriplex hymenlytra Sh Desert Honeysuckle Anisacanthus thurberi Sh Desert Honeysuckle Anisacanthus thurberi Sh Desert Lavender Hyptis emoryi Sh Desert Lupine Lupinus sparsiflorus An Desert Marigold Baileya multiradiata P Desert Milkweed Asclepias subulata C/S/Ac, Sh Desert Orchid Goura lindheimeri P Desert Orchid Goura lindheimeri P Desert Prickly Pear Opuntia engelmannii Desert Rose Mallow Hibiscus coulteri P Desert Rose Mallow Hibiscus coulteri P Desert Rose Mallow Hibiscus coulteri P Desert Spoon Dasylirion spp. C/S/Ac Desert Spoon Dasylirion spp. C/S/Ac Desert Spoon Dasylirion spp. C/S/Ac Desert Sumfac Rhus microphylla Sh <t< td=""><td>Desert Fern</td><td></td><td>T</td></t<>	Desert Fern		T
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Desert Honeysuckle Anisacanthus spp. Sh Desert Lavender Hyptis emoryi Sh Desert Lupine Lupinus sparsiflorus An Desert Marigold Baileya multiradiata P Desert Milkweed Asclepias subulata C/S/Ac, Sh Desert Orchid Gaura lindheimeri P Desert Orchid Gaura lindheimeri P Desert Rock Pea Lotus rigidus P Desert Rock Pea Lotus rigidus P Desert Rock Pea Lotus rigidus P Desert Sage Salvia dorrii Sh Desert Sage Salvia dorrii Sh Desert Sage Salvia dorrii Sh Desert Spoon Dasylirion spp. C/S/Ac Desert Spoon Dasylirion spp. C/S/Ac Desert Sumac Rhus microphylla Sh Desert Sunflower Geraea canescens An Desert Tea Ephedra nevadensis Sh Desert Tea Ephedra nevadensis Sh Desert Hillow Chilops	·	•	Sh
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Desert Milkweed Asclepias subulata C/S/Ac, Sh Desert Olive Forestiera neomexicana Sh Desert Orchid Gaura lindheimeri P Desert Prickly Pear Opuntia engelmannii P Desert Rock Pea Lotus rigidus P Desert Rose Mallow Hibiscus coulteri P Desert Sage Salvia dorrii Sh Desert Senna Senna covesii (Cassia covesii) P Desert Spoon Dasylirion spp. C/S/Ac Desert Spoon Dasylirion spp. C/S/Ac Desert Sumac Rhus microphylla Sh Desert Sunflower Geraea canescens An Desert Sunflower Geraea canescens An Desert Willow Chilopsis linearis T Desert Willow Chilopsis linearis T Desert Jinnia Zinnia acerosa P Desert-chicory Rafinesquia neomexicana An Desert-fern Lysiloma spp. T Devil's Claw Proboscidea altheaefolia P	·		P
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Desert Rock Pea Lotus rigidus P Desert Rose Mallow Hibiscus coulteri P Desert Sage Salvia dorrii Sh Desert Senna Senna covesii (Cassia covesii) P Desert Spoon Dasylirion spp. C/S/Ac Desert Spoon Dasylirion wheeleri C/S/Ac Desert Sumac Rhus microphylla Sh Desert Sumac Rhus microphylla Sh Desert Sumflower Geraea canescens An Desert Willow Chilopsis linearis T Desert Willow Chilopsis linearis T Desert Zinnia Zinnia accrosa P Desert-chicory Rafinesquia neomexicana An Desert-fern Lysiloma spp. T Devil's Claw Proboscidea altheaefolia P Devil's Claw Proboscidea parviflora An Dewif's Claw Proboscidea parviflora An Dewiflower Drosanthemum speciosum C/S/Ac Dyssodia Thymophylla accrosa (Dyssodia accrosa) P Dyssodia Thymophylla pentachaeta (Dyssodia pentachaeta) An, P Ebony Ebenopsis spp. (Pithecellobium spp.) T Elephant Tree Bursera microphylla T	Desert Orchid	Gaura lindheimeri	P
Desert Rose MallowHibiscus coulteriPDesert SageSalvia dorriiShDesert SennaSenna covesii (Cassia covesii)PDesert SpoonDasylirion spp.C/S/AcDesert SpoonDasylirion wheeleriC/S/AcDesert SumacRhus microphyllaShDesert SumflowerGeraea conescensAnDesert SunflowerGeraea conescensAnDesert WillowChilopsis linearisTDesert WillowChilopsis linearisTDesert ZinniaZinnia acerosaPDesert-IncioryRafinesquia neomexicanaAnDesert-FernLysiloma spp.TDevil's ClawProboscidea altheaefoliaPDevil's ClawProboscidea parvifloraAnDewflowerDrosanthemum speciosumC/S/AcDyssodiaThymophylla acerosa (Dyssodia acerosa)PDyssodiaThymophylla pentachaeta (Dyssodia pentachaeta)An, PEbonyEbenopsis spp. (Pithecellobium spp.)TElephant TreeBursera microphyllaTElephant TreeBursera microphyllaTElephant TseodPortulacaria afraC/S/AcEmory OakQuercus emoryiTEmu bushEremophila maculataSh	Desert Prickly Pear	Opuntia engelmannii	
Desert Sage Salvia dorrii Sh Desert Senna Senna covesii (Cassia covesii) P Desert Spoon Dasylirion spp. C/S/Ac Desert Spoon Dasylirion wheeleri C/S/Ac Desert Sumac Rhus microphylla Sh Desert Sunflower Geraea canescens An Desert Tea Ephedra nevadensis Sh Desert Zinnia Zinnia acerosa P Desert-chicory Rafinesquia neomexicana An Desert-fern Lysiloma spp. T Devil's Claw Proboscidea altheaefolia P Devil's Claw Proboscidea parviflora An Dewflower Drosanthemum speciosum C/S/Ac Dyssodia Thymophylla acerosa (Dyssodia acerosa) P Dyssodia Thymophylla pentachaeta (Dyssodia pentachaeta) An, P Elephant Tree Bursera microphylla T Elephant Tree Bursera spp. T Elephant Tree Bursera microphylla T Elephant Tree Bursera microphylla C/S/Ac Emory Oak Quercus emoryi T Emu bush Eremophila maculata	Desert Rock Pea	Lotus rigidus	P
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Desert SpoonDasylirion wheeleriC/S/AcDesert SumacRhus microphyllaShDesert SunflowerGeraea canescensAnDesert TeaEphedra nevadensisShDesert WillowChilopsis linearisTDesert ZinniaZinnia acerosaPDesert-chicoryRafinesquia neomexicanaAnDesert-fernLysiloma spp.TDevil's ClawProboscidea altheaefoliaPDevil's ClawProboscidea parvifloraAnDewflowerDrosanthemum speciosumC/S/AcDyssodiaThymophylla acerosa (Dyssodia acerosa)PDyssodiaThymophylla pentachaeta (Dyssodia pentachaeta)An, PEbonyEbenopsis spp. (Pithecellobium spp.)TElephant TreeBursera spp.TElephant TreeBursera microphyllaTElephant's FoodPortulacaria afraC/S/AcEmory OakQuercus emoryiTEmu bushEremophila maculataSh	Desert Senna	Senna covesii (Cassia covesii)	P
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Emory OakQuercus emoryiTEmu bushEremophila maculataSh	Elephant Tree	Bursera microphylla	T
Emu bush Eremophila maculata Sh	Elephant's Food	Portulacaria afra	C/S/Ac
	Emory Oak	Quercus emoryi	T
Emu Bush Eremophila spp. Sh	Emu bush	Eremophila maculata	Sh
	Emu Bush	Eremophila spp.	Sh

COMMON NAME	BOTANCIAL NAME	PLANT TYPE
Engelmann's Hedgehog	Echinocereus engelmannii	C/S/Ac
Engelmann's Prickly Pear	Opuntia engelmannii	C/S/Ac
Eucalyptus	Eucalyptus spp.	T
Eupatorium	Conoclinium greggii (Eupatorium greggii)	P
Euphorbia	Euphorbia rigida (Euphorbia biglandulosa)	Sh
Evening Primrose	Oenothera primiveris	An
Evening Scented Stock	Matthiola longipetala cv. 'Bicornis'	An
Evergreen Elm	Ulmus parvifolia 'Sempervirens'	T
Evergreen Sumac	Rhus virens	Sh
Everlasting Daisy	Helichrysum bracteatum	An
Fairy Duster	Calliandra peninsularis	Sh
Fairy Lily	Zephyranthes citrina	P
Fan Palm	Brahea spp.	T
Farewell-to-Spring	Clarkia amoena	An
Feather Bush	Lysiloma microphylla	T
Feathery cassia	Senna artemisioides (Cassia artemisioides)	Sh
Fern Acacia	Acacia angustissima v. hirta	Sh
Fiddleneck	Amsinckia intermedia	An
Finger Leaf Gourd	Curcurbita digitata	V
Fire Bush	Hamelia patens	Sh
Fire Thorn	Pyracantha spp.	Sh
Fire Wheel	Gaillardia pulchella	An
Firecracker Bush	Hamelia patens	
Firecracker Penstemon	Penstemon eatonii	P
Firethorn	Pyracantha coccinea	Sh
Fishook Barrel	Ferocactus wislizenii	C/S/Ac
Five Spot	Nemophila maculata	An
Flame Honeysuckle	Anisacanthus quadrifidus	Sh
Flattop Buckwheat	Eriogonum fasciculatum	
Fluffgrass	Erioneuron pulchellum	Gr
Foothills Palo Verde	Parkinsonia microphylla (Cercidium microphyllum)	T
Forman's Eucalyptus	Eucalyptus formani	T
Fourwing Saltbush	Atriplex canescents	Sh
Fragrant Sage	Leucophyllum pruinosum	Sh
Fruitless Olive	Olea europaea	T
Frutilla	Lycium brevipes	Sh
Gaura	Gaura lindheimeri	P
Gazania	Gazania spp.	Gc
Ghost Flower	Mohavea confertiflora	An
Ghost Gum	Eucalyptus papuana	T
Giant Hesperaloe	Hesperaloe funifera	C/S/Ac
Giant Muhly	Muhlenbergia dumosa	Gr
Giant Prickly Pear	Opuntia robusta	C/S/Ac
Globe Amaranth	Gomphrena globosa	An
Globe Mallow	Sphaeralcea ambigua	P
Globe-mallow	Sphaeralcea spp.	P
Golden Ball Lead Tree	Leucaena retusa	T
Golden Barrel	Echinocactus grusonii	C/S/Ac

COMMON NAME	BOTANCIAL NAME	PLANT TYPE
Golden Crown Beard	Verbesina encelioides	An
Golden Dyssodia	Thymophylla pentachaeta (Dyssodia pentachaeta)	P
Golden Eye	Viguiera annua	An
Golden Eye	Viguiera parishii (Viguiera deltoide)	Sh
Golden Wattle	Acacia notabilis	Sh
Goldeneye	Viguiera tomentosa	Sh
Goldfield	Lasthenia chrysostoma (Baeria chrysostoma)	An
Goldman's Senna or Cassia	Senna polyantha, Cassia goldmannii)	Sh
Goldman's Senna or Cassia	Cassia goldmannii	Sh
Goodding's Verbena	Glandularia gooddingii (Verbena gooddingii)	An, P
Grape Ivy	Cissus trifoliata	V
Grass Tree	Dasylirion longissimum	C/S/Ac
Gray Ice Plant, Ice Plant	Malephora crocea	C/S/Ac, Gc
Gray Thorn	Zizyphus obtusifolia	Sh
Green Desert Spoon	Dasylirion acrotriche	C/S/Ac
Green Feathery Senna	Senna artemisioides (Cassia artemisioides)	
Green Santolina	Santolina virens	Gc
Ground Morning Glory	Convolvulus mauritanicus	Gc
Guadalupe Palm	Brahea edulis	T
Guajillo	Acacia berlandieri	T, Sh
Guayacan	Guaiacum coulteri	Sh
Gulf Muhly	Muhlenbergia capillaris	Gr
Heart-leaved Primrose	Camissonia cardiophylla	An
Heavenly-bamboo	Nandina domestica	Sh
Hechtia	Hechtia montana	C/S/Ac
Helipterum	Helipterum spp.	An
Hesperaloe	Hesperaloe spp.	C/S/Ac
Hildmann's Cereus	Cereus hildmannianus	C/S/Ac
Honey Locust	Gleditsia triacanthos	T
Hop Bush	Dodonaea viscosa	Sh
Horsetail Tree	Casuarina equisetifolia	T
Hottentot Fig	Carpobrotus edulis	C/S/Ac
Hummingbird Flower	Zauschneria spp.	Gc
Hummingbird Flower	Setaria macrostachya	Gr
Hummingbird Flower	Zauschneria californica	Gc, P
Hummingbird Trumpet	Zauschneria californica	Gc, P
Hybrid Palo Verde	Parkinsonia hybrid	T
Ice Plant	Malephora crocea	C/S/Ac, Gc
Ice Plant	Malephora crocea	Gc
Ice Plant	Carpobrotus chilensis	C/S/Ac
Ice Plant Family	Aizoaceae	C/S/Ac, Gc
Indian Fig	Opuntia ficus-indica	C/S/Ac
Indian Paintbrush	Castilleja chromosa	P
Indian Paintbrush	Castilleja lanata	P
Indian Rosewood	Dalbergia sissoo	
Indian Wheat	Plantago insularis	An
Indian-wheat	Plantago spp.	An
Indigo bush	Dalea pulchra	Sh

COMMON NAME	BOTANCIAL NAME	PLANT TYPE
Indigo Bush	Dalea spp.	Gc, Sh
Ironwood	Olneya tesota	T
Italian Cypress	Cupressus sempervirens	T
Italian Stone Pine	Pinus pinea	T
Jelly Palm	Butia capitata	T
Jerusalem Sage	Phlomis fruticosa	P, Sh
Jerusalem Thorn	Parkinsonia aculeata	T
Jimsonweed	Datura metaloides (D. wrightii, D. inoxia)	P
Jojoba	Simmondsia chinensis	Sh
Joshua Tree	Yucca brevifolia	C/S/Ac
Juniper	Juniperus chinensis varieties	Sh
Kangaroo Paw	Anigozanthos flavidus	P
Kangaroo Paw	Anigozanthos manglesii	P
Kangaroo Paw	Anigozanthos viridis	P
Kangaroo-paw	Anigozanthos spp.	P
Karoo Bush	Pentzia incana	Gc
Katie Ruellia	Ruellia brittoniana 'Katie'	Gc
Kidneywood	Eysenhardtia orthocarpa	T
Lady Banks' Rose	Rosa banksiae	V
Lady Slipper	Pedilanthus macrocarpus	C/S/Ac
Langman's Sage	Leucophyllum langmaniae	Sh
Lantana	Lantana spp.	Sh
Lantana	Lantana hybrid	Gc
Larkspur	Delphinium amabile	P
Latin Mock Vervain	Glandularia tenera ((Verbena tenera)	Gc
Lavender Cotton	Santolina chamaecyparissus	Gc
Lavender Spice	Poliomintha maderensis	Sh
Leather-Leaf Acacia	Acacia craspedocarpa	T, Sh
Leatherstem	Jatropha dioica	Sh
Lechuguilla Verde	Agave bovicornuta	C/S/Ac
Lemon Bottlebrush	Callistemon citrinus	Sh
Lilac Vine	Hardenbergia violacea	V
Limberbush	Jatropha spp.	Sh
Limberbush	Jatropha cardiophylla	Sh
Lindheimer Muhly	Muhlenbergia lindheimeri	Gr
Little-Leaf Ash	Fraxinus greggii	Sh
Little-Leaf Cordia	Cordia parvifolia	Sh
Live Oak	Quercus virginiana	T
Lomboy	Jatropha cinerea	Sh
Lupine	Lupinus densiflorus	An
Madagascar Periwinkle	Catharanthus roseus	An
Mallee	Acacia notabilis	Sh
Manfreda	Manfreda maculosa	C/S/Ac
Mangle Dulce	Maytenus phyllanthoides	Sh
Marigold	Tagetes spp.	P
Mastic Tree	Pistacia lentiscus	T
Matilija Poppy	Romneya coulteri	P
Maximilian Sunflower	Helianthus maximiliani	An, P
Mealy Cup Sage	Salvia farinacea	Gc, P
ivically cup sage	Sulviu julilluceu	Ut, F

COMMON NAME	BOTANCIAL NAME	PLANT TYPE
Mearns Sumac	Rhus choriophylla	Sh
Medicinal Aloe	Aloe barbadensis (A. vera)	C/S/Ac
Mediterranean Fan Palm	Chamaerops humilis	T
Mediterranean Grass	Schismus barbatus	Gr
Mescal Bean	Sophora secundiflora	T, Sh
Mescal Ceniza	Agave colorata	C/S/Ac
Mesquite	Prosopis spp.	T
Mexican Bird of Paradise	Caesalpinia mexicana	Sh
Mexican Blue Palm	Brahea armata	T
Mexican Buckeye	Ungnadia speciosa	T
Mexican Bush Sage	Salvia leucantha	Sh, P
Mexican Ebony	Havardia mexicana (Pithecellobium mexicanum)	T
Mexican Evening Primrose	Oenothera berlandieri (O. speciosa)	Gc
Mexican Fan Palm	Washingtonia robusta	T
Mexican Feather Grass	Nasella tenuissa (Stipa tenuissima)	Gr
Mexican Fencepost	Pachycereus marginatus	C/S/Ac
Mexican Gold Poppy	Eschscholzia californica ssp. Mexicana, E. mexicana	An
Mexican Hat	Ratibida columnaris	P
Mexican Honeysuckle	Justicia spp.	
Mexican Honeysuckle	Justicia spicigera	Sh
Mexican Mint Marigold	Tagetes lucida	P
Mexican Oregano	Lippia graveolens (Lippia berlandieri)	Sh
Mexican Palo Verde	Parkinsonia aculeata	T
Mexican Redbud	Cercis canadensis var. mexicana	T
Mexican Sunflower	Tithonia rotundifolia	An
Mexican Thread Grass	Nasella tenuissa (Stipa tenuissima)	Gr
Mohave Aster	Machaeranthera tortifolia	P
Mormon Tea	Ephedra trifurca	Sh
Mormon-tea	Ephedra spp.	Sh
Morning Glory	Ipomoea cristulata	An
Morning Glory	Ipomoea leptotoma	An
Morning Stars	Mentzelia involucrata	An
Moss Rose	Portulaca grandiflora	C/S/Ac, An
Moss Verbena	Glandularia pulchella	P
Mountain Aloe	Aloe marlothii	C/S/Ac
Mt. Atlas Pistache	Pistacia atlantica	T
Mt. Lemmon Marigold	Tagetes palmeri (Tagetes lemmonii)	P
Mulga	Acacia aneura	T
Murphy's Agave	Agave murpheyi	C/S/Ac
Myoporum	Myoporum parvifolium	Gc
Myrtle	Myrtus communis	Sh
Narrow-leaf Gimlet	Eucalyptus spathulata	T
Narrowleaf Goldenbush	Ericameria linearifolia	Sh
Narrow-leaf Rosewood	Vauquelinia corymbosa	Sh
Native Dicliptera	Diclipetera resupinanta	Sh
Needle Acacia	Acacia rigens	Sh
Net Bush	Calothamnus spp.	Sh
Night-blooming Hesperaloe	Hesperaloe nocturna	C/S/Ac

Pinal Active Management Area Low-Water-Use/Drought-Tolerant Plant List

COMMON NAME	BOTANCIAL NAME	PLANT TYPE
Notable Wattle	Acacia notabilis	Sh
Oak	Quercus spp.	T
Ocotillo	Fouquieria spp.	C/S/Ac
Ocotillo	Fouquieria splendens	C/S/Ac
Octopus Agave	Agave vilmoriniana	C/S/Ac
Old Man Saltbush	Atriplex nummularia	Sh
Oleander	Nerium oleander	Sh
One-sided Bottlebrush	Calothamnus quadrifidus	Sh
Orange Bells	Tecoma hybrid	Sh
Orange Zexmania	Wedelia texana (W. hispida, Zexmenia hispida)	P
Orchid Tree	Bauhinia mexicana	T
Orchid Tree	Bauhinia macaranthera	Sh
Orchid Tree	Bauhinia ramosissima	Sh
Oreganillo	Aloysia wrightii	Sh
Organ Pipe	Stenocereus thurberi	C/S/Ac
Owl's Clover	Orthocarpus purpurascens	An
Painted Spurge	Euphorbia heterophylla	An
Pale Blue Trumpets	Ipomopsis longiflora	P
Paleleaf Yucca	Yucca pallida	C/S/Ac
Palm Canyon Justicia	Justicia sonorae	Sh
Palmer's Penstemon	Penstemon palmeri	P
Palo Blanco	Lysiloma candida	T
Palo Blanco	Acacia willardiana	T
Palo Brea	Parkinsonia praecox (Cercidium praecox)	T
Palo Chino	Havardia mexicana (Pithecellobium mexicanum)	T
Palo Verde	Parkinsonia spp. (Cerdidium spp.)	T
Paperflower	Psilostrophe tagetina	P
Paperflower	Psilostrophe cooperi	P
Parish's Golden Eye	Viguiera parishii (Viguiera deltoide)	Sh
Parry's Agave	Agave parryi	C/S/Ac
Parry's Penstemon	Penstemon parryi	P
Partridge Breast Aloe	Aloe variegata	C/S/Ac
Passion vine	Passiflora foetida	V
Penstemon	Penstemon spp.	P
Peruvian Verbena	Glandularia peruviana (Verbena peruviana)	Gc
Pineapple Guava	Feijoa sellowiana	Sh
Pineapple Weed	Matricaria grandiflora	An
Pine-leaf Milkweed	Asclepias linaria	Sh
Pink Everlasting	Helipterum roseum	An
Pink Fairy Duster	Calliandra eriophylla	Sh
Pink Muhly	Muhlenbergia capillaris	Gr
Pink Trumpet Vine	Podranea ricasoliana	V
Pistachio	Pistacia spp.	T
Pomegranate	Punica granatum	Sh
Poplar-leaf Eucalyptus	Eucalyptus populnea	T
Potato Vine	Solanum jasminoides	V
Prairie Flameleaf Sumac	Rhus lanceolata	T
France Hamelear Sulfiac	Tittas tatteeotata	

COMMON NAME	BOTANCIAL NAME	PLANT TYPE
Prickly Poppy	Argemone munita	P
Prickly Poppy	Argemone platyceras	P
Prickly Stars	Eriastrum diffusum	An
Prickly-poppy	Argemone pleiacantha	An
Primrose Jasmine	Jasminum mesnyi	Sh, V
Purple Aster	Machaeranthera asteroides (Psilactis leptos)	An
Purple Coral Pea	Hardenbergia comptoniana	V
Purple Fountain Grass	Pennisetum setaceum cv. 'Cupreum'	Gr
Purple Mascagnia	Mascagnia lilacina	V
Purple Mat	Nama demissum	An
Purple Mat	Nama hispidum	An
Purple Muhly	Muhlenbergia rigida	Gr
Purple Prickly Pear	Opuntia violacea	C/S/Ac
Purple Prickly Pear	Opuntia santa-rita	C/S/Ac
Purple Rocket	Sisymbrium ambiguum	An
Purple Ruellia	Ruellia brittoniana	Sh
Purple Sage	Salvia leucophylla	Sh
Purple Three-awn	Aristida purpurea	Gr
Pyracantha	Pyracantha spp.	
Quail Bush	Atriplex lentiformis	Sh
Queen's Wreath	Antigonon leptopus	V
Rabbit Brush	Chrysothamnus nauseosus	Sh
Rain Lily	Zephryanthes spp.	P
Rain Lily	Zephyranthes grandiflora	P
Rain Lily	Zephyranthes candida	P
Raspberry Fuzzies	Acalypha monostachya.	Gc
Ratany	Krameria parvifolia	Sh
Red Barberry	Berberis haematocarpa	Sh
Red Bird of Paradise	Caesalpinia pulcherrima	Sh
Red Eremophila	Eremophila maculata	
Red Fairy Duster	Calliandra californica	Sh
Red Flax	Linum grandiflorum cv. 'Rubrum'	An
Red Flax	Linum grandiflora	An
Red Hesperaloe, Red Yucca	Hesperaloe parviflora	C/S/Ac
Red Justicia	Justicia candicans	Sh
Red Mint	Stachys coccinea	P
Red Spike Ice Plant	Cephalophyllum cv. 'Red Spike'	C/S/Ac, Gc
Red-cap Gum	Eucalyptus erythrocorys	T
River She Oak	Casuarina cunninghamiana	T
Rock Daisy	Perityle emoryi	An
Rock Penstemon	Penstemon baccharifolius	P
Rockrose	Cistus spp.	Sh
Rockrose	Cistus incanus (Cistus villosus)	Sh
	Zinnia grandiflora	P
Rocky Mountain Zinnia Rosary Bead Vine	Rhynchosia texana	
Rosewood	Vauquelinia spp.	Sh
Rough Zexmenia	Wedelia texana (W. hispida, Zexmenia hispida)	Sh
Royal Agave	Agave victoriae-reginae	C/S/Ac

COMMON NAME	BOTANCIAL NAME	PLANT TYPE
Royal Penstemon	Penstemon spectabilis	P
Ruellia	Ruellia ssp.	Sh, Gc
Russian Sage	Perovskia atriplicifolia cv. 'Heavenyly Blue'	Sh
Sacred Datura	Datura metaloides (D. wrightii, D. inoxia)	P
Sage	Salvia spp.	An, P, Sh
Sagebrush	Artemisia spp.	Sh
Sago Palm	Cycas revoluta	C/S/Ac, Sh
Saguaro	Carnegiea gigantea	C/S/Ac
Salt Resistant Bottlebrush	Callistemon phoeniceus	Sh
Saltbush	Atriplex spp.	Sh, Gc
Saltillo Primrose	Oenothera stubbei	Gc
San Marcos Hibiscus	Gossypium harknessii	Sh
Sand Dropseed	Sporobolus cryptandrus	Gr
Sandpaper Verbena	Glandularia rigida (Verbena rigida)	Gc
Sand-verbena	Abronia villosa	An
Santa Barbara Daisy	Erigeron karvinskianus	P
Santa Rita Acacia	Acacia millefolia	Sh
Scarlet Penstemon	Penstemon barbatus	P
Scorpion Weed	Phacelia spp.	An
Scorpion Weed	Phacelia tanacetifolia	An
Screwbean Mesquite	Prosopis pubescens	T
Sea Purslane	Sesuvium verrucosum	Gc
Senita	Lophocereus schottii	C/S/Ac
Senna	Senna spp. (Cassia)	P
Shirley Poppy	Papaver rhoeas	An
Shoestring Acacia	Acacia stenophylla	T
Showy Blue Gilia	Gilia leptantha	An
Shrub Live Oak	Quercus turbinella	T
Shrubby Cassia	Senna wislizenii (Cassi wislizenii)	Sh
Shrubby Senna	Senna wislizenii (Cassi wislizenii)	Sh
Sideoats Grama	Bouteloua curtipendula	Gr
Sierra Madre Sage	Leucophyllum langmaniae	Sh
Silk Floss Tree	Chorisia speciosa	T
Silver Dalea	Dalea bicolor var. argyraea	Sh
Silver sage cv or silver cloud	Leucophyllum candidum	Sh
Silverbush	Convolvulus cneorum	Gc, Sh
Silver-leaf Cassia	Senna phyllodinea (Cassia phyllodinea)	Sh
Sissoo Tree	Dalbergia sissoo	
Six-weeks Grama	Bouteloua aristidoides	Gr
Skeleton-leaf Goldeneye	Viguiera stenoloba	Sh
Skunkbush	Rhus trilobata	Sh
Slender Janusia	Janusia gracilis	V
Slipper Flower	Pedilanthus macrocarpus	C/S/Ac
Smoketree	Dalea spp.	
Smooth Agave	Agave desmettiana	C/S/Ac
Snakeweed	Gutierrezia sarothrae	Sh
Snapdragon Vine	Maurandya antirrhiniflora	V
Snapdragon Vine	Maurandya wislizeni	V

COMMON NAME	BOTANCIAL NAME	PLANT TYPE
Soaptree Yucca	Yucca elata	C/S/Ac
Solanum	Solanum xanti	An, Sh
Sonoran Justicia	Justicia sonorae	P
Sonoran palo verde	Parkinsonia praecox (Cercidium praecox)	T
Sophora	Sophora formosa	Sh
Sotol	Dasylirion wheeleri	C/S/Ac
Southern live oak	Quercus virginiana	T
Southwest Coralbean	Erythrina flabelliformis	Sh
Southwestern Cosmos	Cosmos bippinnatus	An
Southwestern Cosmos	Cosmos parviflorus	An
Spanish Bayonet	Yucca aloifolia	C/S/Ac
Spanish Broom	Genista hispanica	Sh
Spotted Emu Bush	Eremophila glabra	Sh
Spreading Fleabane	Erigeron divergens	An, P
Sprenger Asparagus	Asparagus densiflorus cv. 'Sprengeri'	Gc
Spruce Cones	Tephrocactus articulatus	C/S/Ac
St. John's Bread Tree,	Ceratonia siliqua	
Sturt's Desert Pea	Clianthus formosus	Gc
Sugarbush	Rhus ovata	Sh
Sundrops	Calylophus hartwegii v. fendleri	Gc
Superb Penstemon	Penstemon superbus	P
Superstition Mallow	Abutilon palmeri	Sh
Sweet Acacia	Acacia farnesiana (Acacia smallii, A. minuta)	T
Sweet Bush	Bebbia juncea	Sh
Sweet-stem	Aloysia macrostachya	Sh
Tacoma	Тесота spp.	Sh
Tahoka Daisy	Machaeranthera tanacetifolia (Aster)	An
Teddy Bear Cholla	Opuntia bigelovii	C/S/Ac
Tenaza	Havardia pallens (Pithecellobium pallens)	T
Texas Ebony	Ebenopsis ebano (Pithecellobium flexicaule)	T
Texas Honey Mesquite	Prosopis glandulosa	
Texas Mountain Laurel	Sophora secundiflora	_
Texas Olive	Cordia boissieri	Sh
Texas Ranger	Leucophyllum spp.	Sh
Texas Red Oak	Quercus buckleyi	T
Texas Redbud	Cercis canadensis var. texensis	
Texas Sage	Leucophyllum spp.	Sh
Texas Sage, cv. Green Cloud, White Cloud or compacta	Leucophyllum frutescens	Sh
Thistle	Cirsium neomexicanum	An
Tidy Tips	Layia platyglossa	An
Tiger Aloe	Aloe saponaria	C/S/Ac
Tipu Tree	Tipuana tipu	T
Toadflax	Linaria spp.	An
Toadflax	Linaria spp. Linaria pinnifolia	An
Toadflax	Linaria texana	An
Toadflax	Linaria maroccana	An
Totem Pole	Lophocereus schottii	C/S/Ac
Trailing Acacia cv. 'Desert Carpet'	Acacia redolens	Gc
	, icacia readicità	

COMMON NAME	BOTANCIAL NAME	PLANT TYPE
Trailing Dalea	Dalea greggii	Gc
Trailing Desert Broom	Baccharis hybrid	Gc
Trailing Gazania	Gazania rigens	Gc
Trailing Lantana	Lantana spp.	Gc
Trailing Lantana	Lantana montevidensis	Gc
Trailing or Prostate Rosemary	Rosmarinus officinalis	Gc
Trailing Windmills	Allionia incarnata	P
Tree Aloe	Aloe ferox	C/S/Ac
Tree Bear Grass	Nolina matapensis	C/S/Ac
Triangleleaf Bursage	Ambrosia deltoidea	Sh
Trixis	Trixis californica	Sh
Tufted Evening Primrose	Oenothera caespitosa	Gc, P
Turpentine Broom	Thamnosma montana	Sh
Turpentine Bush	Ericameria laricifolia	Sh
Turpentine Bush,	Ericameria linearifolia	
Twin Flower Cassia	Senna pallida (Cassia biflora)	Sh
Twin-flowered Agave	Agave geminiflora	C/S/Ac
Twisted Acacia	Acacia schaffneri	T
Ursinia	Ursinia spp.	An
Velvet Mesquite	Prosopis velutina (Prosopis juliflora)	T
Velvet Pod Mimosa	Mimosa dysocarpa	Sh
Verbena	Glandularia bipinnatifida (Verbena bipinnatifida)	Gc
Violet Silverleaf	Leucophyllum candidum	Sh
Virgin's Bower	Clematis drummondii	V
Wait-a-Minute Bush	Mimosa biuncifera	Sh
Wattle	Acacia spp.	
Wax Plant	Euphorbia antisyphilitica	C/S/Ac
Wax Plant	Euphorbia antisyphilitica	Sh
Weber's Agave	Agave weberi	C/S/Ac
Weeping Dalea	Dalea versicolor	Sh
Weeping Pittosporum	Pittosporum angustifolium (Pittosporum phillyraeoides)	T
Willow Pittoposrum	Pittosporum angustifolium (Pittosporum phillyraeoides)	T
Westringia	Westringia rosmariniformis	Sh
White Bur-sage	Ambrosia dumosa	Sh
White Ironbark	Eucalyptus leucoxylon	T
White Plumbago	Plumbago scandens	Sh
White Sage	Artemesia ludoviciana	Sh
White Thorn Acacia	Acacia constricta	T, Sh
Wild Sunflower	Helianthus annuus	An
Willow Acacia	Acacia salicina	T
Wirewood	Acacia coriacea	T
Wislizenus Dalea	Dalea versicolor var. sessilis	Sh
Wolfberry	Lycium spp.	Sh
Wolfberry	Lycium fremontii	Sh
Woolly Butterfly Bush	Buddleia marrubifolia	Sh
Woolly Daisy	Eriophyllum lanosum	An
Woolly Daisy	Eriophyllum wallacei	An
· '		

Pinal Active Management Area Low-Water-Use/Drought-Tolerant Plant List

COMMON NAME	BOTANCIAL NAME	PLANT TYPE
Woolly Netbush	Calothamnus villosus	Sh
Xylosma	Xylosma congestum	T
Yellow Aster	Machaeranthera gracilis	P
Yellow Bird of Paradise	Caesalpinia gilliesii	Sh
Yellow Blanket	Lesquerella gordonii	An
Yellow Bulbine	Bulbine frutescens	C/S/Ac
Bulbine	Bulbine frutescens	C/S/Ac
Yellow Cosmos	Cosmos sulphureus	An
Yellow Cups	Camissonia brevipes	An
Yellow Dot	Wedelia trilobata	Gc
Yellow Oleander	Thevetia peruviana	Sh
Yellow Orchid Vine	Callaeum macropterum (Mascagnia macroptera)	V
Yuca Vine	Merremia aurea	V
Yucca	Yucca spp.	C/S/Ac
Zephyr Flower	Zephyranthes candida	P
Zinnia 'Profusion' Series	Zinnia angustifolia X elegans	An

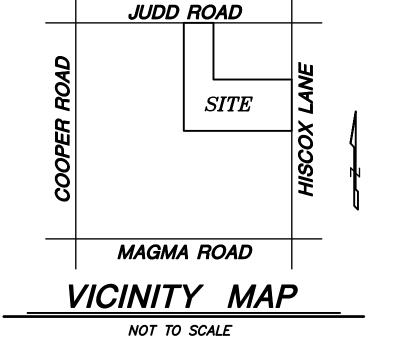
Appendix C: ALTA Survey



A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

OF

A PORTION OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.



LEGEND

SET 1/2" REBAR W/ CAP 18214
(UNLESS OTHERWISE NOTED)

PROPERTY LINE

24 INCH VERTICAL CURB & GUTTER

6 INCH CONCRETE CURB

> DOWN GUY TELEPHONE RISER ELECTRIC TRANSFORMER FIRE HYDRANT

∠ LIGHT POLE

POWER POLE

SEWER MANHOLE

WATER VALVE

R RECORD PER BOOK3, PG. 28
C.HH. BRASS CAP IN HANDHOLE

CPD. RB. CAPPED REBAR
COR. CORNER

FD. FOUND
G.L.O. GOVERNMENT LAND OFFICE

P.C. PINAL COUNTY
P.C.R. PINAL COUNTY RECORDER
SEC. SECTION

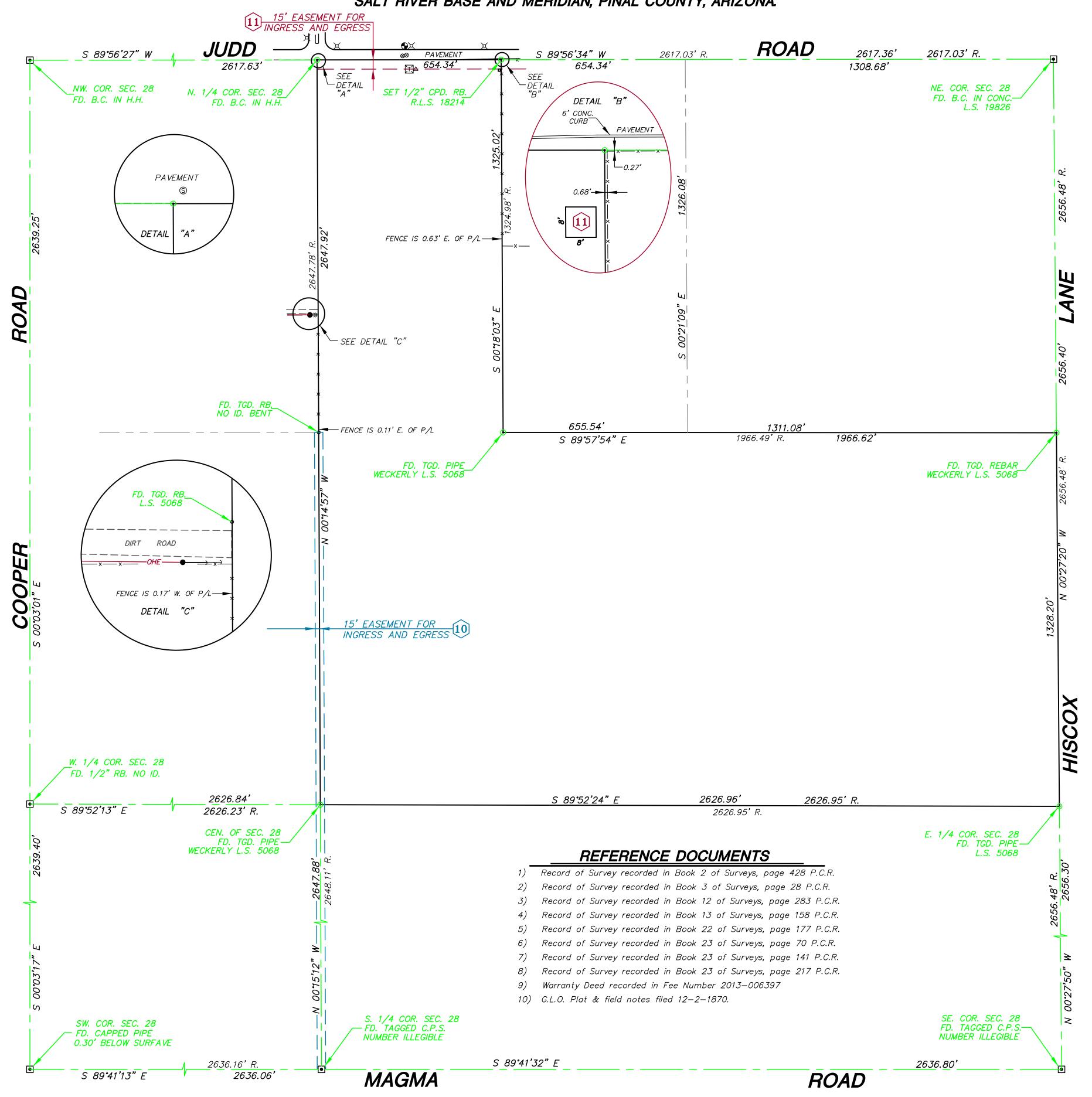
GD. RB. TAGGED REBAR

ID. IDENTIFICATION

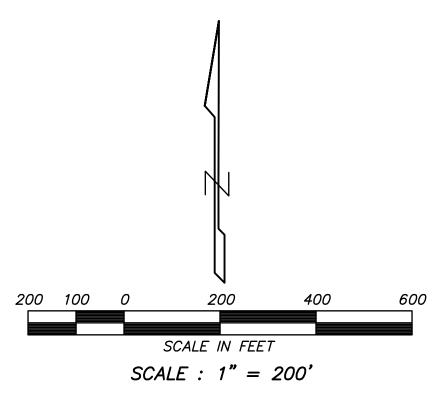
P/L PROPERTY LINE

NOTES

- 1) The basis of bearing is the monument line of Judd Road, also being the North line of the Northeast quarter of Section 28, using a bearing of South 89 degrees 56 minutes 34 seconds West.
- 2) All title information and the description shown is based on a Commitment for Title Insurance issued by Fidelity National Title Insurance Company, Title Number FT11014673, Amendment No. 3, dated September 21, 2011.
- 3) There are no striped parking spaces on the subject property.
- 4) This survey shows visible evidence of underground utilities or facilities on the subject property. Many times in rural settings road graders, heavy equipment, vandalism or time will erase visible signs of these facilities. The fact that the survey may not show these signs is not an indication that facilities do not exist. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "BLUE STAKE" at 263–1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.
- 5) The Surveyor has made no attempt and has not obtained any information relating to, and has no knowledge of any proposed right of ways, easements, or dedications that any municipality, individual or governmental agency may have made or may require.
- 6) Use of the information contained in this A.L.T.A./A.C.S.M. Land Title Survey for other than the specific purpose for which it was intended ("title insurance matters") is forbidden unless expressly permitted in writing in advance by Southwestern States Surveying, Inc. Southwestern States Surveying, Inc. shall have no liability for any such unauthorized use of this information without their written consent.
- 7) There are no buildings located on the "Subject Property".
- 8) All bearings and distances shown are field measured unless noted otherwise.
- 9) At the time the field work was performed, there was no observable evidence of earth moving work, building construction or building additions.
- 10) At the time the field work was performed, there was no observed evidence of wetland areas on the subject property.
- 11) No improvements within any offsite easements or servitudes benefitting the surveyed property were identified by the client at time of this survey.
- 12) The surveyor was not provided with zoning information by the insurer pursuant to Table A item 6(a).



AREA = 98.810 ACRES



DESCRIPTION

The West half of the Northwest quarter of the Northeast quarter and the South half of the Northeast quarter of Section 28, Township 3 South, Range 9 East, of the Gila and Salt River base and Meridian, Pinal County, Arizona

SCHEDULE "B" ITEMS

- Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes.

 (Affects Subject Property Nothing to PLot)
- 9 Any rights, liens, claims or equities, if any, in favor of Central Arizona Water Conservation District, Pinal County Flood Control District and Magma Flood Control District. (Affects Subject Property Nothing to PLot)
- [10] Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: ingress and egress Recording No: Docket 1418, page 968
- 11) Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document: Purpose: power distribution Recording No: 2005-097550
- All matters as disclosed in survey recorded in Book 2 of Surveys, page 428.

 (Affects Subject Property Nothing to PLot)
- All matters as disclosed in survey recorded in Book 3 of Surveys, page 28.

 (Affects Subject Property Nothing to PLot)
- 14) All matters as disclosed in Ordinance No. 122000—BS recorded in Document No. 2001—000756.

 (Affects Subject Property Nothing to PLot)

CERTIFICATION

TO: Daniel F. Cracchiolo and Pamela Grant, husband and wife; Georgetown Holdings, LLC and Fidelity National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2005, and includes Items 1, 2, 6 – 11(a), 16, 19, and 20 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA and NSPS and in effect on the date of this certification, undersigned further certifies that in my professional opinion, as a land surveyor registered in the State of Arizona, the Relative Positional Accuracy of this survey does not exceed that which is specified therein.

June 4, 2013 Randy S. Delbridge R.L.S. 18214



EXPIRES 9/30/14

Southwestern States Surveying, Inc.

Professional Land Surveying
21415 North 23rd Avenue, Phoenix, Arizona 85027
Phone (623) 869–0223 Fax (623) 869–0726

ALTA/ACSM LAND TITLE SURVEY

Z: \DWG\2013\130581.DWG



AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Leo Hentschker, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

May. 30, 2024

NOTICE ID: 5HhBUfD1PxYfpRWb8NC2

NOTICE NAME: PZ-042-22 and PZ-PD-042-22



VERIFICATION

State of Pennsylvania County of Lancaster

Commonwealth of Pennsylvania - Notary Seal Nicole Burkholder, Notary Public Lancaster County My commission expires March 30, 2027 Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 06/07/2024

nicole Bulkholder

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 20th DAY OF JUNE, 2024, AT THE PINAL COUNTY EOC / PLANNING & ZONING BUILDING, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A REZONE AND A PLANNED AREA OF PLANNING AND A PLANNED AREA OF STRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. PLANNED AREA OF PINAL COUNTY, ARIZONA CO

THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

https://www.pinal.gov/236/Notice

FOR THE PRZ COMMISSION AT: https://www.pinal.gow/236/Notice-of-Hearings
DATED THIS 7th DAY OF MAY 2024, by Pinal County Community Development Department
TO OUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request 4) Whether or not you wish to appear and be heard at the hearing ANY WRITTEN STATEMENTS
ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS
ARE APART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF BY PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF BY THE TIMEFRAME SET BELOW: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 749

FLORENCE, AZ 85132 Contact for this matter: Glenn Bak, Senior Planner E-mail address: glenn.bak@pinal. gov Phone # (520) 866-6444 No. of publications: 1: date of publication: May 30, 2024

AFFIDAVIT OF Mailing of Notice of Hearing*

I, Elizabeth Madsen, Applicant for case (Case number), personally caused 3 mailer(s) to be mailed by first class post regarding the public hearing associated with case PZ-PD-042-22, PZ-042-22 on May, 31 2024 (Date), on a form prescribed by the planning division at least 15 days before the Planning and Zoning Commission Public Hearing, regarding the proposed Rezoning and PAD (Type of application), in unincorporated Pinal County.
The notice(s) and mailing lists were mailed as attached.
Applicant Applicant
CTATE OF ADIZONA \
STATE OF ARIZONA)) ss:
COUNTY OF PINAL)
Subscribed and sworn to me by $Liz Madsen$ this 31 day of May , 2024 .
Notery Public My Commission Expires:

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

SEE ATTACHED LIST. Parcel No.:	Parcel No.:
Name:	
Address:	
City/ST/Zip:	
Parcel No.:	Parcel No.:
Name:	
Address:	
City/ST/Zip:	
Parcel No.:	Parcel No.:
Name:	
Address:	
City/ST/Zip:	
Parcel No.:	Parcel No.:
Name:	
Address:	
City/ST/Zip:	
Parcel No.:	Parcel No.:
Name:	
Address:	
City/ST/Zip:	A
office of \underline{THE} \underline{WB} \underline{GROUP} and is accurate (Source of Information)	
On this ZO day of MAY , 20 24, before	e me personally appeared ELIZABET MADSEN
January of Transfer of Sectors	(Name of signor)
Signature MM Date_	MAY 70,7074
	Notary Public, State of Arizona
State of Arrona	Pima County Commission # 591933
)ss. County of Ping	My Compassion Expires November 22, 2024
My Commission Expires November 22,2024	re of Notary Public Ty Noel

2004

WHIQUE ADDRESS + ABDRESSEE # MAILER NUMBER

NOT ADRESSED -NO MAILER SENT

- R REPEAT ADPRESS + ADPRESSEE
- MOSIMA EDMOND ELINGE MAL... 10290 E ASTER LN FLORENCE, AZ 85132
 - MAGMA RANCH II HOA 1600 W BROADWAY RD STE 20... TEMPE, AZ 85282

- PURPLE ROSE LLC 817 E SAN ANGELO AVE GILBERT, AZ 85234
- GRACIANO JOSE MANUEL 7461 E CALYPSO CIR MESA, AZ 85208
- 18 ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 IRVINE, CA 92612

- DUSTY COOL LP 817 E SAN ANGELO AVE GILBERT, AZ 85234
- CROSBY BRETT & ELIZABETH
 22863 E QUINTERO RD
 QUEEN CREEK, AZ 85142
- 1665 W ALAMEDA DR STE 130 TEMPE, AZ 85282

- DUSTY COOL LTD PSHIP 817 E SAN ANGELO AVE GILBERT, AZ 85234
- MCCRACKEN CHRISTOPHER G MAIL RETURN , NOT ADDRESSED
- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 IRVINE, CA 92612

- VALDEZ SERENA DESIREE 501 E RAY RD LOT 232 CHANDLER, AZ 85225
- MCCRACKEN JOAN 85 W COMBS RD STE 101-413 SAN TAN VALLEY, AZ 85140
- LENNAR ARIZONA INC 1665 W ALAMEDA DR STE 130 TEMPE, AZ 85282

- KITCHEN JOHN R & PAMELA D 10480 E ASTER LN FLORENCE, AZ 85132
- /4 ENTITLEMENTS LLC 23911 S 205TH CT QUEEN CREEK, AZ 85142
- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 IRVINE, CA 92612

- 6 NEWENDYKE CRAIG & ANGELA 29214 N YUCCA TRL FLORENCE, AZ 85132
- 15 MCCRACKEN CHRISTOPHER G 24085 N CORN CIR FLORENCE, AZ 85132
- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 IRVINE, CA 92612

7 RAMIREZ OSCAR 19011 E CHANDLER HEIGHTS R... QUEEN CREEK, AZ 85142 ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 IRVINE, CA 92612

- 8 HENDERSON JOHN WILLIAM 12463 E REKSOM RD FLORENCE, AZ 85132
- LENNAR ARIZONA INC 1665 W ALAMEDA DR STE 130 TEMPE, AZ 85282
- LENNAR ARIZONA INC 1665 W ALAMEDA DR STE 130 TEMPE, AZ 85282

- MILLER ERNEST TR 12551 E REKSOM RD FLORENCE, AZ 85132
- MAGMA RANCH II HOMEOWNE... 1600 W BROADWAY RD STE 20... TEMPE, AZ 85282
- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 IRVINE, CA 92612

ALL ARE REPEATS ON THIS PAGE

LENNAR ARIZONA INC	LENNAR ARIZONA INC	ARROYO CAP II-2 LLC
1665 W ALAMEDA DR STE 130	1665 W ALAMEDA DR STE 130	18575 JAMBOREE RD STE 350
TEMPE, AZ 85282	TEMPE, AZ 85282	IRVINE, CA 92612
ARROYO CAP II-2 LLC	ARROYO CAP II-2 LLC	LENNAR ARIZONA INC
18575 JAMBOREE RD STE 350	18575 JAMBOREE RD STE 350	1665 W ALAMEDA DR STE 130
IRVINE, CA 92612	IRVINE, CA 92612	TEMPE, AZ 85282
ARROYO CAP II-2 LLC	ARROYO CAP II-2 LLC	ARROYO CAP II-2 LLC
18575 JAMBOREE RD STE 350	18575 JAMBOREE RD STE 350	18575 JAMBOREE RD STE 350
IRVINE, CA 92612	IRVINE, CA 92612	IRVINE, CA 92612
LENNAR ARIZONA INC	ARROYO CAP II-2 LLC	LENNAR ARIZONA INC
1665 W ALAMEDA DR STE 130	18575 JAMBOREE RD STE 350	1665 W ALAMEDA DR STE 130
TEMPE, AZ 85282	IRVINE, CA 92612	TEMPE, AZ 85282
ARROYO CAP II-2 LLC	LENNAR ARIZONA INC	ARROYO CAP II-2 LLC
18575 JAMBOREE RD STE 350	1665 W ALAMEDA DR STE 130	18575 JAMBOREE RD STE 350
IRVINE, CA 92612	TEMPE, AZ 85282	IRVINE, CA 92612
ARROYO CAP II-2 LLC	ARROYO CAP II-2 LLC	LENNAR ARIZONA INC
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ARROYO CAP II-2 LLC	ARROYO CAP II-2 LLC	ARROYO CAP II-2 LLC
18575 JAMBOREE RD STE 350	18575 JAMBOREE RD STE 350	18575 JAMBOREE RD STE 350
IRVINE, CA 92612	IRVINE, CA 92612	IRVINE, CA 92612
LENNAR ARIZONA INC	ARROYO CAP II-2 LLC	VP MRV LLC
1665 W ALAMEDA DR STE 130	18575 JAMBOREE RD STE 350	7150 E CAMELBACK RD STE 40
TEMPE, AZ 85282	IRVINE, CA 92612	SCOTTSDALE, AZ 85251
ARROYO CAP II-2 LLC	ARROYO CAP II-2 LLC	MAGMA RANCH II HOA
18575 JAMBOREE RD STE 350	18575 JAMBOREE RD STE 350	1600 W BROADWAY RD STE 20
IRVINE, CA 92612	IRVINE, CA 92612	TEMPE, AZ 85282
ARROYO CAP II-2 LLC	ARROYO CAP II-2 LLC	LENNAR ARIZONA INC
18575 JAMBOREE RD STE 350	18575 JAMBOREE RD STE 350	1665 W ALAMEDA DR STE 130
IRVINE, CA 92612	IRVINE, CA 92612	TEMPE, AZ 85282

ALL ARE REPEATS

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18575 JAMBOREE RD STE 350	18575 JAMBOREE RD STE 350	18575 JAMBOREE RD STE 350
IRVINE, CA 92612	IRVINE, CA 92612	IRVINE, CA 92612
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IRVINE, CA 92612	TEMPE, AZ 85282	IRVINE, CA 92612
LENNAR ARIZONA INC	ARROYO CAP II-2 LLC	ARROYO CAP II-2 LLC
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IRVINE, CA 92612	IRVINE, CA 92612	IRVINE, CA 92612
LENNAR ARIZONA INC	LENNAR ARIZONA INC	ARROYO CAP II-2 LLC
1665 W ALAMEDA DR STE 130	1665 W ALAMEDA DR STE 130	18575 JAMBOREE RD STE 350
TEMPE, AZ 85282	TEMPE, AZ 85282	IRVINE, CA 92612

- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612**
- ARROYO CAP II-2 LLC 2 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612**
- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612**

- ARROYO CAP II-2 LLC 4 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612**
- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 **IRVINE. CA 92612**
- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612**

- LENNAR ARIZONA INC 1665 W ALAMEDA DR STE 130 TEMPE. AZ 85282
- LENNAR ARIZONA INC 1665 W ALAMEDA DR STE 130 TEMPE. AZ 85282
- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 IRVINE, CA 92612

- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612**
- ARROYO CAP II-2 LLC L 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612**
- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 IRVINE, CA 92612

- LENNAR ARIZONA INC 7 1665 W ALAMEDA DR STE 130 TEMPE, AZ 85282
- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612**
- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612**
- 70 STARLIGHT HOMES ARIZONA L... 8655 E VIA DE VENTURA, STE F... 🏌 1665 W ALAMEDA DR STE 130 SCOTTSDALE, AZ 85258
 - LENNAR ARIZONA INC TEMPE, AZ 85282
- ARROYO CAP II-2 LLC 12 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612**

- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 IRVINE, CA 92612
- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612**
- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612**

- LENNAR ARIZONA INC 1665 W ALAMEDA DR STE 130 TEMPE, AZ 85282
- R ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 IRVINE, CA 92612
- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612**

- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612**
- LENNAR ARIZONA INC 1665 W ALAMEDA DR STE 130 TEMPE. AZ 85282
- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612**

- LENNAR ARIZONA INC 4 1665 W ALAMEDA DR STE 130 TEMPE, AZ 85282
- ARROYO CAP II-2 LLC 18575 JAMBOREE RD STE 350 **IRVINE, CA 92612**
- MAGMA RANCH II HOA 1600 W BROADWAY RD STE 20... TEMPE, AZ 85282

- 7150 E CAMELBACK RD STE 40... SCOTTSDALE, AZ 85251
- PINCKARD CHASE & PHALLON NOT ADDRESSED NO ADDRESS GIVEN
- HM LLC 2726 E BELLA VISTA RD SAN TAN VALLEY, AZ 85143
- 28 REDDY GITA JAKKAM & SATISH
 118 WILLIAMSTOWN WAY
 COLUMBIA, SC 29212
- HM LLC 2726 E BELLA VISTA RD SAN TAN VALLEY, AZ 85143
- 29 BERUMEN DANNY JOEL 29293 N WOLFE TRL FLORENCE, AZ 85132
- HM LLC 2726 E BELLA VISTA RD SAN TAN VALLEY, AZ 85143
- CASTRO ROSA
 9927 E RENARD RD
 SAN TAN VALLEY, AZ 85143
- 22 HM LLC 2726 E BELLA VISTA RD SAN TAN VALLEY, AZ 85143
- MORGADO MARIA MARQUEZ 5330 E SHADOW LN QUEEN CREEK, AZ 85140
- MOUSSEAU HAILEY N 13016 E TOO BROKE LN FLORENCE, AZ 85132
- 32 MCCRACKEN CHRISTOPHER G 29455 N BRANDON LN FLORENCE, AZ 85132
- 24 HARRIS BREANNA S & KALEB K 13060 E TOO BROKE LN FLORENCE, AZ 85132
- 33 MCCRACKEN CHRISTOPHER G 29455 N BRANDON LN FLORENCE, AZ 85132
- KNOX JACOB DYLAN 13112 E TOO BROKE LN FLORENCE, AZ 85132
- CHAMBERS JEFFREY R & TAMI ... 13162 E TOO BROKE LN FLORENCE, AZ 85132
- 27 REGER COREY M PO BOX 1851 QUEEN CREEK, AZ 85142

AFFIDAVIT OF POSTING OF BROADCAST SIGN (and Notice of Hearing)*

PZ-PD-0-12-22
1, Seth Eccler, Applicant for case P2-042-22 (Case number), personally
caused Two sign(s) to be posted in a visible place on or near the proposed project site on_
MAY 8 7024 (Date), at least 28 days before the Planning and Zoning Commission Public
Hearing, regarding the proposed P2-PD-042-22 (P2-042-22 (Type of application), in
unincorporated Pinal County
The notice(s) was posted as indicated on the attached map and photograph.
The Hotise(s) was posted as malested on the astashed help and proB. ap-
Seth Keeler
Applicant
STATE OF ARIZONA)
) ss: COUNTY OF PINAL)
Subscribed and sworn to me by Kathleen Hold this 4 hday of June, 2024.
$1/\sqrt{1/2}$
Cult Holer
Notary Public My Commission Expires:
my commission expires.
The same of the sa
Kathleen S Holderbach Notary Public
Maricopa County Arizona
My Comm. Expires 2-27-2025 Commission No. 601371

Case PZ-042-22, PZ-PD-042-22 -- ACCOMMODATIONS/OBJECTIONS (External) Indicase



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EJ ssaylorej@gmail.com>

FII, Jum 14, 3-33 PM (3 days ago) 💠



Hello, Mr. Bak.

It has come to the attention of the property owners in the suburban neighborhoods bordered by Arizona Farms Road on the south and Judd Road on the north, and both east and west of Cooper Road that the abovereferenced case refers to rezoning for a potential 98+ acre, R-7 housing development.

This is the first new development we've encountered in recent years and, while It seems a "long way off" to have to plan for these things, let it be known that there is a sizable contingent of residents who have lived in this area for a long time who would be most interested in provisions for a trail system as our open spaces diminish. Additionally, as you are well aware, with each new development comes increased traffic and safety concerns. Many of us are horse-owners and make use of the State Land directly south of this proposed development for trail riding.

Additionally, there are reasonable objections to the placement of two-story residences on the periphery, overlooking acre-plus homes and obliterating the views that add to our properties' desirability and value.

As residents who have chosen the rural lifestyle for our families and invested in our properties here, we are very aware and interested in what is planned for our area. We would appreciate consideration of the issues I've mentioned and being kept in the loop as this case progresses.

Thank you. Erica Saylor