

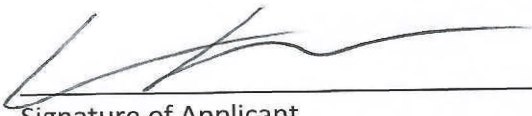
I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Conrad Hernandez

1495 N Burris Road Casa Grande, Az 85193

Name of Applicant

Address



hernandezpecanfarm@gmail.com 520-840-0142

Signature of Applicant

E-Mail Address

Phone Number

Peter Furlow

7144 E Stetson Dr. Suite 300, Scottsdale AZ, 85251

Name of Agent/Representative

Address

Peter Furlow

pfurlow@roselawgroup.com

480-291-0743

Signature of Agent/Representative

E-Mail Address

Phone Number

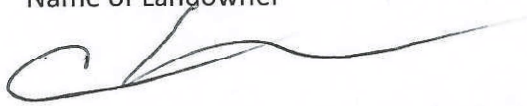
The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings.

Conrad Hernandez

1495 N Burris Road, Casa Grande, Az 85193

Name of Landowner

Address



hernandezpecanfarm@gmail.com 520-840-0142

Signature of Landowner

E-Mail Address

Phone Number

22



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 07/12/2023 1136
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2023-051115

When recorded mail to:
Conrad Anthony Hernandez
20675 W Clayton Rd.
Casa Grande, AZ 85193

QUITCLAIM DEED

Affidavit Exempt per ARS 11-1134 B13

KNOW ALL PERSONS BY THESE PRESENTS:

For no valuable consideration, and other good consideration, I or we,

Conrad Anthony Hernandez, the Grantor

do/does hereby release, remise, and forever quitclaim unto

Conrad Anthony Hernandez, the Grantee

all right, title and interest in that certain real property situated in Pinal County, Arizona and described as follows:

LEGAL DESCRIPTION OF SUBJECT REAL PROPERTY:

See Exhibit "A" attached hereto and made a part hereof

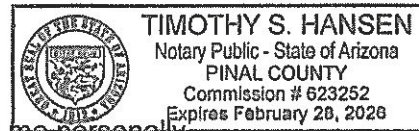
Dated: 6-23-2023

Grantor:

By: [Signature]
Conrad Anthony Hernandez

ACKNOWLEDGMENT:

STATE OF ARIZONA)
County of PINAL)ss



On this 23 day of June, 2023, before me personally appeared **Conrad Anthony Hernandez**, the Grantor whose identity was proven to me on the basis of satisfactory evidence to be the person who he/she claim to be, and acknowledged that he/she signed the above/attached document.

Timothy S. Hansen
Print name

[Signature]
Notary Public

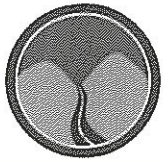


EXHIBIT "A"
COMBINED PARCEL LEGAL DESCRIPTION

A portion of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 24, Township 6 South, Range 5 East, of the Gila and Salt River Meridian, Pinal County, Arizona.

COMMENCING at a Nail marking the Northwest corner of Section 24, from which a Brass cap marking the North quarter corner of Section 24 bears South 89°59'35" East, a distance of 2649.42 feet, AND from which a 1/2" Iron Pipe marking the West quarter corner of Section 24 bears South 00°28'03" East, a distance of 2641.84 feet. Thence from said Northwest corner Section 24, South 89°59'35" East, a distance of 530.35 feet to a point (monumented 33 feet South by a 5/8" Rebar with Aluminum cap RLS #37512) being the Northwest corner of the Subject Parcel and THE POINT OF BEGINNING.

Thence continuing South 89°59'35" East along the North boundary of the Northwest quarter of Section 24, a distance of 132.01 feet to a point (monumented 33 feet South by a 5/8" Rebar with Aluminum cap RLS #37512) being the Northeast corner of said Subject Parcel;

Thence South 00°29'54" East along the East boundary of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 24, a distance of 660.72 feet to a an Aluminum cap "Hansen Bungler Hansen" RLS #20358 marking the Southwest corner of said Subject Parcel and a 1/64th Section corner;

Thence North 89°58'15" West along South boundary of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 24, a distance of 298.70 feet to a 5/8" Rebar with Aluminum cap RLS #37512 marking the Southwest corner said Subject Parcel;

Thence North 00°28'03" West parallel to and 364.00 feet East of the West boundary of the Northwest quarter of Section 24, a distance of 328.32 feet to a 5/8" Rebar with Aluminum cap RLS #37512 marking a corner of said Subject Parcel;

Thence South 89°24'37" East, a distance of 166.54 feet to a 5/8" Rebar with Aluminum cap RLS #37512 marking a corner of the Subject Parcel;

Thence North 00°29'54" West, parallel to and 132.00 feet West of the East boundary of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 24, a distance of 333.98 feet to THE POINT OF BEGINNING.

Comprising an area of 3.255 acres more or less.



AFFIDAVIT OF PUBLICATION

State of Texas, County of Ellis, ss:

Delaney Anne Cornforth, 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 issue. The publications thereof having been on the following date:

PUBLICATION DATES:

Jan. 25, 2024

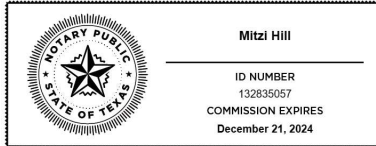
PINAL CENTRAL DISPATCH

Delaney Cornforth
(Signed)

agent and/or publisher of the Pinal Central Dispatch

VERIFICATION

State of Texas
County of Ellis



01/25/2024

Subscribed in my presence and sworn to before me on this:

Mitzi Hill

Notary Public

Electronically signed and notarized online using the Proof platform

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 15th DAY OF FEBRUARY, 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. PZ-047-23 - PUBLIC HEARING/ACTION: Conrad Hernandez, owner, Jordan Rose, Rose Law Group, agent/applicant, requesting an approval of a rezone of 2.24± acres from from GR (General Rural Zone) to C-3 (General Commercial Zoning District), to allow development of a wedding and event venue; situated in Section 20, T02S, R08E G&SRB&M; Tax parcel 503-46-006K (legal on file), located approximately 350 feet east of N Burris Rd and south of West Camino Ledezma in Pinal County. PZ-PD-025-23 - PUBLIC HEARING/ACTION: Conrad Hernandez, owner, Jordan Rose, Rose Law Group, agent/applicant, requesting approval of a Planned Area Development (PAD) Overlay District, to apply C-3 PAD development standards on 2.24± acres, to allow development of a wedding and event venue; situated in the Northern quarter of Section 20, T02S, R08E G&SRB&M, tax parcels 503-46-006K (legal on file), located approximately 350 feet east of N Burris Rd and south of West Camino Ledezma in Pinal County. At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Development Services Building, Pinal County Complex, 85 N. Florence St, Florence, Arizona, Monday through Friday between the hours of 7:00 a.m. and 5:30 p.m. and on the internet at <http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#> ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT. PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL. DATED ON THIS 10th DAY OF

JANUARY, 2024 by Pinal County
Planning & Development Dept.
A WRITTEN STATEMENT OF
APPROVAL OR PROTEST
MAY BE FILED WITH THE
PINAL COUNTY PLANNING &
DEVELOPMENT DEPARTMENT,
P.O. BOX 749, FLORENCE AZ
85132. YOUR STATEMENT MUST
CONTAIN THE FOLLOWING
INFORMATION:

- 1) The Planning Case Number(s)
See above
- 2) Your name, address, telephone
number and property tax parcel
number (print or type)
- 3) Whether you support or oppose
the request
- 4) A brief statement of reasons for
supporting or opposing the request
- 5) Whether or not you wish to
appear and be heard at the
hearing.

WRITTEN STATEMENTS MUST
BE FILED WITH:
PINAL COUNTY DEVELOPMENT
SERVICES DEPARTMENT
PO BOX 749

FLORENCE, AZ 85132
Contact for this matter: Patrick
Roberts, Senior Planner
E-mail Address: Patrick.Roberts@
pinal.gov
Phone # (520) 866-6409
No. of publications: 1: date of
publication: Jan 25, 2024

AFFIDAVIT OF PUBLICATION

State of Texas, County of Ellis, ss:

Delaney Anne Cornforth, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Tri-Valley 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 issue. The publications thereof having been on the following date:

Jan. 25, 2024

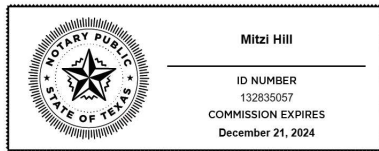
TRI-VALLEY DISPATCH

Delaney Cornforth
(Signed)

Agent and/or Publisher of the Tri-Valley Dispatch

VERIFICATION

State of Texas
County of Ellis



01/25/2024

Subscribed in my presence and sworn to before me on this:

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Notary Public

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<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT.

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL. DATED ON THIS 10th DAY OF

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FLORENCE, AZ 85132

Contact for this matter: Patrick
Roberts, Senior Planner

E-mail Address: Patrick.Roberts@
pinal.gov

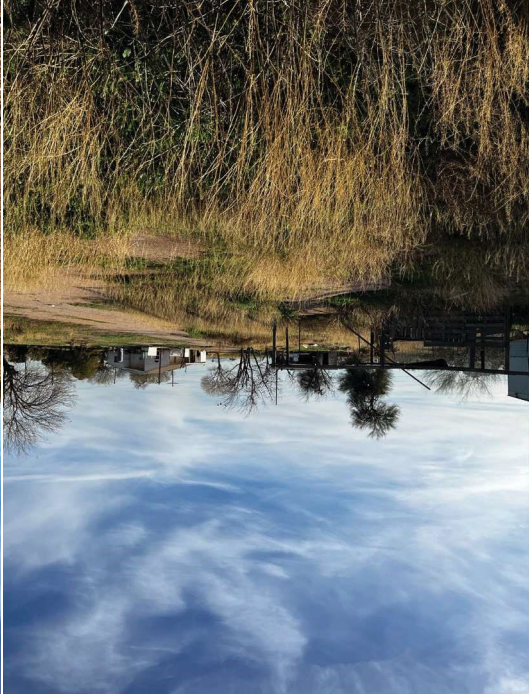
Phone # (520) 866-6409

No. of publications: 1: date of
publication: Jan 25, 2024

Broadcast Sign



Posted Notice





PAD REZONING NARRATIVE

Zoning Case #PZ-047-23

Pinal County, Arizona

FIRST SUBMITTAL: August 17, 2023

SECOND SUBMITTAL: November 30, 2023

Conrad, Bea, and Corinna Hernandez

20675 W Clayton Rd.

Casa Grande, AZ 85122

ROSE LAW GROUP_{pc}

RICH ■ CARTER ■ FISHER

Peter Furlow & Ty Utton

7144 E. Stetson Drive, Suite 300

Scottsdale, AZ 85251

(480) 291-0743

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Exhibits

EXHIBIT A	SITE LOCATION MAP
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EXHIBIT C	CASA GRANDE SUPPORT
EXHIBIT D	CONTEXT ZONING MAP
EXHIBIT E.....	COMMUNITY OUTREACH

1.0 Purpose of Request

This application is being submitted on behalf of Conrad, Bea, and Corinna Hernandez (the “**Applicants**” or “**Hernandez Family**”) to rezone their property in Pinal County from GR (General Rural Zone) to C-3 (General Commercial Zoning District) with a Planned Area Development (PAD) overlay to allow for the establishment and operation of a traditional wedding venue and event space.

The Applicant’s property is 2.24-acres and is comprised of APN 503-46-006G and a portion of APN 503-46-006D (collectively, the “**Property**”). There is currently a lot split and combination application being completed under a separate cover to split a portion of APN 503-46-006D off and to combine it with APN 503-46-006G as depicted in Record of Survey recorded in the Pinal County Recorder as Fee Number 2023-051114. The Property is located just south of W Clayton Rd. and east of N Burris Rd. near Abbott Manufacturing and Manterola Sheep Company. (See **Exhibit A– Site Location Map**).

The Applicants goal of this rezoning application is to have the opportunity to be able to expand their countryside wedding and event venue (the “**Project**”). Hernandez Pecan Farm is a family-owned farm nestled right outside the city limits of Casa Grande, Arizona. It is owned by Conrad and Bea Hernandez who grew up in this same small town. The Hernandez’s vision for the farm is to create an event space that magnifies nature and the great outdoors. Owned and cherished by Conrad and Bea Hernandez, who are deeply rooted in this charming town, the farm holds a vision of creating an extraordinary event space that celebrates the beauty of nature and the great outdoors.

Like a timeless relationship, Hernandez Pecan Farm embodies history, genuine care for life, and a nurturing atmosphere that fosters growth. Conrad and Bea understand that just as in love, cultivation, persistence, patience, and flexibility are essential ingredients for things to flourish and bloom over time. Hence, Hernandez Pecan Farm becomes the perfect place where love truly grows.

Drawing from their extensive experience and expertise, the Hernandez’s are thrilled to propose Hernandez Pecan Farm, a special wedding venue located within Pinal County.

Hernandez envisions a destination type environment, which will serve as the primary accommodation for weddings or similar special events in Pinal County.

2.0 Description of Proposals

The Project aims to create a destination wedding venue that is set within the existing pecan trees formally part of a larger pecan orchard. The event space is primarily outdoors, taking advantage of the natural beauty of the Property. There is an existing restroom on site as well as building that will be used as a Bridal Suite. The remaining improvements needed to complete the event space will be developed in two phases, as the Applicant's budget permits. The first phase will commence immediately after approval of the rezoning application and will include the development of the parking lot, an additional restroom, and completed landscaping and irrigation to transform the Property into the envisioned and easy to operate event space. The second phase of the proposed development will consist of a 3,812 square foot barn with a covered patio to be used as an indoor event space.

Access to Hernandez Pecan Farm will be provided from North Burris Road, which is a two-lane gravel road accessed via West Cowtown Road. There is a cross access agreement in place from Burris Road to the proposed parking lot on the Property. The applicant will work closely with Pinal County Public Works to ensure that site access is properly maintained. The proposed parking area will contain 67 parking spaces at a ratio of one parking spot per three (3) guests. The proposed parking lot will be chip sealed or sifted & stabilized decomposed granite depending on the final Grading & Drainage Report prior to Final Site Plan approval. The Applicant is committed to maintaining the parking lot free of debris and dust and will re-chip seal or re-stabilize the parking lot up to two (2) times per year as needed.

The Property generally slopes from south to north with generally flat slopes ranging from 0% to 1%. The site is within a FEMA designated 'x' floodplain, which is designated as an area determined to be outside the 1% and within an 0.2% annual chance of flooding. According to the Drainage study completed, this proposed project will not adversely affect drainage patterns on the Property, or negatively affect adjacent conditions, upstream, or downstream of the Property as all drainage patterns are left unchanged.

Permitted Uses

It is the intent of the Applicant to limit the permitted uses to the Property to be solely for the use as an event venue and this will be codified via the PAD overlay.

The Amended Use Table for the Property is Contained in **Table 1**, below.

Table 1: Amended Permitted Uses Table

Table 1: Amended Permitted Uses Table	
Permitted Uses	A. Event Venue (Max. 200 People)
Specially Permitted Uses	None
Non-permitted Uses	<ul style="list-style-type: none"> A. Amusements such as billiard or pool hall, bowling alley, theaters, gymnasium, arcade, shooting gallery, skating rink, archery range, miniature golf or practice driving or putting range, games of skill or science, swimming pool, or tennis court. B. Assisted living facility. C. Automotive repair, garages, welding shops, machine shops, outdoor storage or sales. D. Bar, cocktail lounge, night club, or tavern, not within a restaurant, dance floor permitted. E. Builders' supplies including sales of lumber. F. Child care center. G. Church, subject to the requirements set forth in PCDSC 2.150.220. H. College and arts, business, technical, and trade schools. I. Community service agency, library or museum. J. Government structures, fire district stations, sheriff's facilities, and their accessory uses. K. Health club or fitness center. L. Hospital, health care facility or urgent care facility. M. Light manufacturing or assembling incidental to retail sales by business engaged in

	<p>manufacturing, processing, assembling, treatment, installation and repair of products.</p> <p>N. Motel or hotel with accessory uses, including restaurant, incidental retail sales and services, personal services and recreational facilities.</p> <p>O. Offices.</p> <p>P. Parks.</p> <p>Q. Private club or lodge, fraternal and service organizations (nonprofit).</p> <p>R. Private schools.</p> <p>S. Restaurant.</p> <p>T. Restaurant, including a cocktail lounge or bar; dance floor permitted.</p> <p>U. Retail sales establishments.</p> <p>V. Sale, rental or display of automobiles, airplanes, boats, trucks, recreational vehicles, travel trailers, motor homes, manufactured homes, motorcycles and accessories, agricultural supplies and machinery.</p> <p>W. Service establishments.</p> <p>X. Self-storage facility.</p> <p>Y. Veterinary hospitals or kennels, provided no building or structure housing animals is within 40 feet of any site boundary abutting property in a rural or residential zone.</p> <p>Z. Wireless communication facilities, subject to the requirements set forth in chapter 2.205 PCDSC.</p> <p>AA. One dwelling unit, conventional construction, as an accessory to an established use.</p> <p>BB. Some uses are allowed in all zoning districts based on statutory exemptions (see PCDSC 2.05.050) or because a governmental entity or governmental agency is performing a governmental function.</p>
--	--

Development Standards

Table 2 below outlines the relevant standards that are requesting deviations from via the PAD overlay.

Table 2: C-3 Site Development Standards and Requested Standards.

Standard	C-3 Standard	Requested Standard
Maximum Building height	40 feet	40 feet
Minimum lot area	3,500 square feet	3,500 square feet
Minimum lot width	None	None
Minimum front yard	20 feet	3,500 square feet
Minimum side yard	None except where the commercial use abuts rural or residential zones, then 25-foot side setbacks are required; seven feet each for detached accessory dwelling.	15 feet
Minimum rear yard	25 feet; 25 feet for detached accessory dwelling.	25 feet
Minimum distance between main buildings	None; 14 feet between detached accessory dwelling and commercial.	None.
Screening	Minimum six-foot wall between this zone and a rural or residential zone; minimum ten-foot landscape strip between the wall and any use in this zone, including parking. The landscape strip shall be planted with trees 30 feet on	Minimum six-foot wall constructed with wood or like material or view fencing as approved by Community Development Department along the east, west, and south Property Lines.

	center and with mature trees next to any existing homes.	Mature, dense landscaping located along rear East side and rear yard planted at 10 feet off center.
Parking	One per every 50 square feet of total floor area used for public assembly or one per three seats in the main assembly room, whichever is greater	One per every three seats.

Parking

To accommodate the guests who will attend the event venue, a large parking lot will be developed on the east portion of the Property. The proposed parking area will contain 67 parking spaces at a ratio of one (1) parking spot per three (3) guests.

The parking lot will be constructed of either chip seal or stabilized decomposed granite. The Applicant is committed to keeping this parking lot free of debris and dust. They will reapply or re-chip seal the parking lot as needed to ensure proper drainage is achieved as well as to ensure there is no nuisance dust generated from the Property. The parking lot will be stripped per the County’s policies and will contain landscape islands to enhance the Properties beauty.

Landscaping

The Property is already developed with mature landscaping throughout the Property. There are large pecan trees on the west portion of the Property which is the focal point of the venue. There are also large mesquite trees along the south and east perimeter of the Site which are contemplated with smaller mature Goji berry shrubs which are prevalent along the eastern property line. The Applicant proposes to magnify the already existing landscaping by screening the east and southern boundaries with similar trees and shrubbery. Trees will be planted at 10 foot intervals and staggering to ensure adequate screening. Trees and shrubs will be low water uses planted in sizes and quantities that ensure they will adequately screen the Property as well as provide noise buffering. The Applicant will also fully landscape the parking area with native low water using shrubs and trees to complete the desired aesthetics that draw people to the Property.

All proposed landscape areas will be irrigated with a water efficient system that utilizes drip irrigation. The location of landscape irrigation systems and future water outlets will be provided during final design and submittal of construction level landscape plans.

Noise and Lighting

Preserving the tranquil environment of the rural area is of utmost importance to the Hernandez Family. Therefore, any event noise will be mitigated and enforced by onsite management. The events will be buffered from surrounding properties by the Pecan trees that line the Property as well as additional screening efforts as required by the County.

All exterior lighting including the parking lot area will comply with Section 2.195 of the Pinal County Development Services Code which is otherwise known as the “Dark Sky Ordinance”.

Signage

There will be a monument sign located outside of the front entrance parallel to W Camino Ledezma Road. All signage will comply with Pinal County’s sign codes for this type of use.

Hours of Operation

Operating hours of Hernandez Pecan Farm will be 9:00AM to 12:00AM with vendors and staff departing the site no later than 1:00AM.

3.0 Conformance to Adopted Land Use Plans

According to Pinal County’s Comprehensive Plan the site is currently designated as Mid Intensity Activity Center (“MIAC”). Chapter 3: Sense of Community defines Mid Intensity Activity Centers as a mix of “commercial, tourism and hospitality uses, medical, and medium to high density residential” (See **Exhibit B – Comprehensive Plan Map**).

As a result, because the Property is being used for hospitality and commercial uses, the rezoning of this property to C-3 is in compliance with the Comprehensive Plan.

Compliance with Plan’s Vision Components

This rezoning seeks a change that is consistent with the Sense of Community vision component as set forth in the Pinal County Comprehensive Plan (the “Plan”). The Property is ideally situated near an industrial hub in Casa Grande, just north of Hwy 84 and near minimally impacted industrial sites such as the Frito Lay Manufacturing and the Kohler Manufacturing Plant. This entire area has something special to offer with not only its diverse land uses but also with its raw southwestern beauty. The addition of a

historic wedding and special event venue to this area will continue to make this area unique from other regions and will most definitely showcase the area's commercial potential.

This Application is consistent with the Plan's Mobility and Connectivity vision component. The proposed venue is conveniently located and accessible off of Hwy 84 which is a well trafficked transportation corridor. Due to the nature of the business, Hernandez Pecan Farm will not generate traffic on a daily basis but only on days of actual events. The applicants have consistently been able to meet their parking needs with spaces provided on-site.

This Application is consistent with the Economic Sustainability vision component. The applicants are happy to bring additional local jobs to the area. It is their intent to utilize local vendors and caterers to provide services for their events. Hernandez Pecan Farms will bring revenue to Pinal County through sales tax from food and beverage sales. Furthermore, the Hernandez family lives in Pinal County with the intent to establish their family's legacy in Pinal County and encourage long-term economic viability.

This Application is consistent with the Open Spaces and Places vision component. The Property will be developed in accordance with the County's open space requirements. The applicants are proposing to operate their wedding and event venue on this property solely because of its location. The breath-taking view of the western sunset through the pecan trees and serene rural character are the main promotional features of this venue; thus, the applicants will be respectful and sensitive to natural washes and natural terrain.

This Application is consistent with the Environmental Stewardship vision component. As previously stated, the serene pecan farm and rural character are the main promotional features of this venue; thus, the applicants will be as respectful and sensitive to natural terrain. The design of Hernandez Pecan Farm takes the natural terrain well into account, making it an asset of the wedding venue.

This Application is consistent with the Healthy, Happy Residents vision component. Bringing an additional employment opportunity to Pinal County cuts down on the need for residents to drive great distances to work. Keeping jobs in Pinal County keeps residents happy. Conrad and Bea Hernandez plan on utilizing local vendors and caterers for their events. Additionally, as residents of Pinal County they have only the best intentions for this property and will do everything in their power to be sensitive and courteous to the surrounding property owners and neighbors. The line of communication with surrounding property owners will be successfully opened at the Open House, with the Hernandez's meeting with other longstanding local residents to ensure Hernandez Pecan Farm's is designed to the best interest of the community.

This Application is consistent with the Quality Educational Opportunities vision component. Providing diverse job opportunities for graduates of Pinal County schools helps further this vision component.

Conformance with Comprehensive Plan's Key Concepts

As previously mentioned, the site is currently designated as Mid Intensity Activity Center ("MIAC"). Chapter 3: Sense of Community defines MIAC as a mix of "commercial, tourism and hospitality uses, medical, and medium to high density residential". As a result, the rezoning of this property to C-3 with a PAD overlay is in compliance with the Comprehensive Plan.

Under the Mid Intensity Activity Center Development, the inner part of the core is suggested to be a medium intensity core zone, with a transition zone on the outskirts.

The proposed rezoning is consistent with the Planning Guidelines as described below.

This Application is clearly consistent with the Economic Development element of the Plan. This one-of-a-kind local wedding venue will bring jobs to local vendors, caterers and various event staff as well as provide a more diverse economy to the County.

The Application does not negatively impact agricultural, equestrian, or rural lifestyles as evidenced by other nearby similar uses. This proposal embraces the natural pristine beauty that rural Arizona has to offer. The aesthetics of the development are consistent with the rural area and utilize an appropriate farmhouse architectural styling.

This Application will follow any and all requirements of the County's Open Space Master Plan.

This Application will address any environmentally sensitive areas it may impact.

This Application will comply with all required water availability and quality standards.

4.0 Architectural Design Features

As previously mentioned, the future reception barn was designed by the applicants with the direct intent to offer a unique and eclectic event venue surrounded by their historic pecan farm. The proposed venue will be cohesive with the existing rustic ambiance of the outdoor venue component. Trees of the pecan farm align the outdoor wedding venue seating, creating a natural visual archway, a perfect photographic accent for capturing the ceremony on film.

The building design flaunts a classic white barn detailed with vintage accents. Farm style venues are in high demand, with 20% of nuptials happening at a barn, farm, or ranch in the U.S.A. The pecan farm and outdoor scene of the agricultural fields of Pinal County are the main aesthetic assets of the site, creating an intimate, private feel for attendees.

The lighting of the outdoor venue design is purposefully sparse and faint as not to distract from the desert night sky. The applicant has carefully chosen paint colors that will blend with the rural character of the surrounding area. There is a simplistic elegance to the design of the Hernandez Pecan Farm that will provide a memorable local experience to guests while blending in with the surrounding community at the same time.

5.0 Relationship to Surrounding Properties

The Property is located within unincorporated Pinal County, however the property located across the southeast corner of the Property is within the municipal boundaries of the City of Casa Grande. The Applicant contacted Casa Grande on July 6, 2023 to ascertain their opinion on the Applicant's proposed rezoning. After performing outreach, it has been confirmed that City of Casa Grande supports the Property as a wedding venue (See **Exhibit C – Casa Grande Support**). Namely, Property is not eligible for annexation at this time because it does not currently share a contiguous boundary with Casa Grande. Regardless, the Casa Grande still supports the Property's operation as a wedding venue. The property falls within the Manufacturing and Industry land use category, which aligns with Casa Grande's future land use designation for the Site.

The following table depicts the surrounding area's characteristics.

Table 1: Surrounding Uses

North	I-1 Zoning (Casa Grande)-Garden and Light Industrial.
East	I-1 Zoning (Casa Grande)-Garden and Light Industrial.
South	R-1 (Casa Grande)- Single-Family Residential.
West	I-2 - General Industrial Zone (Casa Grande)

Specifically, the Property is in a high intensity use area (See **Exhibit D – Context Zoning Map**). It is in close proximity to the Frito Lay Manufacturing Plant (2.0 miles), Kohler Manufacturing Plant (0.7 miles), Abbott Nutrition (1.0 miles), Chang Chung

Petrochemical Group (0.4 miles). Neighboring residential near the Property consists of mostly close friends and family of Applicants.

6.0 Location and Accessibility

As previously discussed, Hernandez Pecan Farm Wedding & Event Venue is located in unincorporated Pinal County on N. Burris Rd & W. Clayton Rd., just south of AZ 84 adjacent to the City of Casa Grande. The site is surrounded primarily by vacant farmland currently zoned General Rural in Pinal County to the north and industrial sites that are currently zoned I-1 and I-2 in Casa Grande to the south, east, and west.

Access to Hernandez Pecan Farm will be provided from North Burris Road, which is a two-lane gravel road accessed via West Cowtown Road. The proposed parking area will contain 67 parking spaces at a ratio of one parking spot per three (3) guests. The proposed parking lot will be chip sealed or sifted & stabilized decomposed granite depending on the final Grading & Drainage Report prior to Final Site Plan approval. The Applicant is committed to maintaining the parking lot free of debris and dust and will re-chip seal or re-stabilize the parking lot up to two (2) times per year as needed.

7.0 Timing of Development

The Applicant will commence site planning and development of Phase One swiftly after receiving the Property's entitlements. The parking lot and landscaping will be developed first, followed by the restroom building. Development of Phase Two will commence when financially feasible for the Applicant, with their goal to be full buildout of the Property in 2028.

8.0 Public Utilities and Services

The following utility companies will provide the necessary services to the proposed community:

Sewer:	Arizona Water Company
Water:	Arizona Water Company
Electric:	SRP
Fire:	Casa Grande Fire Dept.--Fire Station 504
Police:	Pinal County Sheriff's Dept.

9.0 Community Outreach

On July 31, 2023 the applicant mailed out notification letters to all property owners within 600 feet of the proposed site to gauge interest in the proposed rezoning. An Open House was held on August 11, 2023 at 112 N. Brown Ave., Casa Granda beginning at 5:00PM. One person attended the Open House and a summary of that Open House along with the list of attendees are provided in this submittal. Additionally, the applicant's representatives sent follow up email correspondence to each of the attendees (see **Exhibit E – Community Outreach**).

A second neighborhood meeting will be noticed and held within 30 days prior to the first public hearing for this Project.

10.0. Conclusion

In addition to raising their family in Pinal County, the Hernandez Family have a dream of continuing to own and operate their very own wedding venue and leaving a lasting legacy for their children and grandchildren.

As experienced professionals with a strong affection for Pinal County, they are extremely familiar with all of the venues and halls that Arizona has to offer, and they want to bring a spectacular new venue to Pinal County that will be like no other. Rezoning their property from RU-43 to C-3 with a PAD overlay will allow this to happen.

The Hernandez family have only the best intentions for their proposed business and will do everything in their power to be sensitive and courteous to the surrounding property owners and neighbors.

Therefore, the Applicant's respectfully request the rezoning of their property to allow for the establishment and operation of *Hernandez Pecan Farm*.

EXHIBIT A: SITE LOCATION MAP

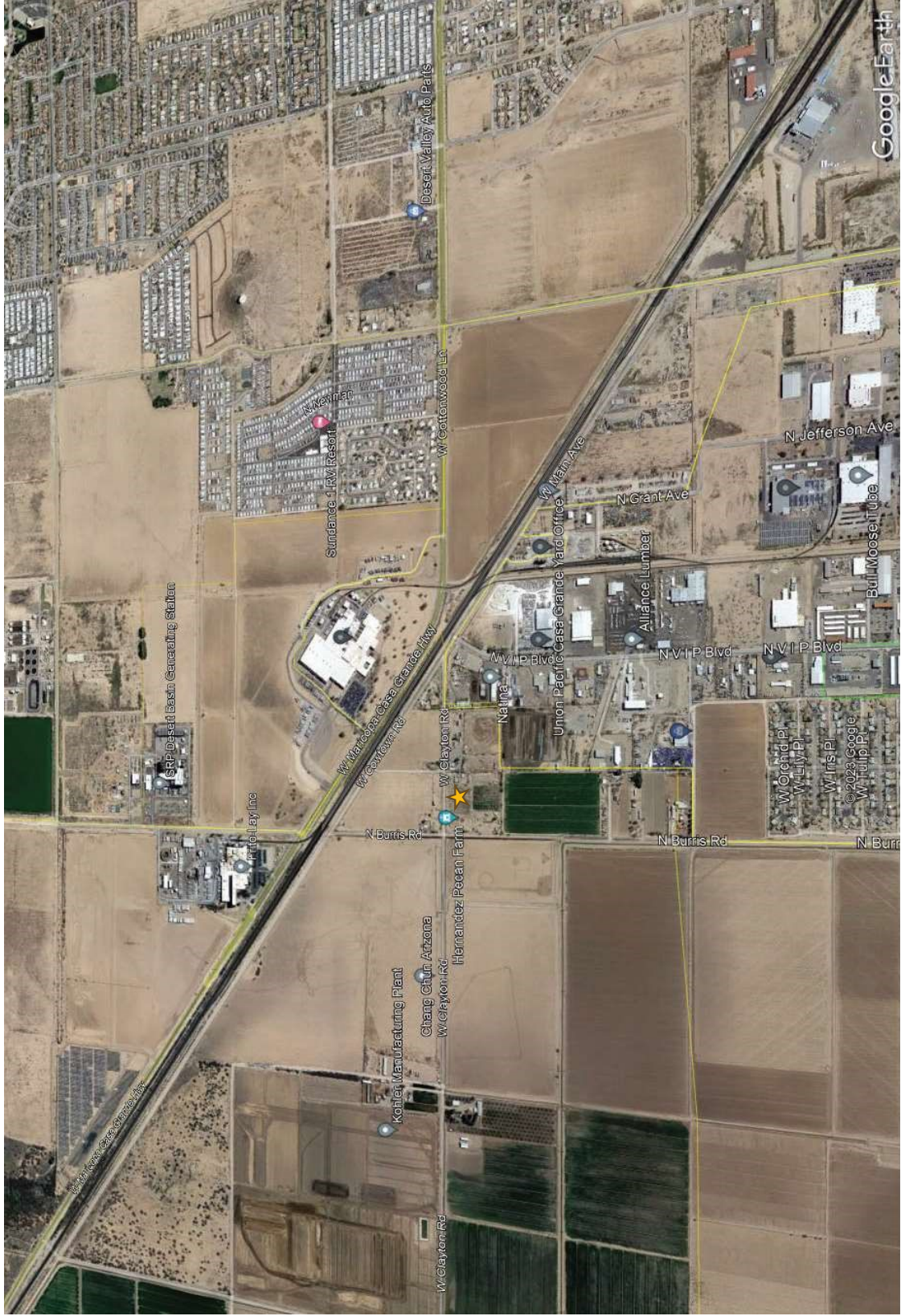


EXHIBIT B: PINAL COUNTY COMPREHENSIVE PLAN MAP

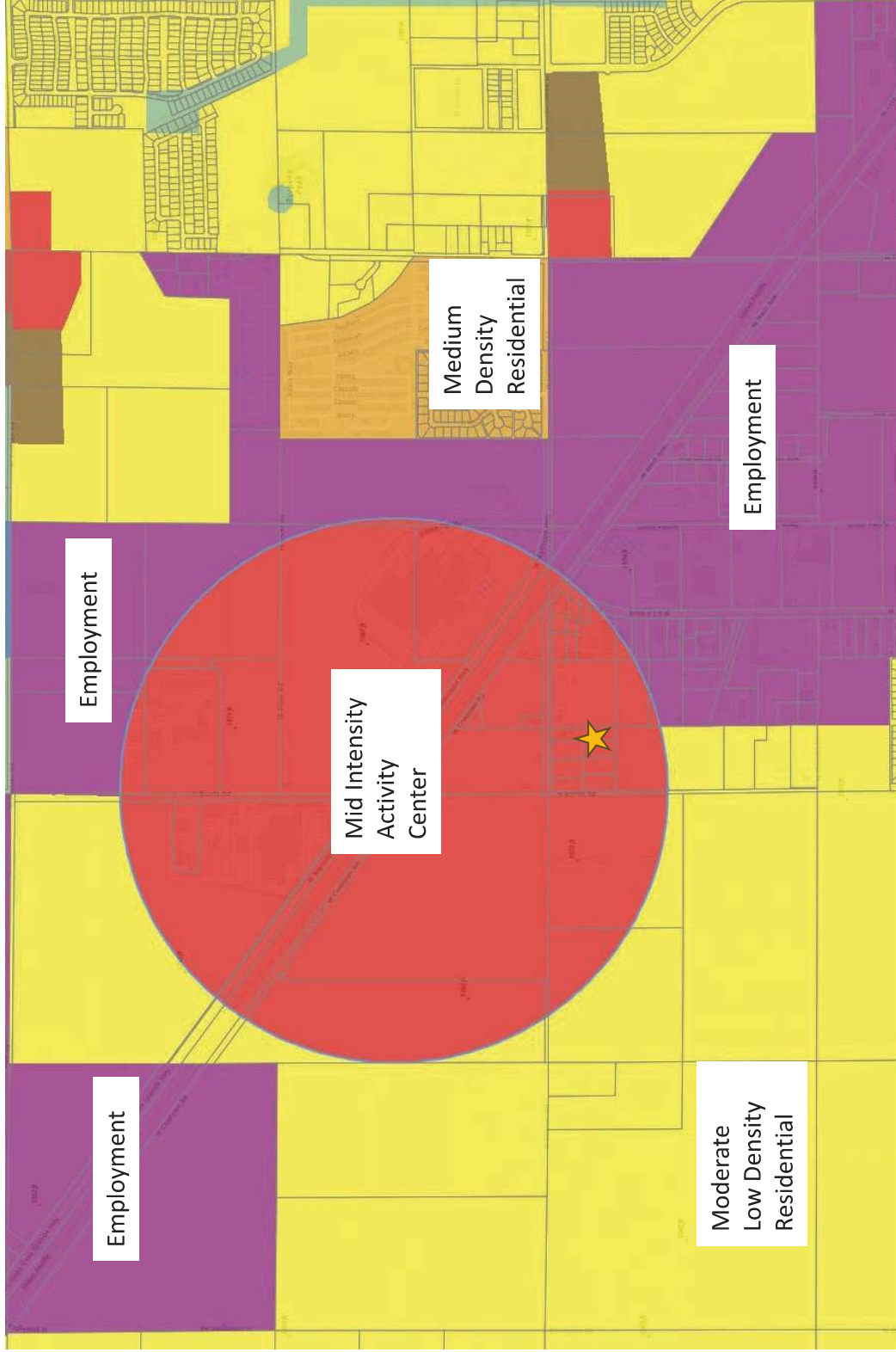


EXHIBIT C: CASA GRANDE SUPPORT

Peter Furlow

From: Joseph Horn <Joseph_Horn@casagrandeaz.gov>
Sent: Thursday, July 6, 2023 2:42 PM
To: Peter Furlow
Subject: Hernandez Pecan Farm

Follow Up Flag: Follow up
Flag Status: Flagged

Hi Peter,

As discussed in our meeting today, the Hernandez Pecan Farm is not eligible for annexation at this time as it does not have enough contiguous boundary shared with the City boundary. With that being the case, the City would still be able to **support** the property as a wedding venue. The Property is within the City's Manufacturing and Industry land use category which does support the City's B-4 zone District and a Wedding/Event venue would be a permitted use within that zone district.

Please let me know if you have any other questions regarding this topic.

Regards,

Joe Horn

Planner,
City of Casa Grande

From: Peter Furlow <pfurlow@roselawgroup.com>
Sent: Thursday, July 6, 2023 2:00 PM
To: Joseph Horn <Joseph_Horn@casagrandeaz.gov>
Subject: For Call Today

[External E-mail]

Joe-

Thought I would provide the pre-app submittal document in case screen share is being finicky during our meeting at 2.

Best,

Peter Furlow
Attorney



7144 E Stetson Drive, Suite 300, Scottsdale, AZ 85251
Direct 480.291.0743 Fax 480.505.3925 Mobile 402.575.8000



roselawgroup.com roselawgroupreporter.com
[@roselawgroup](https://twitter.com/roselawgroup) [@roselawgroupmeta](https://twitter.com/roselawgroupmeta)

RLG is Service :: Winner "Best places to work in Arizona"

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 Think green, please don't print unnecessarily

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Public Record Notice: Under Arizona law, e-mail communications and e-mail addresses may be public records subject to disclosure pursuant to a public records request.

EXHIBIT D:
CONTEXT
ZONING MAP

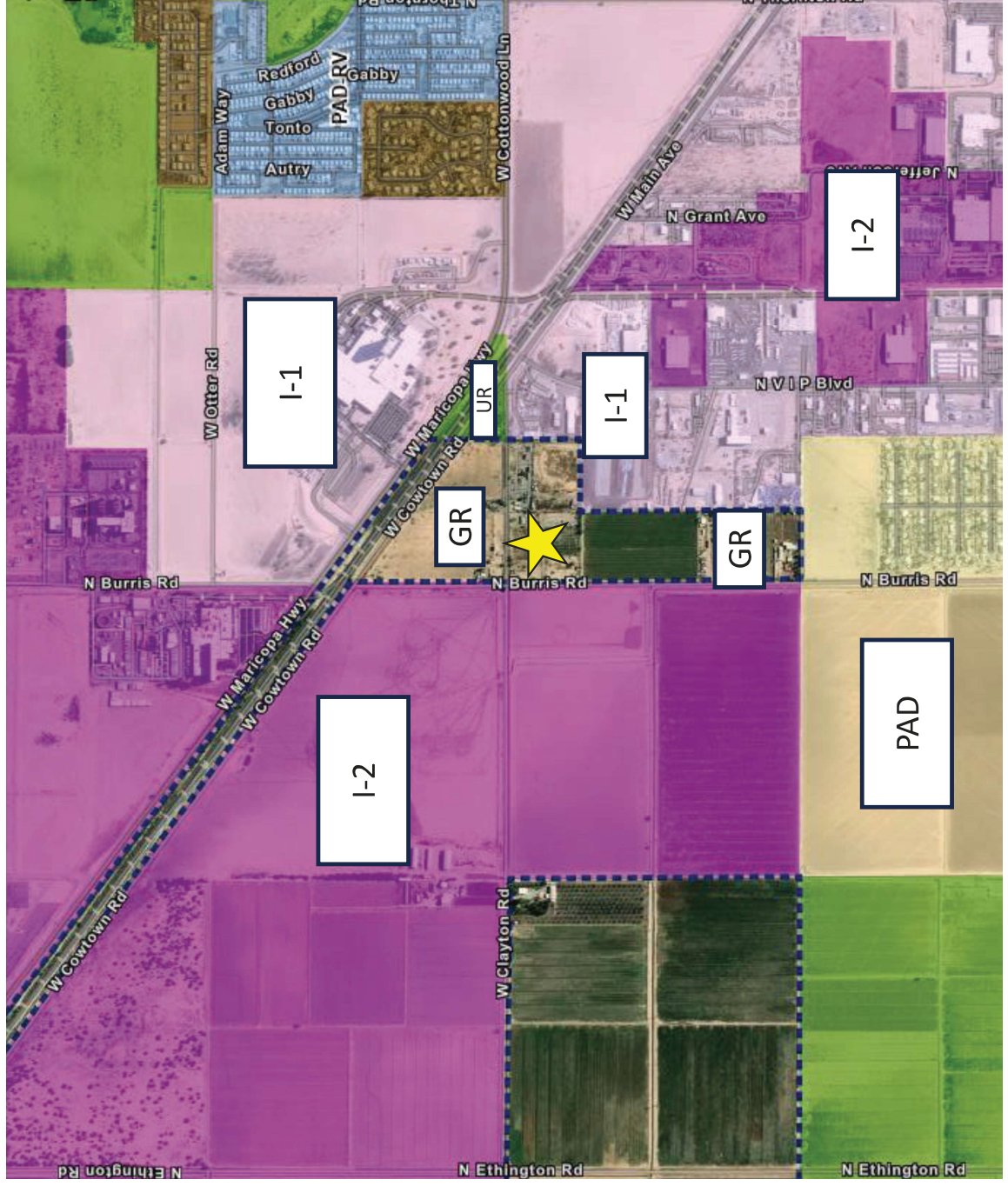


EXHIBIT E: COMMUNITY OUTREACH

Affidavit of Mailing Notice

Case Number: Zoning Case #Z-PA-067-23

Project Name: Hernandez Pecan Farm

Applicant Name: Peter Furlow, Rose Law Group

Location: APN 50346006G located just S of W Clayton Rd. and E of N Burris Rd.

In order to assist in providing adequate notice to interested parties, the applicant shall secure the names and addresses of all property owners within 1200' feet of the subject property either through a title company or the Pinal County Assessor's website and shall send the neighborhood meeting notice to each said owner.

I confirm that I secured the names and addresses of all property owners within 1200 feet of the subject property and have sent the neighborhood meeting notice to each said owner prior to the neighborhood meeting.

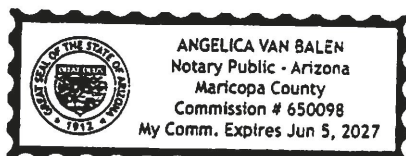
Applicant's / Representative's signature: Peter Furlow

SUBSCRIBED AND SWORN before me this 31st day of July, 2023, by:

Angelica Van Balen
Notary Public

My Commission Expires:

June 5, 2027



ROSE LAW GROUP^{pc}

RICH ■ CARTER ■ FISHER

PETER W. FURLOW
7144 E. Stetson Drive, Suite 300
Scottsdale, AZ 85251
Phone 480.291.0743 Fax 480.505.3925
PFurlow@RoseLawGroup.com
www.RoseLawGroup.com

July 31, 2023

Dear Property Owner or Interested Party:

The purpose of this letter is to inform you that we will be having a neighborhood meeting for a proposed rezone from GR to C-3 located at Pinal County Assessor Parcel Number APN 503-46-006G. The property, known as “Hernandez Pecan Farm” is located just south of W Clayton Rd. and east of N Burris Rd. near Abbott Manufacturing and Manterola Sheep Company.

You are invited and your attendance at this meeting would be greatly appreciated. We would love to hear your feedback on the project!

Hernandez Pecan Farm is a family-owned farm nestled right outside city limits in Casa Grande, Arizona. It is owned by Conrad and Bea Hernandez (“**Applicant**” or “**Hernandez Family**”) who grew up in this same small town. Conrad’s family has owned the property for three generations. Under current zoning, the Hernandez Family is unable to continue operating their wedding venue. Therefore the rezoning to C-3 is necessary to operate the longstanding event venue.

Meeting Details:

Time: 7:00-8:30 PM
Location: 112 N Brown Ave,
Casa Grande, AZ 85122
Date: August 11, 2023

REQUEST SUMMARY:

- The Applicant is requesting a rezone from GR (General Rural Zone) to C-3 (General Commercial) to continue Hernandez at Pecan Farm wedding and event venue.
- As the owners operators of the Property, the Hernandez Family are proposing to rezone the Property to C-3.
- This zoning district will allow the owners to utilize their property for an idyllic family-owned farmhouse wedding venue.

I would be happy to answer any questions or hear any concerns that you may have regarding this proposal.

You may reach me at 480-291-0743 or pfurlow@roselawgroup.com. Please reference “Hernandez Pecan Farm” in your email to expedite a response.

Sincerely,

Peter W. Furlow

BURRIS INVESTMENT GROUP LLC
2263 N TREKELL RD LOT 186
CASA GRANDE AZ 85122

CHANG CHUN (ARIZONA) LLC
10475 PERRY HWY, STE 200
WEXFORD PA 15090

BRADY JAMES DEAN LIV TRUST
1616 E DIEGO DR
CASA GRANDE AZ 85122

BRADY & BRADY PROPERTIES LLC
25604 S 154TH ST
GILBERT AZ 85298

ABBOTT MANUFACTURING INC
100 ABBOTT PARK RD
ABBOT PARK IL 60064

SARNOWSKI G TIM
1291 W COWTOWN RD
CASA GRANDE AZ 85193

WASSON INVESTMENTS LLC
21816 E PEGASUS PKWY
QUEEN CREEK AZ 85142

GUERRERO JOSE A & MARTHA M
PO BOX 10562
CASA GRANDE AZ 85130

JOHN M FOSTER TURF OF ARIZONA
LLC
PO BOX 4563
PALM DESERT CA 92261

MANTEROLA RANCHES LLC
PO BOX 11227
CASA GRANDE AZ 85130

NATINA PRODUCTS LLC
1555 N V I P BLVD
CASA GRANDE AZ 85122

LINTON PROPERTIES V LLC
PO BOX 10503
CASA GRANDE AZ 85130

LINTON IAN A & KAREN
PO BOX 10503
CASA GRANDE AZ 85130

ROOFING SPECIALISTS INC
PO BOX 11903
CASA GRANDE AZ 85130

MOYERS PROPERTIES LLC
PO BOX 401865
HESPERIA CA 92340

SUNWEST GOLF & RECLAMATION
INC
PO BOX 12070
CASA GRANDE AZ 85122

MAE BELLE ENTERPRISES LLC
4057 N TOBASCO RD
CASA GRANDE AZ 85194

BOOMERANG LLC
12515 WILLOWS RD NE STE 200
KIRKLAND WA 98034

ROBINSON FARMS INC
3038 W 157TH CT
OVERLAND PARK KS 66224

BLACKBURN MARK & ANNE
9010 NORWALK BLVD
SANTA FE SPRINGS CA 90670

STEELE HENRY E
PO BOX 12252
CASA GRANDE AZ 85130

KASTI FRANK & KAY
9346 W DESERT MOUNTAIN DR
CASA GRANDE AZ 85194

LONGMIRE MICHAEL W FAM TRUST
PO BOX 759
WILCOX AZ 85644

FLAVELL JOHN
1345 N BURRIS RD
CASA GRANDE AZ 85193

TR HOLDINGS LLC
PO BOX 11190
CASA GRANDE AZ 85130

LARA JOSE FRANCISCO ORDUNO
2011 N 56TH AVE
PHOENIX AZ 85035

SUNBELT CEMENT INC
PO BOX 2883
WEST PALM BEACH FL 33402

MEETING MINUTES

Meeting Details:

Time: 7:00-8:30 PM

**Location: 112 N Brown Ave,
Casa Grande, AZ 85122**

Date: August 11, 2023

The meeting commenced promptly at 7:00 PM at the designated location: 112 N Brown Ave, Casa Grande, AZ 85122. The purpose of the meeting was to discuss and gather feedback for Hernandez Pecan Farm.

Aerials, Site Plan, Site Photos, and compliance with the Comprehensive Plan were some of the numerous exhibits provided for those in attendance. Legal notice was given to those per Pinal County code.

As you can see from the sign in sheet, only one person was in attendance for the meeting. This person provided his support for the project.

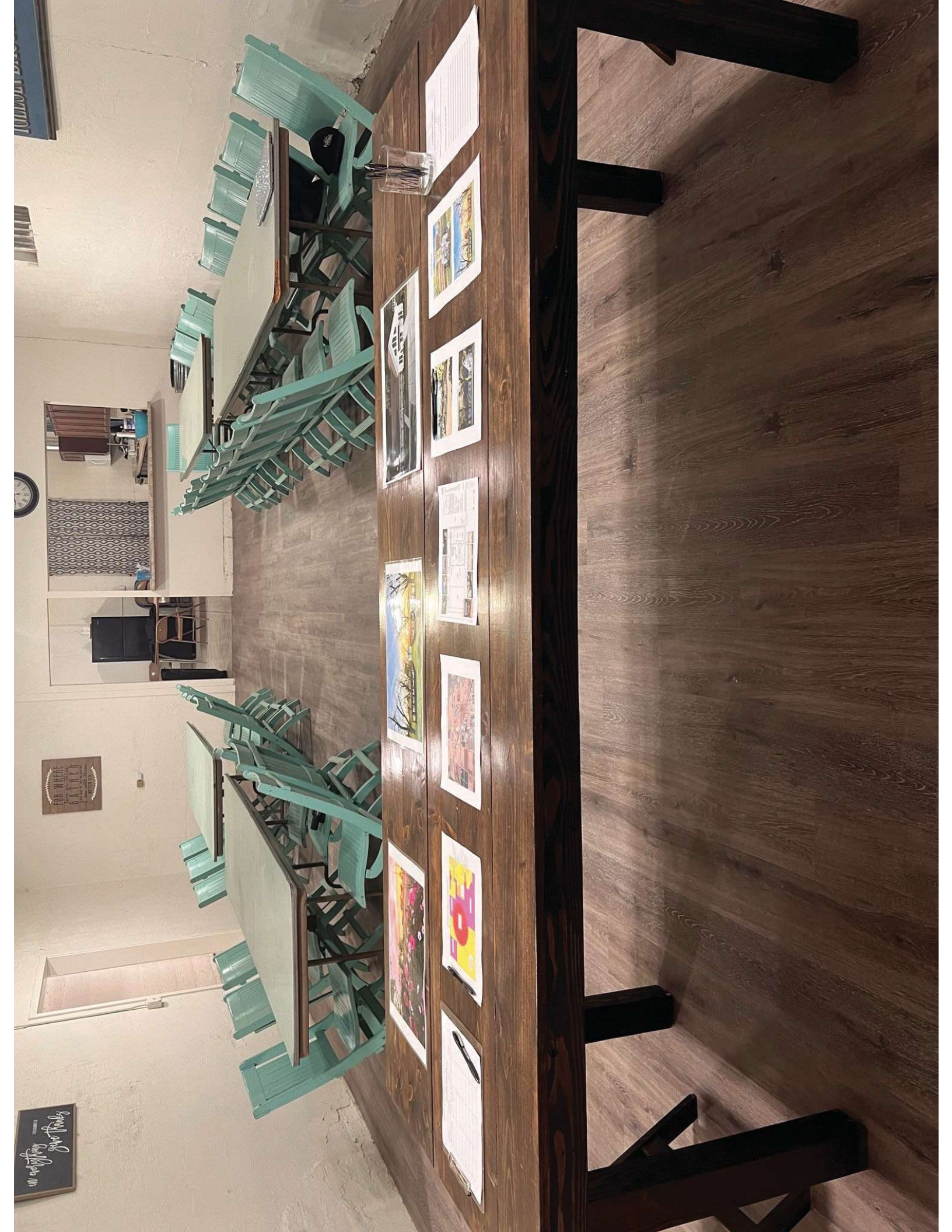
Furthermore, after the meeting, two phone calls were received from individuals who also expressed strong support for the project. While these individuals were unable to attend in person, their feedback was noted and will be taken into consideration as the project progresses.

Although the meeting was attended by a limited number of individuals, the support received to date is encouraging and serves as a positive foundation for the project's advancement. The team remains committed to refining and progressing the project based on the valuable insights shared during this meeting.

HERNANDEZ PECAN FARM REZONE | Neighborhood Meeting Sign-in Sheet
FRIDAY, AUGUST 11, 2023
112 N Brown Ave. Casa Grande, AZ 85122

Name	Address	Email	Phone
Matt Herrington	308 E W. 19 th 85122	matt@cox.com	520-730-2200





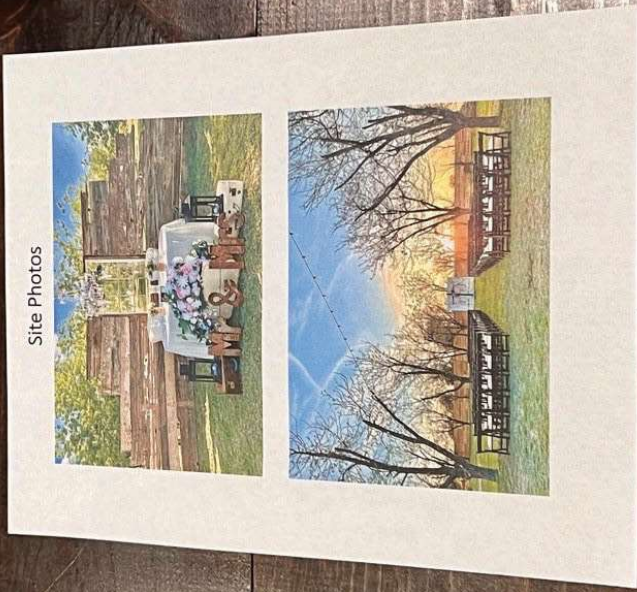
Pen holder with pens



Clipboard with pen

ALL WHATEVER YOU WANT TO DO

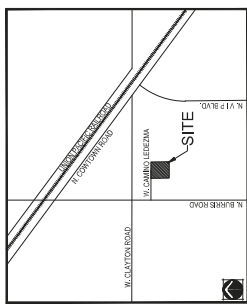
We're everything you're looking for



COMMENT CARD
HERNANDEZ PECAN FARM

Name: _____

Comments/ Concerns:



PROJECT DESCRIPTION
 THE PROPOSED DEVELOPMENT PLAN, WHICH IS BEING SUBMITTED WITH THIS APPLICATION, IS INTENDED TO BE OPERATED AS A WEDDING VENUE TO BE OPERATED ON SITE. THE DEVELOPMENT OF PHASES, AS OPERATING REVENUES PERMIT, PHASE 1 INCLUDES THE INSTALLATION OF A PAVED PARKING AREA, CONSTRUCTION OF AN ADDITIONAL STANDALONE BARN STRUCTURE THAT WILL SERVE AS THE MAIN BARN. PHASE 2 WILL INCLUDE THE CONSTRUCTION OF A 3,812 SF BARN STRUCTURE THAT WILL SERVE AS THE MAIN BARN. PHASE 3 WILL INCLUDE THE CONSTRUCTION OF A 3,812 SF BARN STRUCTURE THAT WILL SERVE AS THE MAIN BARN. PHASE 4 WILL INCLUDE THE CONSTRUCTION OF A 3,812 SF BARN STRUCTURE THAT WILL SERVE AS THE MAIN BARN. THE PROPOSAL RECOGNIZES THE CONCEPTUAL SITE PLAN FOR REZONING AND STRIVES TO CONFORM WITH THE REQUIREMENTS FOUND WITHIN THE FINAL COUNTY CODE.

SITE PLAN DATA
 APN: 503-46-006B
 GROSS AREA: 2.24 AC, OR 97,600 SQ. FT.
 EXISTING ZONING: GR - GENERAL RURAL
 PROPOSED ZONING: PAD - PLANNED AREA DEVELOPMENT

BUILDING DATA:
 EXISTING BRIDAL SUITE: 105 SQ. FT.
 EXISTING STORAGE: 329 SQ. FT.
 FUTURE RESTROOM: 105 SQ. FT.
 FUTURE RECEPTION BARN: 3,812 SQ. FT.
 TOTAL BLOCK AREA: 4,974 SQ. FT.
 LOT COVERAGE: 5%
 4,674 / 97,600 = 5%

PARKING SUMMARY (REQUIRED) 97 SPACES
 ANTICIPATED GUESTS: 200
 1 SPACE PER 3 GUESTS: 200 / 3 = 67

PARKING SUMMARY (PROVIDED) 70 SPACES*
 *FINAL COUNTY CODE 81.1A.02B REQUIRES 1 PARKING SPACE PER THREE SEATS FOR ASSEMBLY HALLS

NOTE: THE SITE PLAN IS PRELIMINARY AND INTENDED TO GENERALLY REPLICATE THE CONFIGURATION OF THE SERVICES TO BE PROVIDED ON THIS SITE. THE CONFIGURATION SHOWN FOR THE WEDDING CEREMONY, THE RECEPTION AREA, AND THE FUTURE RECEPTION BARN COULD CHANGE OVER TIME TO RESPOND TO FEEDBACK OBTAINED BY WEDDING PATRONS.

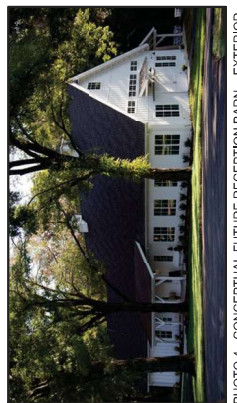


PHOTO 1 - DECORATIVE WOODEN BACKDROP



PHOTO 2 - EXAMPLE OF VENUE SETUP



PHOTO 3 - EXISTING BRIDAL SUITE



PHOTO 4 - CONCEPTUAL FUTURE RECEPTION BARN - EXTERIOR

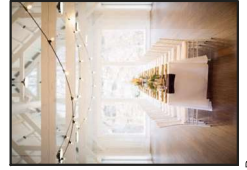
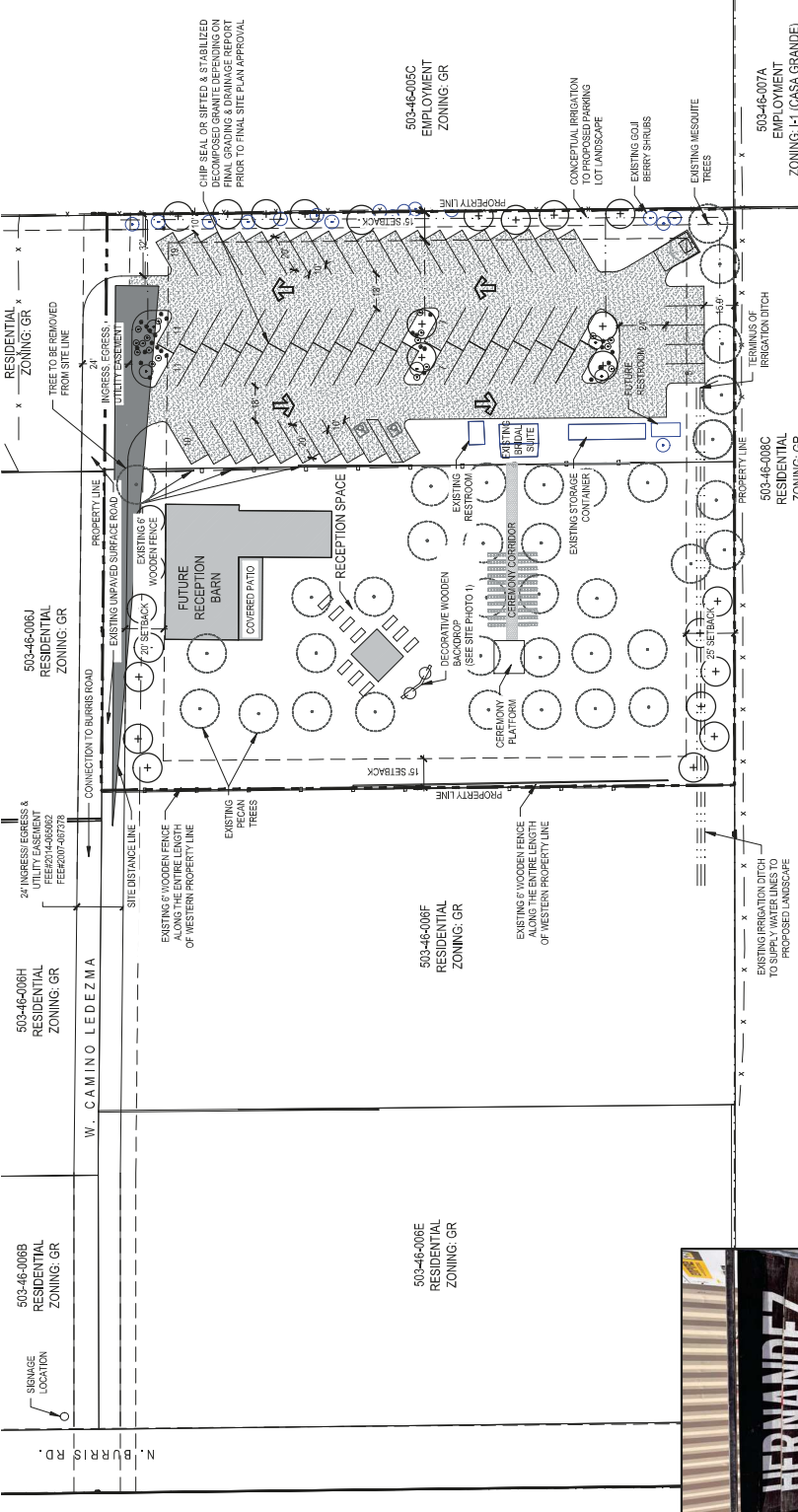


PHOTO 5 - VENUE SIGNAGE

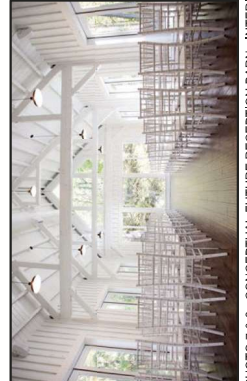


PHOTO 6 - CONCEPTUAL FUTURE RECEPTION BARN - EXTERIOR



PHOTO 7 & 8 - CONCEPTUAL FUTURE RECEPTION BARN - INTERIOR

22



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 07/12/2023 1136
FEE: \$30.00
PAGES: 2
FEE NUMBER: 2023-051115

When recorded mail to:
Conrad Anthony Hernandez
20675 W Clayton Rd.
Casa Grande, AZ 85193

QUITCLAIM DEED

Affidavit Exempt per ARS 11-1134 B13

KNOW ALL PERSONS BY THESE PRESENTS:

For no valuable consideration, and other good consideration, I or we,

Conrad Anthony Hernandez, the Grantor

do/does hereby release, remise, and forever quitclaim unto

Conrad Anthony Hernandez, the Grantee

all right, title and interest in that certain real property situated in Pinal County, Arizona and described as follows:

LEGAL DESCRIPTION OF SUBJECT REAL PROPERTY:

See Exhibit "A" attached hereto and made a part hereof

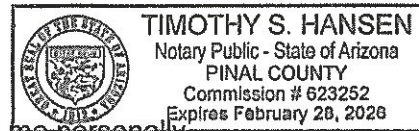
Dated: 6-23-2023

Grantor:

By: [Signature]
Conrad Anthony Hernandez

ACKNOWLEDGMENT:

STATE OF ARIZONA)
County of PINAL)ss



On this 23 day of June, 2023, before me personally appeared **Conrad Anthony Hernandez**, the Grantor whose identity was proven to me on the basis of satisfactory evidence to be the person who he/she claim to be, and acknowledged that he/she signed the above/attached document.

Timothy S. Hansen
Print name

[Signature]
Notary Public

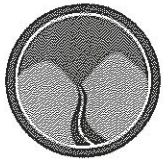


EXHIBIT "A"
COMBINED PARCEL LEGAL DESCRIPTION

A portion of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 24, Township 6 South, Range 5 East, of the Gila and Salt River Meridian, Pinal County, Arizona.

COMMENCING at a Nail marking the Northwest corner of Section 24, from which a Brass cap marking the North quarter corner of Section 24 bears South 89°59'35" East, a distance of 2649.42 feet, AND from which a 1/2" Iron Pipe marking the West quarter corner of Section 24 bears South 00°28'03" East, a distance of 2641.84 feet. Thence from said Northwest corner Section 24, South 89°59'35" East, a distance of 530.35 feet to a point (monumented 33 feet South by a 5/8" Rebar with Aluminum cap RLS #37512) being the Northwest corner of the Subject Parcel and THE POINT OF BEGINNING.

Thence continuing South 89°59'35" East along the North boundary of the Northwest quarter of Section 24, a distance of 132.01 feet to a point (monumented 33 feet South by a 5/8" Rebar with Aluminum cap RLS #37512) being the Northeast corner of said Subject Parcel;

Thence South 00°29'54" East along the East boundary of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 24, a distance of 660.72 feet to a an Aluminum cap "Hansen Bungler Hansen" RLS #20358 marking the Southwest corner of said Subject Parcel and a 1/64th Section corner;

Thence North 89°58'15" West along South boundary of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 24, a distance of 298.70 feet to a 5/8" Rebar with Aluminum cap RLS #37512 marking the Southwest corner said Subject Parcel;

Thence North 00°28'03" West parallel to and 364.00 feet East of the West boundary of the Northwest quarter of Section 24, a distance of 328.32 feet to a 5/8" Rebar with Aluminum cap RLS #37512 marking a corner of said Subject Parcel;

Thence South 89°24'37" East, a distance of 166.54 feet to a 5/8" Rebar with Aluminum cap RLS #37512 marking a corner of the Subject Parcel;

Thence North 00°29'54" West, parallel to and 132.00 feet West of the East boundary of the Northwest quarter of the Northwest quarter of the Northwest quarter of Section 24, a distance of 333.98 feet to THE POINT OF BEGINNING.

Comprising an area of 3.255 acres more or less.



PRELIMINARY DRAINAGE STUDY

FOR

Hernandez Pecan Farm Wedding Venue

**Located:
1495 N Burris Rd.,
Casa Grande, AZ 85193**

Prepared: November 22, 2023

Prepared for:
Conrad and Larua Hernandez

Prepared by:



HARRIS KOCHER SMITH
1120 Lincoln Street, Suite 1000
Denver, CO 80203
John Stafford, P.E.
(303) 623-6300

HKS Project No. 220610

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VII.	REFERENCES	- 11 -

ENGINEER CERTIFICATION

“This report for the drainage design of Hernandez Pecan Farm Wedding Venue was prepared by me (or under my supervision) in accordance with the provisions of Pinal County and was designed to comply with the provisions thereof. I understand that the Pinal County does not, and will not, assume liability for drainage facilities designed by others.”

By: John R. Stafford, PE
Licensed Professional Engineer
State of Colorado
No. 47210
On behalf of Harris Kocher Smith

CONTACT INFORMATION

Applicant:

Name: Conrad and Laura Hernandez
Email: hernandezpecanfarm@gmail.com
Mailing Address: 20675 W. Clayton Rd.
Casa Grande, AZ 85193

Local Contact/Project Manager:

Name: TBD
Email:
Mailing Address:

Telephone #

Engineering Consultant:

Company Name: Harris Kocher Smith
Professional Engineer: John Stafford, P.E.
Email: jstafford@hkseng.com
Mailing Address: 901 E. Madison Street
Phoenix, AZ 85034
Telephone # (303) 623-6300
Fax # (303) 623-6311

I. INTRODUCTION

This Preliminary Drainage Report is for rezoning purposes only, any specific improvements constructed will require additional drainage detailed design at the time of Final Drainage Report. This report is solely to provide additional information beyond rezoning needs to provide guidance on any future site planning efforts.

II. GENERAL LOCATION AND DESCRIPTION

A. Location

The assessor parcel numbers are as follows:

APN 503-46-006G and APN 503-46-006D

The Site is located in the Northwest 1/4 of Section 24, Township 6 South, Range 5 East of the Gila and Salt River P.M. Pinal County, State of Arizona.

B. Description of Property

The Site is bounded by agricultural land to the south, W. Camino Ledezma, a private drive to the north, and agricultural land to the east and west. The existing Site contains 97,600 square feet or 2.24 acres plus or minus. The current zoning for the Site is agricultural and being used as a pecan farm. This Preliminary Drainage Report is solely for a rezone application where the proposed use will be a wedding venue zoned planned area development. A Vicinity Map as well as a grading and drainage plan is included in the attached Appendices for reference.

There are no major drainageways or drainage facilities located on the Site. There is an existing irrigation ditch located along the southern property line of the Site which is to remain in use for irrigation service to proposed landscaping within the Site. This flow path will be maintained with the development of this Site. An existing drainage area map can be found in the attached appendices.

III. DRAINAGE BASINS AND SUB-BASINS

A. Major Basin Description

The Site is shown to be in FEMA Floodplain Zone X, according to the Flood Insurance Rate Map (FIRM) 04021C1170E. Zone X is defined as an area determined to be outside of the 0.2% annual chance floodplain. A copy of the FIRM can be found in the attached appendices. According to the ADMP Map Viewer, the Site is situated between a major flow path offsite to the southwest and a minor flow path offsite to the east. However, the Site will not be affected by offsite flows. A copy of the ADMP Map and USGS Map can be found in the attached appendices.

Runoff from the Site historically sheet flows from south to north. The Site currently encompasses a gravel drive, gravel parking area, and small miscellaneous accessory structures. At the time of this report, the proposed Site consists of a reception barn and covered patio. Site amenities include open space, and a reception area. The Site also includes all weather access, surface parking lot, and landscaping. The current proposal is to utilize chip seal or sifted and stabilized decomposed granite for the parking area, like what exists today. The parking lot will convey runoff to the proposed landscape packets for retention and irrigation purposes, as shown in the attached appendices. In the event a more impervious surface is proposed during the site planning and construction phase of the project, additional retention facilities may be required. Retention calculations will be provided in the attached appendices at the time of the Final Drainage Report. The Site generally slopes from south to north and was assumed to be flat with slopes ranging from 0% to 1%. At the time of this report, GIS contours were pulled from USGS with a level of quality of 1/3 arc second DEM.

While no geotechnical report was available at the time of this letter, Site soil data was pulled from the NRCS Web Soil Survey, see attached. Site soils are made up of the hydrologic soil group Type C. A soils and geotechnical report will need to be completed for this Project for more analysis of the soil types throughout the Project.

B. Sub-Basin Description

Historically, the Site sheet flows from south to north and where it eventually is conveyed to W. Clayton Rd. The Site is tributary to the North Branch Santa Cruz Wash. According to the ADMP Map Viewer, the Site is situated between a major flow path offsite to the southwest and a minor flow path offsite to the east. However, the Site will not be affected by offsite flows. A copy of the ADMP Map and USGS Map can be found in the attached appendices.

IV. DRAINAGE DESIGN CRITERIA

A. Regulations

The principal design criteria used for this study were the Pinal County Drainage Manual, Volume I Design Criteria, dated August 2004 (PCDMVI) and the Pinal County Drainage Manual, Volume II Design Methodology and Procedures, dated August 2004 (PCDMVII). In addition, the Pinal County Drainage and Floodplain Ordinance (PCDFO) and the Pinal County Subdivision and Infrastructure Design Manual was used.

B. Development Criteria and Constraints

As previously stated, adjacent drainage reports have been requested however none have been provided. This is likely due to any recent developments having not occurred that would have required drainage reports and studies within the vicinity of the Site. There are also no master plans associated with the Site at the time of this report that would influence the drainage design. Site constraints, such as streets, utilities, other developments, and existing structures are not present.

C. Hydraulic Criteria and Results

The design storms analyzed for this Site are the 10-year and 100-year for the minor and major storm events, respectively.

Rainfall intensities were taken from the below Equation:

$$I = \frac{28.5P_1}{(10 + T_C)^{0.786}}$$

Six-hour rainfall depth (P1) was taken from NOAA Atlas 14-point precipitation frequency estimates which can be found in the attached appendices, per section 3.2.1 of the PCDMVI. For this Study, the P1 used is 1.51 for the minor storm and 2.35 for the major storm events in analyzing street capacities. The two-hour rainfall depth (P1) for the 100-year storm event was used in analyzing the retention volumes. This value was found to be 2.35 as found in the attached appendices.

Hydrologic Computation Method - The Rational Method, as presented in the PCDMVII, was used to calculate the maximum rate of runoff for the 10-year and 100-year minor and major storm events. "C" coefficients were calculated using the PCDMVII equations and the amount of impervious area, as presented in the grading and drainage plan, to produce a weighted "C" value. The following formula was used:

$$C_w = \frac{\sum (A_n * C_n)}{A_t}$$

Where:

C_w = Weighted Runoff Coefficient

C_n = Runoff Coefficient per area

A_n = Sub-Area (acres)

A_t = Total Area (acres)

Rational Method calculation results, including composite C-values, time of concentration, and flow rates can be found in the attached appendices. All runoff from the major and minor storms will be designed to overland flow to the streets and retention facilities.

Retention Volume Computation Method – Per Pinal County Drainage Manual the retention facilities will be designed to retain the 100-year storm event. The required retention storage volume for the Site is approximately 0.33 ac-ft. A more detailed analysis will be provided in section IV, subsection B of this report at the time of the

Final Drainage Report. Calculation for volume required of storm water storage facilities are to be as follows:

$$V_{REQ} = C * \left(\frac{P}{12}\right) * A$$

Where:

V_{REQ} = Storage volume required (ac-ft)

P = 100-year, 2-hour depth of rainfall (in)

A = Drainage Area (acres)

C = Runoff coefficient

All hydrologic calculations, in addition to the pertinent charts, nomographs, figures and tables can be found in the attached Appendices. More detail to be provided in the Final Drainage Report.

SUMMARY TABLES PRE VS POST DEVELOPMENT

PRE-DEVELOPMENT						
DESIGN POINT	IMPERVIOUS VALUE (%)	AREA	2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
EX	40.20	2.55	7.38	11.25	13.43	21.06

POST-DEVELOPMENT						
DESIGN POINT	IMPERVIOUS VALUE (%)	AREA	2-YR (CFS)	10-YR (CFS)	25-YR (CFS)	100-YR (CFS)
A	43.78	2.55	8.93	13.60	16.24	23.33

D. Hydraulic Criteria

Runoff flows have been calculated for both the minor and major storms. This report is for rezoning purposes only, any specific improvements constructed will require additional drainage detailed design at the time of the Final Drainage Report.

The PCDMVII was followed without variation or deviation.

All street capacity calculations, Storm CAD analysis, inlet capacities and hydraulic calculations will be included in the attached Appendices at the time of the Final Drainage Report as discussed above.

E. Variances from this Manual

At the time of this report, there are no variances being requested. Any future revision to the proposed drainage design that may require a variance will require an amendment to the drainage report.

V. DRAINAGE FACILITY DESIGN

A. General Concept

As previously mentioned, runoff from the Site historically sheet flows from south to north where it eventually makes its way to the North Branch Santa Cruz Wash. There are no tributary basins to consider. For the purposes of this report, the Site consists of one proposed drainage basin, Basin A. Please see appendices for the Grading and Drainage plan which shows the basin delineation for the Site.

Basin A (2.55 acres, 43.78% impervious) consists of landscaping, all weather access, a surface parking lot, miscellaneous existing structures, a ceremony platform, and a reception barn and covered patio. A majority of the runoff from the Site will overland flow across either established agricultural farmland or a surface parking lot where it will be conveyed to the proposed landscape pockets for irrigation and retention purposes. In the event of a storm event exceeding the 100-year storm, historic patterns will be maintained, and runoff will be conveyed north to W. Clayton Rd. The peak runoff from Basin A is 13.60 cfs for the minor event and 23.33 cfs for the major storm event. More detailed design and calculation will be completed for the Final Drainage Report. All pertinent charts, nomographs, figures and tables can be found in the attached Appendices.

The pre-development imperviousness value is approximately 40.20%. This project calculated post-development imperviousness as 43.78%. While imperviousness values do increase from pre-developed conditions to post-developed conditions, the

Site largely remains in its natural state, composed of natural pervious soils and well-established agricultural land.

Erosion control for the Site will occur based on the sequence of the construction phases. Best Management Practices will be implemented to control erosion, sedimentation, and pollutant stormwater discharges during construction.

B. Specific Details

Any retention facility will be designed to include the required volumes for the 2-hour 100-year event at the NOAA Atlas 14-point precipitation frequency estimate of 2.35 inches. Any required retention for this Site will also be provided at grade. The NRCS web soil survey report clearly identifies that the soils for this area have a moderately high capacity to transmit water, in the range of 0.20 to 0.57 in/hr. Further analysis of retention and the soils infiltration rate will be provided at the time of Final Drainage Report. A copy of the web soil survey can be found in the attached appendices.

All retention facilities will be privately owned and maintained, and any easements or tracts required for drainage purposes will be provided at the time of the Final Drainage Report. More detailed design and calculations will be completed for the Final Drainage Report.

VI. CONCLUSIONS

A. Compliance with Standards

The project was designed in accordance with both PCDMVI and PCDMVII. Further detail and design will be provided with the Final Drainage Report.

B. Drainage Plan

All proposed on-site drainage infrastructure shown on the Grading and Drainage Plan will be designed to convey the major storm event. This Preliminary Drainage Report is for rezoning purposes only, any specific improvements constructed will require additional drainage detailed design at the time of Final Drainage Report.

The proposed project will not adversely affect drainage patterns on the Site, or negatively affect adjacent conditions, upstream, or downstream of the Property as all drainage patterns are left unchanged. The design intent is a natural, low impact, cost-effective and efficient means of mitigating the stormwater runoff. The drainage design for this development is also an environmentally friendly approach.

VII. REFERENCES

Pinal County Drainage Manual, Volumes 1 and 2, Pinal County, August 2004.

Pinal County Drainage Ordinance, Ordinance No. 100798-DO, Effective November 7, 1998.

Pinal County Floodplain Ordinance, Effective May 10, 2019.

Pinal County Subdivision and Infrastructure Manual

U.S. Geological Survey, 20220330, USGS Original Project Resolution
AZ_MaricopaPinal_2020_B20 w0426n3639: U.S. Geological Survey

Flood Insurance Rate Map, Pinal County, Arizona, Map #04021C1170E

Custom Soil Resource Report, Natural Resources Conservation Service, United States Department of Agriculture.

Appendix A

FEMA Firmette and Vicinity Map

Appendix B

Hydrologic Computations



NOAA Atlas 14, Volume 1, Version 5
Location name: Casa Grande, Arizona, USA*
Latitude: 32.8927°, Longitude: -111.7899°
Elevation: 1368 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Sarah Dietz, Sarah Heim, Lillian Hiner, Kazungu Maitaria, Deborah Martin, Sandra Pavlovic, Ishani Roy, Carl Trypaluk, Dale Unruh, Fenglin Yan, Michael Yekta, Tan Zhao, Geoffrey Bonnin, Daniel Brewer, Li-Chuan Chen, Tye Parzybok, John Yarchoan

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

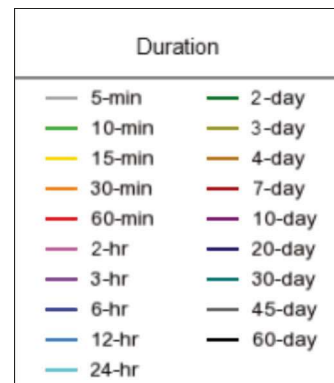
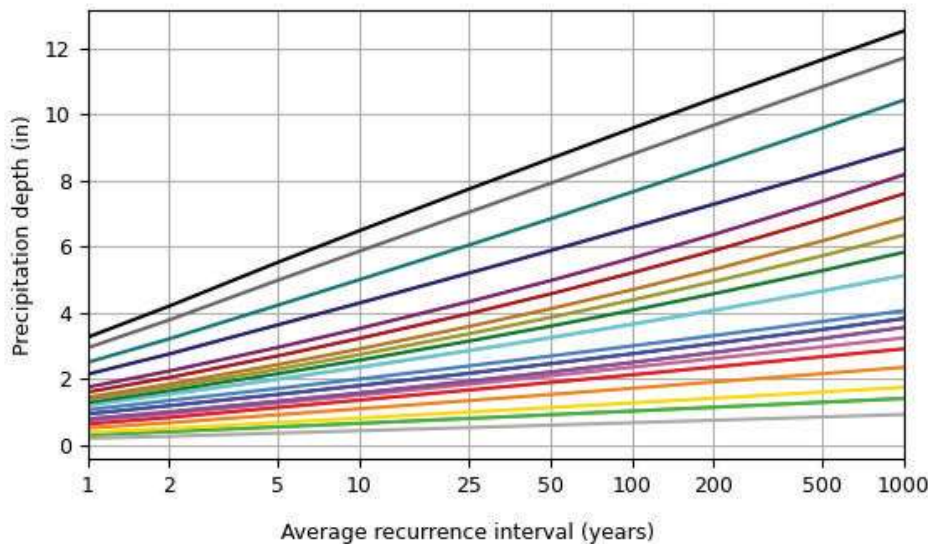
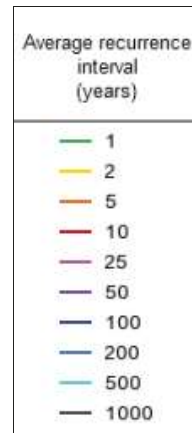
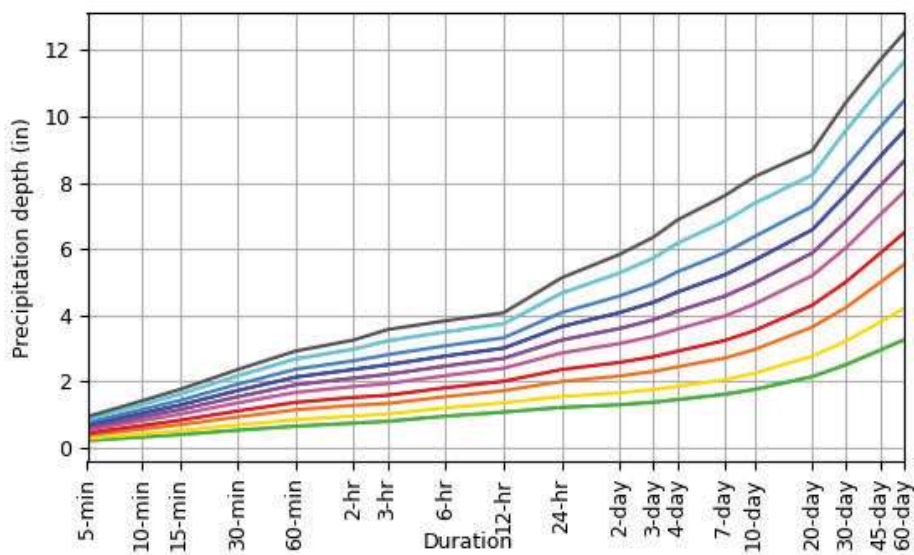
PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches)¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.203 (0.172-0.244)	0.265 (0.226-0.319)	0.360 (0.305-0.432)	0.432 (0.363-0.514)	0.528 (0.438-0.626)	0.601 (0.492-0.710)	0.675 (0.543-0.797)	0.750 (0.593-0.886)	0.849 (0.654-1.00)	0.925 (0.698-1.10)
10-min	0.308 (0.262-0.371)	0.403 (0.344-0.485)	0.548 (0.464-0.657)	0.657 (0.552-0.783)	0.803 (0.666-0.953)	0.915 (0.748-1.08)	1.03 (0.826-1.21)	1.14 (0.903-1.35)	1.29 (0.996-1.53)	1.41 (1.06-1.67)
15-min	0.382 (0.325-0.460)	0.500 (0.427-0.602)	0.680 (0.575-0.814)	0.815 (0.684-0.970)	0.996 (0.825-1.18)	1.13 (0.928-1.34)	1.27 (1.02-1.50)	1.42 (1.12-1.67)	1.60 (1.23-1.90)	1.75 (1.32-2.08)
30-min	0.515 (0.437-0.619)	0.673 (0.574-0.810)	0.915 (0.774-1.10)	1.10 (0.921-1.31)	1.34 (1.11-1.59)	1.53 (1.25-1.80)	1.72 (1.38-2.02)	1.91 (1.51-2.25)	2.16 (1.66-2.55)	2.35 (1.77-2.79)
60-min	0.637 (0.541-0.766)	0.833 (0.711-1.00)	1.13 (0.958-1.36)	1.36 (1.14-1.62)	1.66 (1.38-1.97)	1.89 (1.55-2.23)	2.12 (1.71-2.50)	2.36 (1.86-2.78)	2.67 (2.06-3.16)	2.91 (2.19-3.46)
2-hr	0.729 (0.626-0.862)	0.946 (0.813-1.12)	1.27 (1.08-1.50)	1.51 (1.28-1.78)	1.84 (1.54-2.15)	2.09 (1.72-2.45)	2.35 (1.91-2.75)	2.62 (2.08-3.06)	2.97 (2.31-3.49)	3.24 (2.47-3.84)
3-hr	0.786 (0.674-0.930)	1.00 (0.867-1.20)	1.32 (1.13-1.57)	1.57 (1.34-1.86)	1.93 (1.62-2.26)	2.20 (1.82-2.58)	2.50 (2.02-2.92)	2.80 (2.23-3.28)	3.22 (2.49-3.79)	3.56 (2.68-4.20)
6-hr	0.939 (0.821-1.09)	1.19 (1.04-1.38)	1.53 (1.33-1.77)	1.80 (1.56-2.07)	2.16 (1.85-2.48)	2.46 (2.07-2.81)	2.76 (2.28-3.16)	3.07 (2.49-3.52)	3.49 (2.75-4.01)	3.82 (2.94-4.41)
12-hr	1.06 (0.944-1.21)	1.35 (1.20-1.53)	1.71 (1.51-1.94)	2.00 (1.75-2.26)	2.39 (2.07-2.69)	2.69 (2.30-3.02)	3.00 (2.53-3.38)	3.31 (2.75-3.74)	3.73 (3.02-4.25)	4.06 (3.22-4.66)
24-hr	1.21 (1.10-1.33)	1.54 (1.40-1.69)	1.99 (1.81-2.19)	2.35 (2.13-2.57)	2.85 (2.57-3.11)	3.24 (2.91-3.54)	3.65 (3.25-3.99)	4.07 (3.60-4.45)	4.66 (4.07-5.10)	5.12 (4.42-5.62)
2-day	1.28 (1.17-1.41)	1.64 (1.50-1.81)	2.16 (1.96-2.37)	2.56 (2.32-2.82)	3.14 (2.82-3.44)	3.59 (3.21-3.94)	4.07 (3.62-4.47)	4.57 (4.03-5.03)	5.27 (4.59-5.81)	5.83 (5.03-6.45)
3-day	1.36 (1.24-1.50)	1.74 (1.59-1.92)	2.29 (2.09-2.52)	2.73 (2.48-3.00)	3.36 (3.03-3.68)	3.85 (3.46-4.22)	4.38 (3.90-4.81)	4.94 (4.36-5.43)	5.72 (4.98-6.30)	6.35 (5.48-7.02)
4-day	1.44 (1.32-1.59)	1.84 (1.68-2.03)	2.43 (2.22-2.67)	2.90 (2.64-3.19)	3.58 (3.23-3.92)	4.12 (3.70-4.51)	4.69 (4.18-5.14)	5.30 (4.69-5.82)	6.17 (5.38-6.78)	6.87 (5.92-7.58)
7-day	1.60 (1.46-1.76)	2.04 (1.87-2.25)	2.69 (2.46-2.96)	3.22 (2.93-3.54)	3.96 (3.58-4.34)	4.56 (4.10-5.00)	5.20 (4.64-5.70)	5.88 (5.19-6.44)	6.83 (5.95-7.50)	7.60 (6.55-8.36)
10-day	1.75 (1.60-1.92)	2.24 (2.04-2.47)	2.95 (2.69-3.25)	3.52 (3.20-3.87)	4.32 (3.91-4.75)	4.96 (4.47-5.45)	5.65 (5.04-6.20)	6.36 (5.63-6.99)	7.37 (6.44-8.12)	8.17 (7.08-9.02)
20-day	2.14 (1.95-2.35)	2.75 (2.51-3.02)	3.63 (3.31-3.98)	4.29 (3.90-4.70)	5.19 (4.70-5.68)	5.87 (5.30-6.42)	6.57 (5.90-7.20)	7.28 (6.50-7.98)	8.23 (7.28-9.06)	8.96 (7.86-9.88)
30-day	2.50 (2.29-2.72)	3.21 (2.95-3.50)	4.23 (3.88-4.61)	5.00 (4.58-5.45)	6.04 (5.50-6.56)	6.83 (6.20-7.43)	7.64 (6.90-8.32)	8.47 (7.60-9.23)	9.58 (8.52-10.5)	10.4 (9.20-11.4)
45-day	2.94 (2.68-3.20)	3.78 (3.46-4.12)	4.98 (4.55-5.42)	5.86 (5.35-6.38)	7.03 (6.39-7.64)	7.90 (7.15-8.60)	8.79 (7.92-9.56)	9.67 (8.67-10.5)	10.8 (9.63-11.8)	11.7 (10.3-12.8)
60-day	3.25 (2.98-3.55)	4.20 (3.84-4.58)	5.52 (5.05-6.02)	6.48 (5.91-7.05)	7.73 (7.02-8.40)	8.65 (7.83-9.40)	9.57 (8.63-10.4)	10.5 (9.40-11.4)	11.6 (10.4-12.7)	12.5 (11.1-13.7)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical

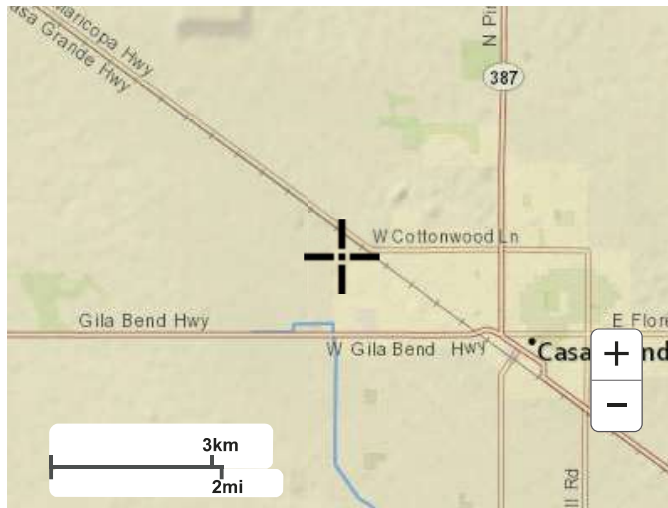
PDS-based depth-duration-frequency (DDF) curves
 Latitude: 32.8927°, Longitude: -111.7899°



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Maps & aerials

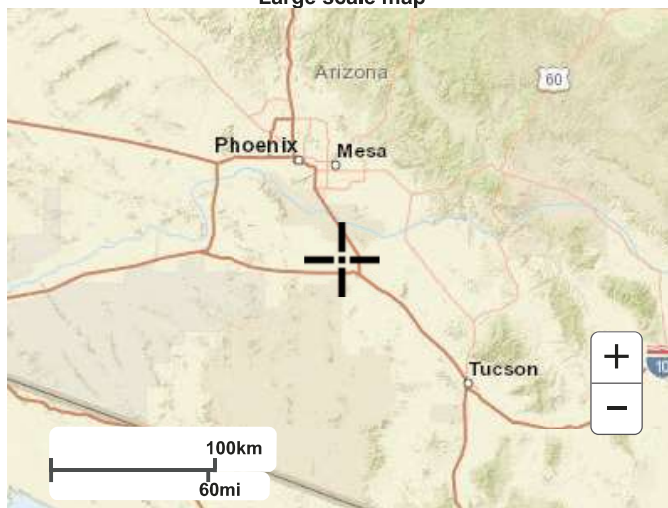
Small scale terrain



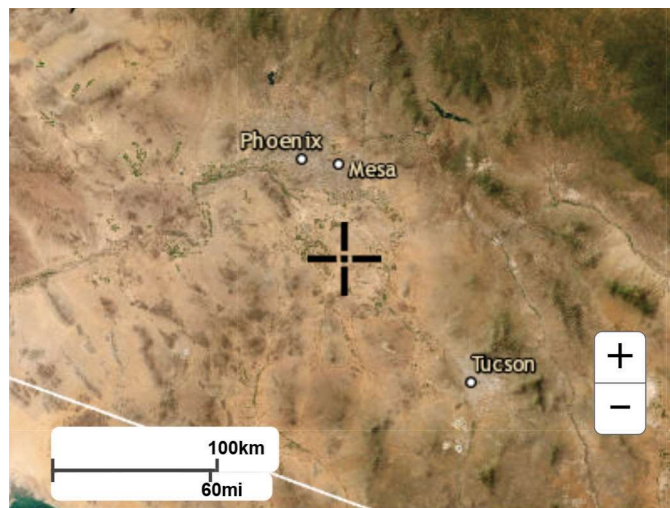
Large scale terrain



Large scale map



Large scale aerial



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[National Water Center](#)
1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

[Disclaimer](#)

Project Name:

HERNANDEZ PECAN FARM
 Composite C-Value Computations
 Developed

Project No: 230750
 Date: 10/26/23
 Revised: -
 Design by: NN
 Checked by: JS

BASIN	TOTAL AREA (ACRES)	Pavement & Rooftops	Gravel Roadways & Shoulders	Agricultural	PERCENT IMPERVIOUS	WEIGHTED C VALUE (MIN)	WEIGHTED C VALUE (MAJ)
EX	2.55	0.03	1.00	1.52	40.20%	0.40	0.50
A	2.55	1.12	0.00	1.43	43.78%	0.48	0.56

Table 2-1: Runoff Coefficients ^{1,2}

Land Use Category	2-10 Year		25 Year		50 Year		100 Year	
	min	max	min	max	min	max	min	max
Very Low Density Residential ¹	0.33	0.42	0.36	0.46	0.40	0.50	0.41	0.53
Low Density Residential ¹	0.42	0.48	0.46	0.53	0.50	0.58	0.53	0.60
Medium Density Residential ²	0.48	0.65	0.53	0.72	0.58	0.78	0.60	0.82
Multiple Family Residential ³	0.66	0.75	0.72	0.83	0.78	0.90	0.82	0.94
Industrial 1 ¹	0.60	0.70	0.66	0.77	0.72	0.84	0.75	0.88
Industrial 2 ³	0.70	0.80	0.77	0.88	0.84	0.95	0.88	0.95
Commercial 1 ³	0.55	0.65	0.61	0.72	0.66	0.78	0.69	0.81
Commercial 2 ³	0.75	0.85	0.83	0.94	0.90	0.95	0.94	0.95
Pavement and Rooftops	0.75	0.85	0.83	0.94	0.90	0.95	0.94	0.95
Gravel Roadways & Shoulders	0.60	0.70	0.66	0.77	0.72	0.84	0.75	0.88
Agricultural	0.10	0.20	0.11	0.22	0.12	0.24	0.13	0.25
Lawns/Parks/Cemeteries	0.10	0.25	0.11	0.28	0.12	0.30	0.13	0.31
Desert Landscaping 1	0.55	0.85	0.61	0.94	0.66	0.95	0.69	0.95
Desert Landscaping 2	0.30	0.40	0.33	0.44	0.36	0.48	0.38	0.50
Undeveloped Desert Rangeland	0.30	0.40	0.33	0.44	0.36	0.48	0.38	0.50
Hillslopes, Sonoran Desert	0.40	0.55	0.44	0.61	0.48	0.66	0.50	0.69
Mountain Terrain	0.60	0.80	0.66	0.88	0.72	0.95	0.75	0.95

**STANDARD FORM SF-2
TIME OF CONCENTRATION**

Project Name: HERNANDEZ PECAN FARM
 Project No. 230759
 Date: 10/26/2023

Designed By: NN
 Checked By: JS

Revised: -

BASIN	AREA (AC)	LENGTH (MI)	M FROM TABLE 2-2	B FROM TABLE 2-2	K _D WATERSHED RESISTANCE COEFFICIENT	S SLOPE (F/MI)	I RAINFALL INTENSITY (IN/HR) TABLE 2-6	T _c TIME OF CONCENTRATION (HRS)	T _c TIME OF CONCENTRATION (MIN)
EX	2.55	0.07	-0.014	0.08	0.074	51.49	2.39	0.16	9.70
A	2.55	0.07	-0.006	0.04	0.037	81.67	2.39	0.10	6.10

$$T_c = 1.49L^{0.76} K_s^{-0.10} S^{-0.48}$$

Where:
 T_c = the time of concentration (hrs)
 L = length (mi)
 K_s = watershed resistance coefficient
 S = watershed slope (ft/mi)
 I = rainfall intensity (in/hr)

$$K_s = m \log(A + b)$$

Where:
 K_s = watershed resistance coefficient
 A = drainage area (acres)
 m and b = empirical equation parameters (unitless)

Table 2-2: Watershed Resistance Coefficients

Soil	Condition	Typical Applications	Resistance Coefficient
A	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
B	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
C	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
D	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
E	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
F	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
G	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
H	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
I	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
J	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
K	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
L	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
M	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
N	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
O	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
P	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
Q	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
R	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
S	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
T	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
U	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
V	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
W	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
X	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
Y	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015
Z	Level, smooth, and well settled	Urban paved areas	0.010 - 0.015

Table 2-6: Rainfall Data for Data Overlay

Duration	15 min	30 min	45 min	1 hr	1.5 hr	2 hr	3 hr	4 hr	6 hr	12 hr	24 hr
15 min	0.10	0.15	0.20	0.25	0.30	0.35	0.40	0.45	0.50	0.55	0.60
30 min	0.15	0.20	0.25	0.30	0.35	0.40	0.45	0.50	0.55	0.60	0.65
45 min	0.20	0.25	0.30	0.35	0.40	0.45	0.50	0.55	0.60	0.65	0.70
1 hr	0.25	0.30	0.35	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.75
1.5 hr	0.30	0.35	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.75	0.80
2 hr	0.35	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.75	0.80	0.85
3 hr	0.40	0.45	0.50	0.55	0.60	0.65	0.70	0.75	0.80	0.85	0.90
4 hr	0.45	0.50	0.55	0.60	0.65	0.70	0.75	0.80	0.85	0.90	0.95
6 hr	0.50	0.55	0.60	0.65	0.70	0.75	0.80	0.85	0.90	0.95	1.00
12 hr	0.55	0.60	0.65	0.70	0.75	0.80	0.85	0.90	0.95	1.00	1.05
24 hr	0.60	0.65	0.70	0.75	0.80	0.85	0.90	0.95	1.00	1.05	1.10

6-HR Rainfall

<u>Return</u> <u>Interval (YR)</u>	<u>6-hour</u> <u>Rainfall</u>
WQ	
2	1.05
5	1.37
10	1.6
25	1.91
100	2.39

tc	WQ	2yr	5yr	10yr	25yr	100yr
5	0.000	3.561	4.647	5.427	6.478	8.107
5.1	0.000	3.543	4.623	5.399	6.445	8.064
5.2	0.000	3.525	4.599	5.371	6.411	8.023
5.3	0.000	3.506	4.575	5.343	6.378	7.981
5.4	0.000	3.489	4.552	5.316	6.346	7.941
5.5	0.000	3.471	4.529	5.289	6.314	7.900
5.6	0.000	3.453	4.506	5.262	6.282	7.860
5.7	0.000	3.436	4.483	5.236	6.250	7.821
5.8	0.000	3.419	4.461	5.210	6.219	7.782
5.9	0.000	3.402	4.439	5.184	6.188	7.744
6	0.000	3.385	4.417	5.159	6.158	7.706
6.1	0.000	3.369	4.395	5.133	6.128	7.668
6.2	0.000	3.352	4.374	5.108	6.098	7.631
6.3	0.000	3.336	4.353	5.084	6.069	7.594
6.4	0.000	3.320	4.332	5.059	6.040	7.557
6.5	0.000	3.304	4.311	5.035	6.011	7.521
6.6	0.000	3.289	4.291	5.011	5.982	7.486
6.7	0.000	3.273	4.271	4.988	5.954	7.451
6.8	0.000	3.258	4.251	4.964	5.926	7.416
6.9	0.000	3.243	4.231	4.941	5.899	7.381
7	0.000	3.228	4.211	4.918	5.871	7.347
7.1	0.000	3.213	4.192	4.896	5.844	7.313
7.2	0.000	3.198	4.173	4.873	5.818	7.280
7.3	0.000	3.184	4.154	4.851	5.791	7.247
7.4	0.000	3.169	4.135	4.829	5.765	7.214
7.5	0.000	3.155	4.117	4.808	5.739	7.181
7.6	0.000	3.141	4.098	4.786	5.714	7.149
7.7	0.000	3.127	4.080	4.765	5.688	7.118
7.8	0.000	3.113	4.062	4.744	5.663	7.086
7.9	0.000	3.100	4.044	4.723	5.638	7.055
8	0.000	3.086	4.026	4.702	5.614	7.024
8.1	0.000	3.073	4.009	4.682	5.589	6.994
8.2	0.000	3.059	3.992	4.662	5.565	6.963
8.3	0.000	3.046	3.974	4.642	5.541	6.934
8.4	0.000	3.033	3.957	4.622	5.517	6.904
8.5	0.000	3.020	3.941	4.602	5.494	6.875
8.6	0.000	3.007	3.924	4.583	5.471	6.846
8.7	0.000	2.995	3.907	4.563	5.448	6.817
8.8	0.000	2.982	3.891	4.544	5.425	6.788
8.9	0.000	2.970	3.875	4.525	5.402	6.760
9	0.000	2.958	3.859	4.507	5.380	6.732
9.1	0.000	2.945	3.843	4.488	5.358	6.704

9.2	0.000	2.933	3.827	4.470	5.336	6.677
9.3	0.000	2.921	3.812	4.452	5.314	6.650
9.4	0.000	2.910	3.796	4.434	5.293	6.623
9.5	0.000	2.898	3.781	4.416	5.271	6.596
9.6	0.000	2.886	3.766	4.398	5.250	6.569
9.7	0.000	2.875	3.751	4.380	5.229	6.543
9.8	0.000	2.863	3.736	4.363	5.208	6.517
9.9	0.000	2.852	3.721	4.346	5.188	6.491
10	0.000	2.841	3.706	4.329	5.167	6.466

Project Name: HERNANDEZ PECAN F.

Project No: 230750

Date: 10/26/23

Revised: -

STANDARD FORM SF-2
Post-Development
Rational Method Procedure

Designed By: NN

Checked By: JS

Design Storm: 2 YR

BASIN (s)	DIRECT RUNOFF					TOTAL RUNOFF					
	DESIGN POINT	AREA (AC)	RUNOFF COEFF	T _c (min)	C x A (AC)	I (IN/HR)	DIRECT RUNOFF, Q (CFS)	T _c (MAX)	Σ(C x A) (AC)	I (IN/HR)	TOTAL RUNOFF, Q (CFS)
EX		2.55	0.40	9.70	1.03	2.87	7.51	10.00	1.03	2.84	7.42
A		2.55	0.48	6.10	1.23	3.37	10.59	10.00	1.23	2.84	8.93

$$I = \frac{28.5 P_1}{(10 + T_c)^{0.786}} \quad (5.5)$$

Project Name: HERNANDEZ PECAN F

Project No: 230750

Date: 10/26/23

Revised: -

STANDARD FORM SF-2

Post-Development

Rational Method Procedure

Designed By: NN

Checked By: JS

Design Storm: 10 YR

BASIN (s)	DESIGN POINT				DIRECT RUNOFF				TOTAL RUNOFF			
	AREA (AC)	RUNOFF COEFF	T _c (min)	C x A (AC)	I (IN/HR)	DIRECT RUNOFF, Q (CFS)	T _c (MAX)	Σ(C x A) (AC)	I (IN/HR)	TOTAL RUNOFF, Q (CFS)		
EX	2.55	0.40	9.70	1.03	4.38	11.45	10.00	1.03	4.33	11.31		
A	2.55	0.48	6.10	1.23	5.13	16.13	10.00	1.23	4.33	13.60		

$$I = \frac{28.5 P_1}{(10 + T_c)^{0.786}}$$

(5.5)

Project Name: HERNANDEZ PECAN F
 Project No: 230750
 Date: 10/26/23
 Revised: -

STANDARD FORM SF-2
Post-Development
Rational Method Procedure

Designed By: NN
 Checked By: JS
 Design Storm: 25 YR

BASIN (s)	DIRECT RUNOFF					TOTAL RUNOFF					
	DESIGN POINT	AREA (AC)	RUNOFF COEFF	T _c (min)	C x A (AC)	I (IN/HR)	DIRECT RUNOFF, Q (CFS)	T _c (MAX)	Σ(C x A) (AC)	I (IN/HR)	TOTAL RUNOFF, Q (CFS)
EX		2.55	0.40	9.70	1.03	5.23	13.67	10.00	1.03	5.17	13.50
A		2.55	0.48	6.10	1.23	6.13	19.26	10.00	1.23	5.17	16.24

$$I = \frac{28.5 P_1}{(10 + T_c)^{0.786}} \quad (5.5)$$

Project Name: HERNANDEZ PECAN F
 Project No: 230750
 Date: 10/26/23
 Revised: -

STANDARD FORM SF-2
Post-Development
Rational Method Procedure

Designed By: NN
 Checked By: JS
 Design Storm: 100 YR

BASIN (s)	DIRECT RUNOFF					TOTAL RUNOFF					
	DESIGN POINT	AREA (AC)	RUNOFF COEFF	T _c (min)	C x A (AC)	I (IN/HR)	DIRECT RUNOFF, Q (CFS)	T _c (MAX)	Σ(C x A) (AC)	I (IN/HR)	TOTAL RUNOFF, Q (CFS)
EX		2.55	0.50	9.70	1.28	6.54	21.41	10.00	1.28	6.47	21.16
A		2.55	0.56	6.10	1.42	7.67	27.67	10.00	1.42	6.47	23.33

$$I = \frac{28.5 P_1}{(10 + T_c)^{0.786}}$$

(5.5)

Appendix C

Hydraulic Computations

(To be provided at time of Final Drainage Report)

Appendix D

Supplemental Information

Soil Map—Pinal County, Arizona, Western Part
(HERNANDEZ PECAN FARM)



Soil Map may not be valid at this scale.

Map Scale: 1:700 if printed on A portrait (8.5" x 11") sheet.

0 10 20 40 60 Meters

0 30 60 120 180 Feet

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 12N WGS84



MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Soils**
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features**
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features
- Water Features**
- Streams and Canals
- Transportation**
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads
- Background**
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Pinal County, Arizona, Western Part
Survey Area Data: Version 19, Aug 26, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 18, 2020—Mar 7, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
30	Mohall sandy loam, 0 to 1 percent slopes	0.3	11.1%
32	Mohall clay loam	2.3	88.9%
Totals for Area of Interest		2.6	100.0%

Pinal County, Arizona, Western Part

30—Mohall sandy loam, 0 to 1 percent slopes

Map Unit Setting

National map unit symbol: 2x7ms

Elevation: 1,000 to 2,000 feet

Mean annual precipitation: 7 to 10 inches

Mean annual air temperature: 70 to 72 degrees F

Frost-free period: 240 to 325 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Mohall and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mohall

Setting

Landform: Basin floors, fan remnants, stream terraces, alluvial fans

Landform position (three-dimensional): Tread, rise

Down-slope shape: Convex, linear

Across-slope shape: Convex, linear

Parent material: Mixed alluvium derived from igneous, metamorphic and sedimentary rock

Typical profile

Ap - 0 to 16 inches: sandy loam

Bt - 16 to 24 inches: clay loam

Btkk1 - 24 to 37 inches: clay loam

Btkk2 - 37 to 43 inches: clay loam

Bkk - 43 to 60 inches: sandy loam

Properties and qualities

Slope: 0 to 1 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water

(Ksat): Moderately high (0.20 to 0.57 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: NoneRare

Frequency of ponding: None

Calcium carbonate, maximum content: 30 percent

Gypsum, maximum content: 3 percent

Maximum salinity: Nonsaline to very slightly saline (0.0 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Moderate (about 8.3 inches)

Interpretive groups

Land capability classification (irrigated): 1w

Land capability classification (nonirrigated): 7c

Hydrologic Soil Group: C

Ecological site: R040XB218AZ - Sandy Loam Upland 7"-10" p.z.

Hydric soil rating: No

Minor Components

Unnamed soils

Percent of map unit: 15 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Pinal County, Arizona, Western Part

Survey Area Data: Version 19, Aug 26, 2022

Pinal County, Arizona, Western Part

32—Mohall clay loam

Map Unit Setting

National map unit symbol: 1sqp
Elevation: 1,130 to 1,990 feet
Mean annual precipitation: 6 to 8 inches
Mean annual air temperature: 68 to 72 degrees F
Frost-free period: 240 to 325 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Mohall and similar soils: 90 percent
Minor components: 10 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Mohall

Setting

Landform: Fan terraces, basin floors
Landform position (two-dimensional): Summit
Landform position (three-dimensional): Tread, dip
Down-slope shape: Convex
Across-slope shape: Convex
Parent material: Mixed fan alluvium

Typical profile

Ap - 0 to 16 inches: clay loam
Btk - 16 to 43 inches: clay loam
Bk - 43 to 60 inches: sandy loam

Properties and qualities

Slope: 0 to 1 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Calcium carbonate, maximum content: 25 percent
Maximum salinity: Very slightly saline to strongly saline (2.0 to 16.0 mmhos/cm)
Sodium adsorption ratio, maximum: 13.0
Available water supply, 0 to 60 inches: High (about 9.9 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability classification (nonirrigated): 7c

Hydrologic Soil Group: C
Ecological site: R040XB205AZ - Clay Loam Upland 7"-10" p.z.
Hydric soil rating: No

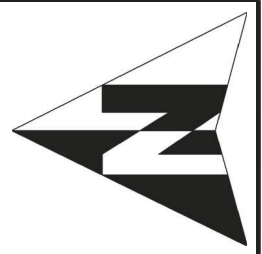
Minor Components

Unnamed soils

Percent of map unit: 10 percent
Hydric soil rating: No

Data Source Information

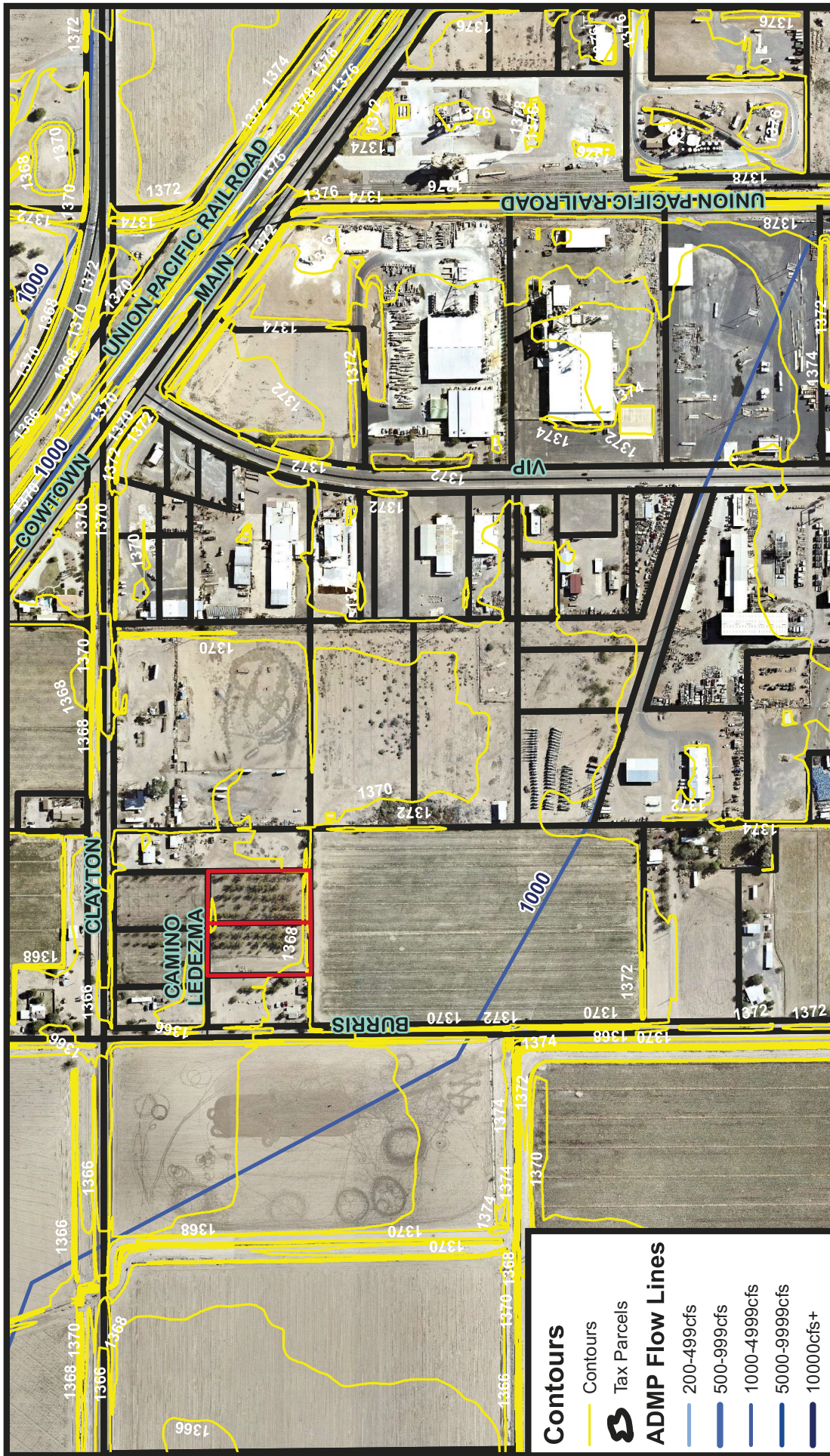
Soil Survey Area: Pinal County, Arizona, Western Part
Survey Area Data: Version 19, Aug 26, 2022



USGS StreamStats - Flow Centerlines

Map Scale: 1:9,027

Hernandez Pecan Farm
PZ-047-23



It is the user and/or creator's responsibility to verify the truth, lack of truth, validity, inaccuracy, accuracy, and/or inaccuracy of any data and information shown on this map. This map and represented data is not intended to be used as a survey product or for navigation. The creator accepts responsibility for the unauthorized use, transmission, or distribution of this map in its actual or altered form. Pinal County assumes no responsibility for any errors and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained herein. The flood zone data is based on the most current Flood Insurance Rate Maps of Pinal County and is believed to be accurate and reliable. The FEMA maps are updated regularly and a parcel's zone designation or flood depth can change at any time. This information does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that predicted on the FEMA FIRMS or from a local drainage problem not shown on the map. Hazard information shown on this map is of an approximate nature. It is intended to serve as a representative planning level map illustrating some of the possible hazards that may be present in the area.

Contours

- Contours
- Tax Parcels
- ADMP Flow Lines
- 200-499cfs
- 500-999cfs
- 1000-4999cfs
- 5000-9999cfs
- 10000cfs+

Hernandez Pecan Farm
 PZ-047-23
 APN 503-46-006F & 503-46-006G
 ADMP Map Viewer with Topography

Appendix E

Drainage Area Map



DESIGNED BY: N/A
 CHECKED BY: N/A
 DRAWN BY: N/A

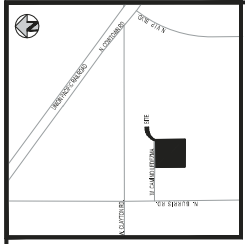
ISSUE DATE	DATE	REVISION COMMENTS
06-23-2023		
ISSUED		ISSUED FOR PERMIT
REVISED		
REVISED		
REVISED		
REVISED		
REVISED		

HKS
HARRIS KOCHER SMITH
 1101 JACKSON AVENUE
 DENVER, COLORADO 80203
 P: 303.733.8000
 hks.com

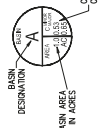
CONRAD & LARUA HERNANDEZ

HERNANDEZ PECAN FARM WEDDING VENUE
 EXISTING DRAINAGE AREA PLAN

PROJECT #: 230750
 SHEET NUMBER
 1 OF 1

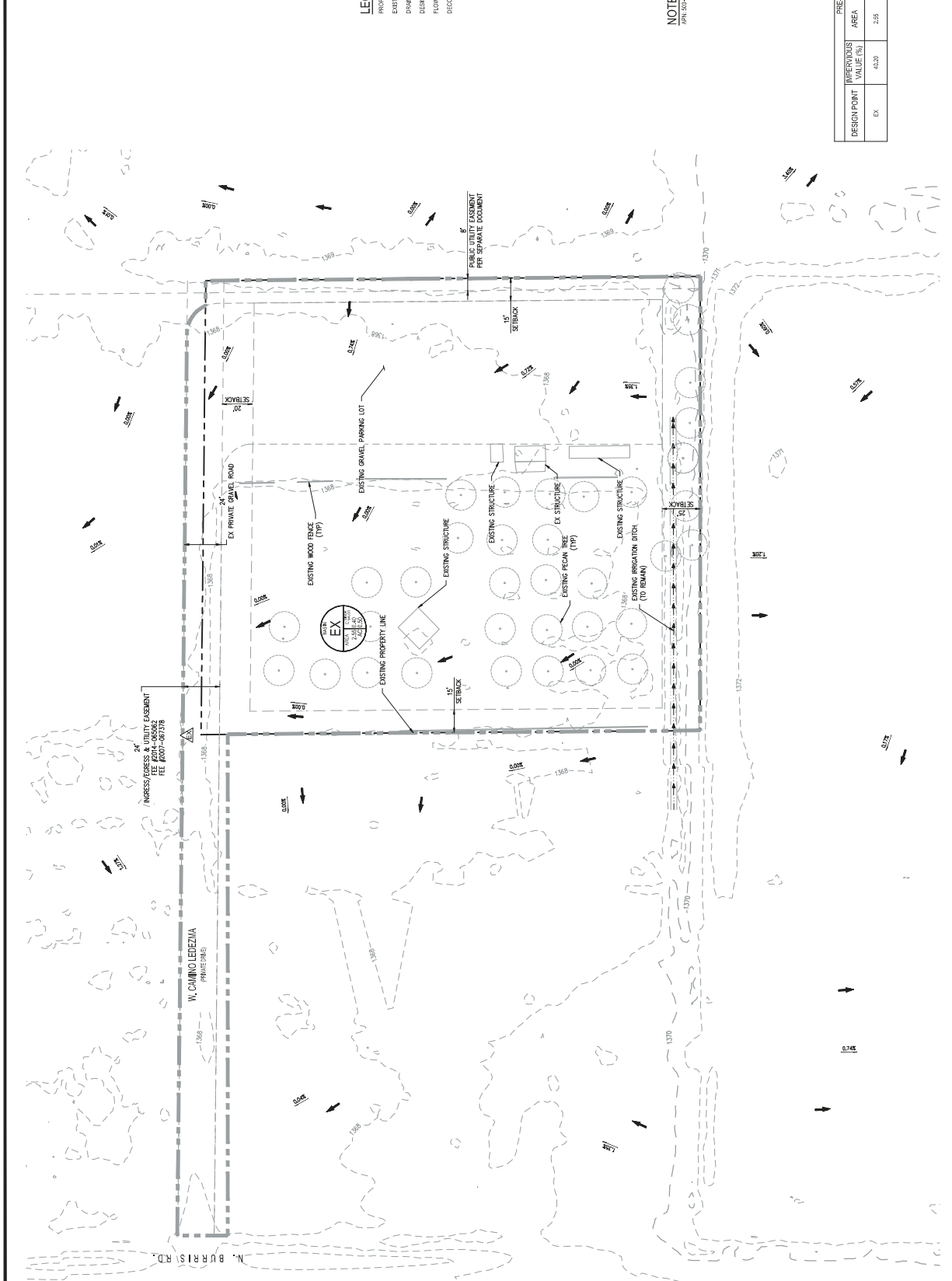


- LEGEND**
- PROPERTY LINE
 - EXISTING CONTOUR
 - DRAINAGE BASIN BOUNDARY
 - DESIGN POINT
 - FLOW ARROW
 - DECOMPOSED GRANITE SURFACE



NOTES:
 1. PER 303-25-206 & 303-25-207

DESIGN POINT	INFERVIOUS VALUE (%)	AREA	PRECIPITATION		
			2-PR (CFS)	10-PR (CFS)	100-PR (CFS)
EX	40.00	2.55	7.58	11.25	10.45
					21.06





DESIGNED BY: N/A
 CHECKED BY: N/A
 DRAWN BY: N/A

ISSUE DATE	DATE	REVISION COMMENTS
06-23-2023		
ISSUES		ISSUE TRACK COMMENTS
ADD		
REV		
APP		
CHK		
APP		
CHK		
APP		
CHK		



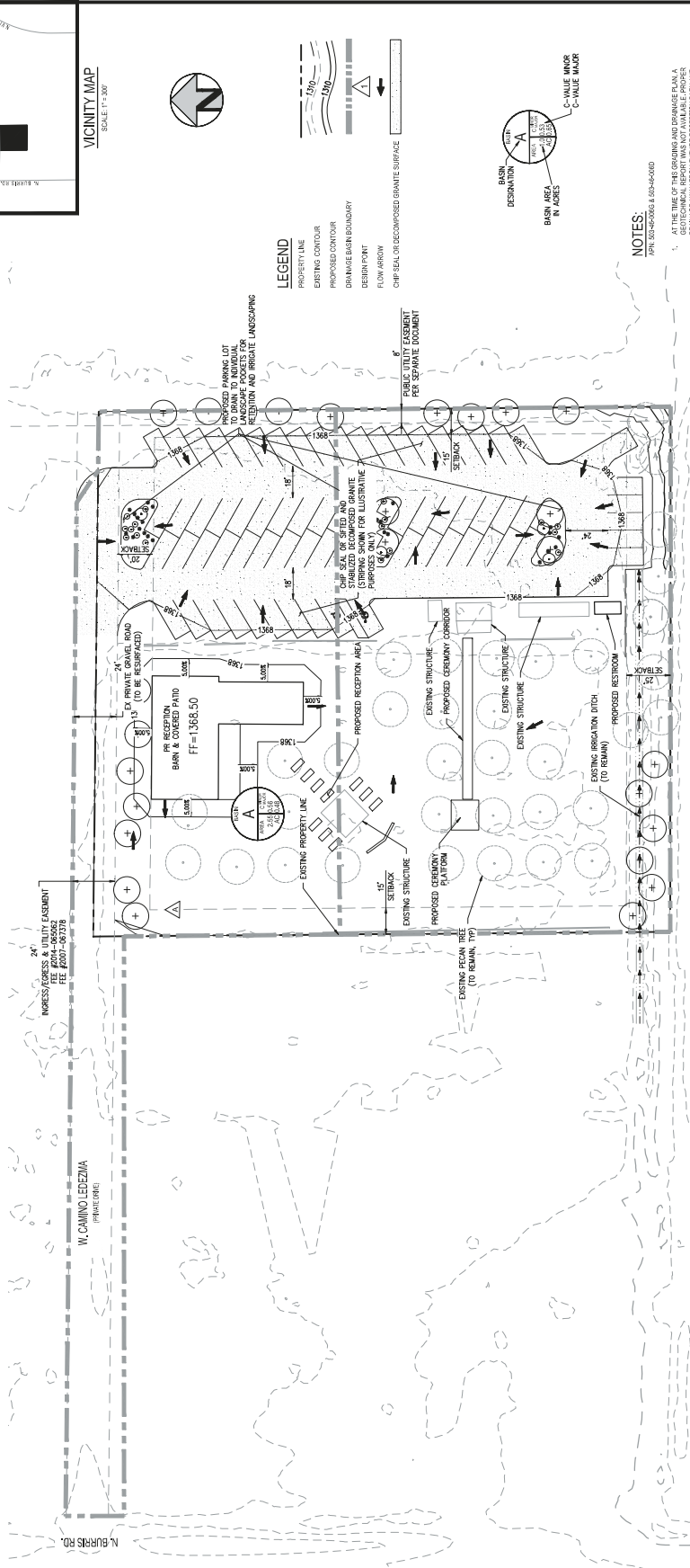
CONRAD & LARUA HERNANDEZ

HERNANDEZ PECAN FARM WEDDING VENUE
 GRADING AND DRAINAGE PLAN

PROJECT #: 230750
 SHEET NUMBER
1
 1 OF 1

DESIGN POINT	PRE-DEVELOPMENT			
	INTERVIOUS VALUE (CFS)	AREA	2-YR (CFS)	10-YR (CFS)
EK	49.20	2.65	7.38	11.43

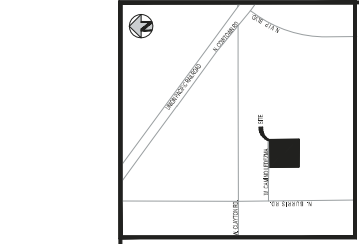
DESIGN POINT	POST-DEVELOPMENT			
	INTERVIOUS VALUE (CFS)	AREA	2-YR (CFS)	10-YR (CFS)
A	43.78	2.65	9.50	15.24



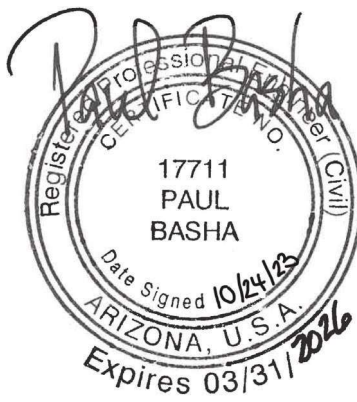
NOTES:

1. SEE THE TIME OF CONSTRUCTION AND DRAINAGE PLAN. A GETTING TRACK, DISPERSED THROUGHOUT THE PAVED PARKS DRAINAGE AWAY FROM THE RECEPTION BARN AND AWAY FROM BUILDING PER THE CITY STANDARDS. MINIMUM 5% AWAY FROM BUILDING PER THE CITY STANDARDS.
2. EXISTING GRADE MARKING TO BE RE-SURFACED WITH APPROPRIATE WHITE MAINTAINING HISTORICAL APPROPRIATENESS.

- LEGEND**
- PROPERTY LINE
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - DRAINAGE BASIN BOUNDARY
 - DRAINAGE BASIN
 - DRAIN POINT
 - FLOW ARROW
 - CHIP SEAL OR DECOMPOSED GRANITE SURFACE



PLOTTED WED 11/22/23 9:38:44 AM BY: NASH.063



Paul E. Basha, PE, PTOE
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 Suite 300, 7144 E. Stetson Drive
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 Phone 480.505.3931
 PBasha@SummitLandMgmt.com

24 October 2023

TO: Pinal County

FROM: Paul E. Basha, PE, PTOE, Summit Land Management

RE: Traffic Statement for Hernandez Pecan Farms

Pinal County Case No. PZ-047-23

Introduction

Hernandez Pecan Farms is a three-generation-long continuously operating pecan farm that began providing receptions and events in 2018. These events were discontinued by Pinal County in early 2023 due to a lack of proper licensing. Thereby only one event occurred in 2023. The property is located at 20675 West Clayton Road, in the southeast corner of Burris Road and Clayton Road. Clayton Road, west of the Maricopa-Casa Grande Highway, is coincident with the Cotton Lane alignment, east of the Maricopa-Casa Grande Highway. The property is indicated by the red star in the aerial photograph of **Figure 1**. **Figure 2** provides an aerial photograph of the immediate vicinity of Hernandez Pecan Farm.



Figure 1: Hernandez Pecan Farm General Location on Aerial Photograph



Paul E. Basha, PE, PTOE
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Figure 2: Hernandez Pecan Farm Immediate Vicinity on Aerial Photograph

Figure 3 provides a schematic of the street system that serves the Hernandez Pecan Farms. The primary access to the Hernandez Pecan Farms is the uncontrolled intersection of Burris Road and Clayton Road. This intersection has unrestricted intersection sight distance on all four (4) directions.

In the immediate vicinity of the Hernandez Pecan Farms, Clayton Road is an unpaved, stabilized road, approximately 30-foot wide. In the immediate vicinity of the Hernandez Pecan Farms, Burris Road was also an unpaved, stabilized road, until the spring of 2022. In the spring of 2022, Burris Road in the vicinity of Clayton Road was paved by Pinal County. Burris Road is approximately 32 feet wide.

As indicated in **Figure 2**, the property surrounding the Hernandez Pecan Farms is primarily vacant with some small-scale industrial development. East of the Maricopa-Casa Grande Highway, the property is also primarily vacant with one large-scale manufacturing development, Abbot Nutrition. Further east are single-family residential homes.

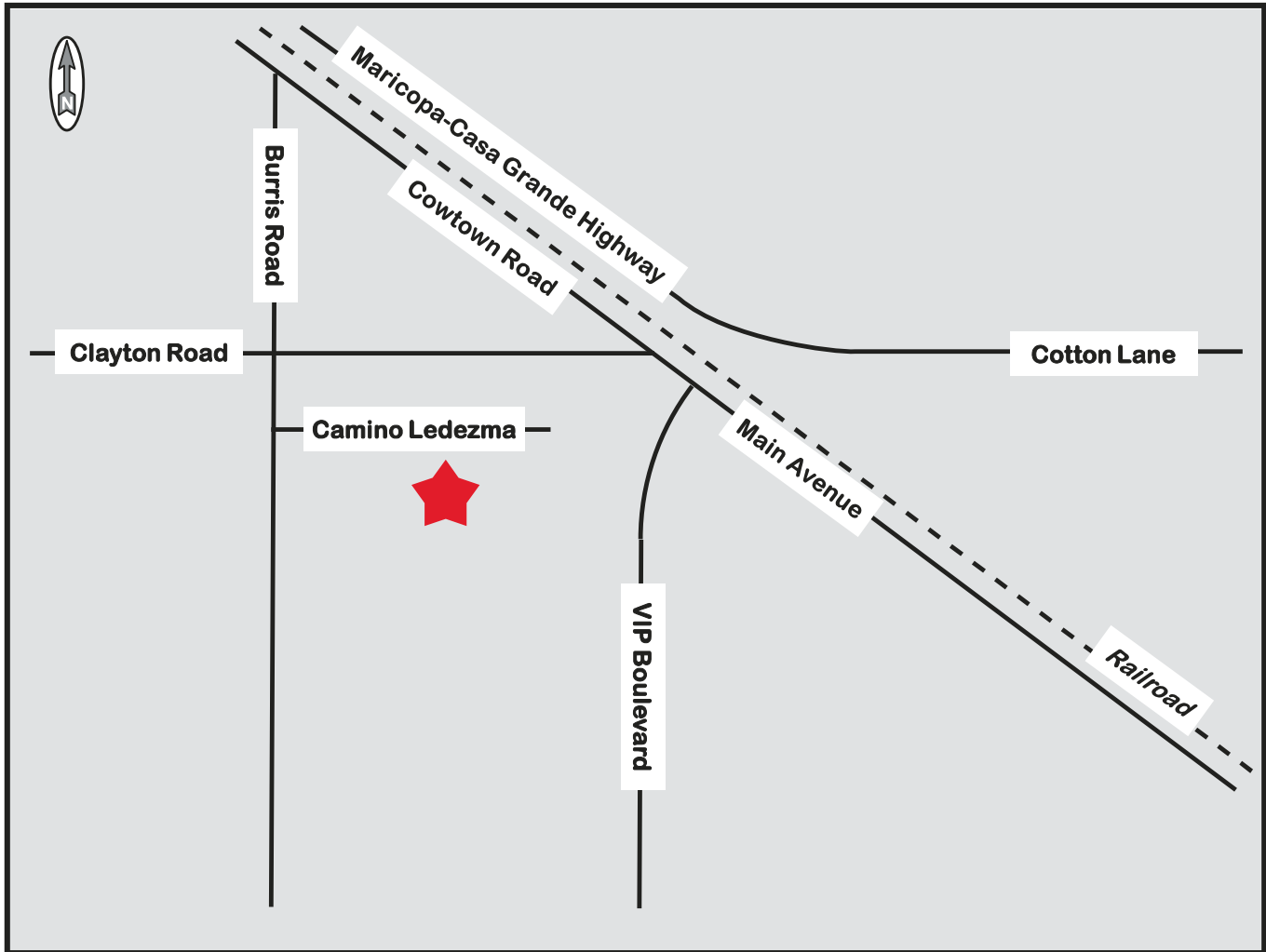


Figure 3: Hernandez Pecan Farm Nearby Street System

Operation

Hernandez Pecan Farms is a working pecan orchard. Events on Hernandez Pecan Farms will be supplemental to the existing pecan orchard. The existing pecan orchard will continue unchanged. Events have only occurred outdoor on Fridays and Saturdays during the comfortable temperatures of December through March since 2018. These events include high school proms and graduations, Sweet 16 parties, birthday parties, and weddings. Typically, these events have 50 to 150 attendees, though on occasion, as many as 200 people attend. Their intent, after receiving a license, is to resume this operation.

The Hernandez family intends to construct a reception hall, designed to have a very attractive barn appearance, in the next five years so that they can provide year-round events. With the indoor space, they intend to have approximately 50 events per year: approximately half as weddings and half as other events.

The Hernandez Pecan Farm events employ four (4) to six (6) family members, which include Bea and Conrad Hernandez, the family matriarch and patriarch who own the property. For future events, it is possible that non-family members will be employees.

Trip Generation

Trip generation is typically determined through the procedures and data contained within the Institute of Transportation Engineers *Trip Generation Manual, 11th Edition*, published in 2021. This document provides traffic volume data from existing developments throughout the United States and Canada, from 1980 through 2021, that can be utilized to estimate trips from proposed developments. The traffic data are provided for 179 land use categories separated into 10 major land use categories. However, the *Trip Generation Manual* does not provide a land use code for wedding and event venues, and therefore trip generation for the reception facility cannot be estimated utilizing traditional procedures.

The event attendance has been, and will continue to be, approximately 50 to 150 people, with occasional attendance at a maximum of 200 people. The typical vehicle occupancy is 2.5 to 3.0 people. Therefore, the typical traffic volume is approximately 15 to 60 vehicles, with occasional events having a maximum of 70 vehicles.

Four (4) to six (6) employees serve at the events, two (2) of whom live on the property.

Parking

As indicated, typically 15 to 60 vehicles will park on property, with occasional peaks of 70 vehicles. The Pinal County parking code, 2.140.020 – Parking Space Requirements, for assembly halls requires one (1) parking space for every three (3) seats. This results in requiring Hernandez Pecan Farms to conservatively provide 67 parking spaces, as typical vehicle occupancy is 2.5 to 3.0 people-per-vehicle.

Hernandez Pecan Farm will provide 70 striped angle parking spaces on a chip seal surface parking area. **Figure 4** provides the site plan for the Hernandez Pecan Farms Event Venue, indicating the 70 striped parking spaces.

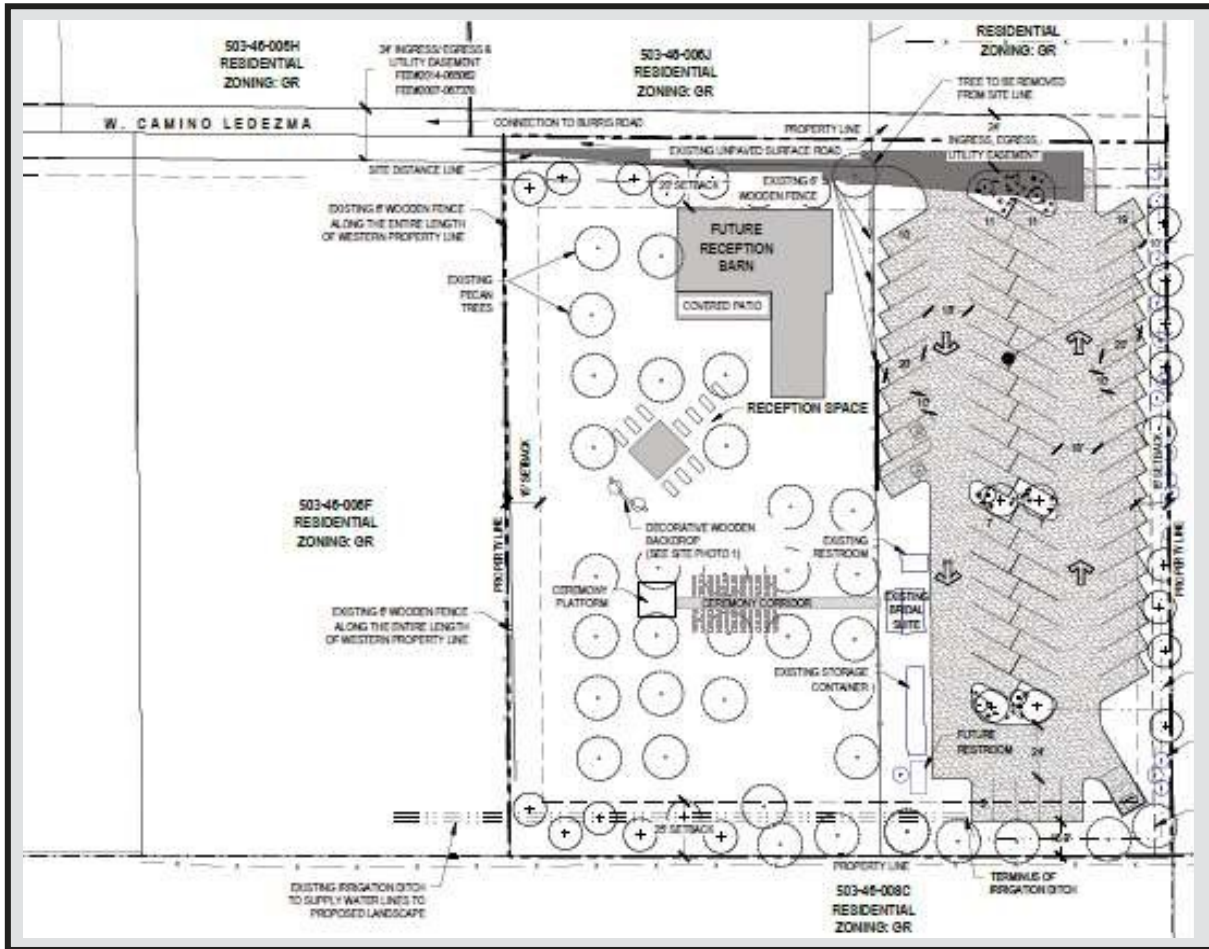


Figure 4: Hernandez Pecan Farm Site Plan with Parking Area

Importantly, Clayton Road was posted as No Parking in both eastbound and westbound directions in the Spring of 2023.

Adjacent Street Traffic Volume

A Traffic Impact Analysis was prepared dated December 2021 for an industrial development, Project 5Discovery, located north of Clayton Road and west of Burris Road. For that analysis, traffic counts were obtained at the intersection of Burris Road and Clayton Road. However, the traffic counts were only from 7:00 to 9:00 AM and from 4:00 to 6:00 PM. Daily traffic counts and volumes were not provided in the Project Discovery Traffic Impact Study. The analysis estimated traffic volumes for the proposed industrial development. Pertinent excerpts of the December 2021 Traffic Impact Analysis as **Attachment A** to this memorandum.

Figure 5 and Figure 6 provide the existing 2021 traffic counts morning and evening peak hours from the Project Discovery Traffic Impact Analysis.

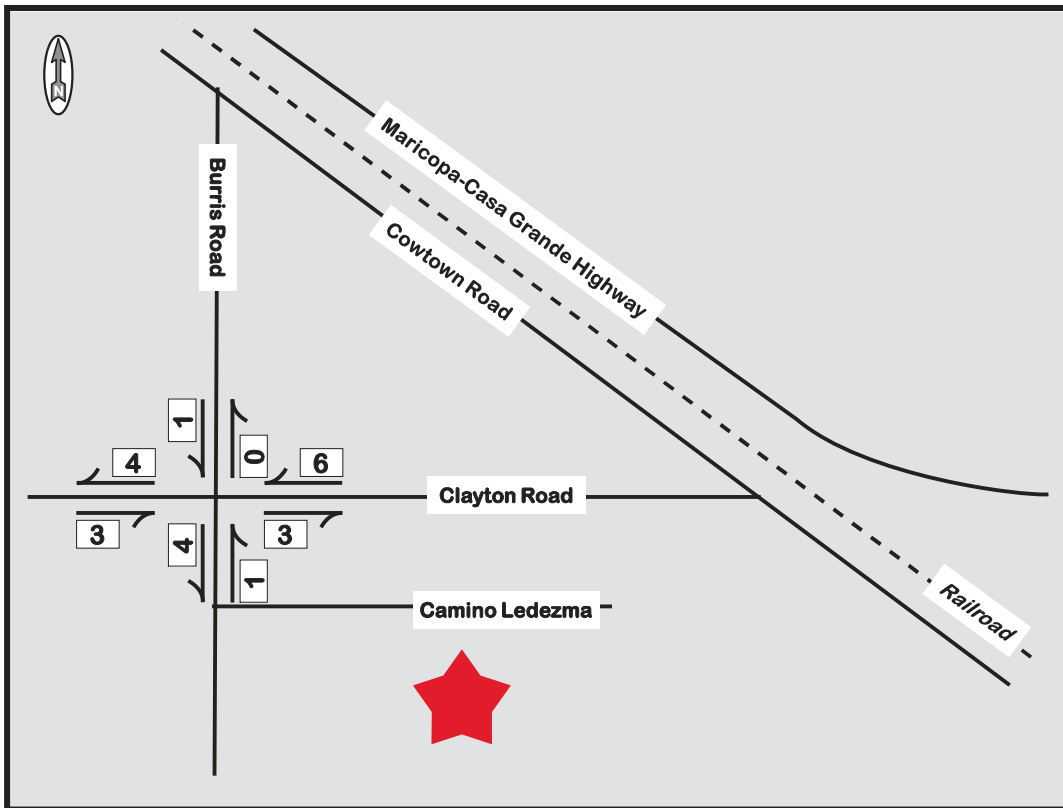


Figure 5: Existing 2021 Traffic Counts – AM Peak Hour

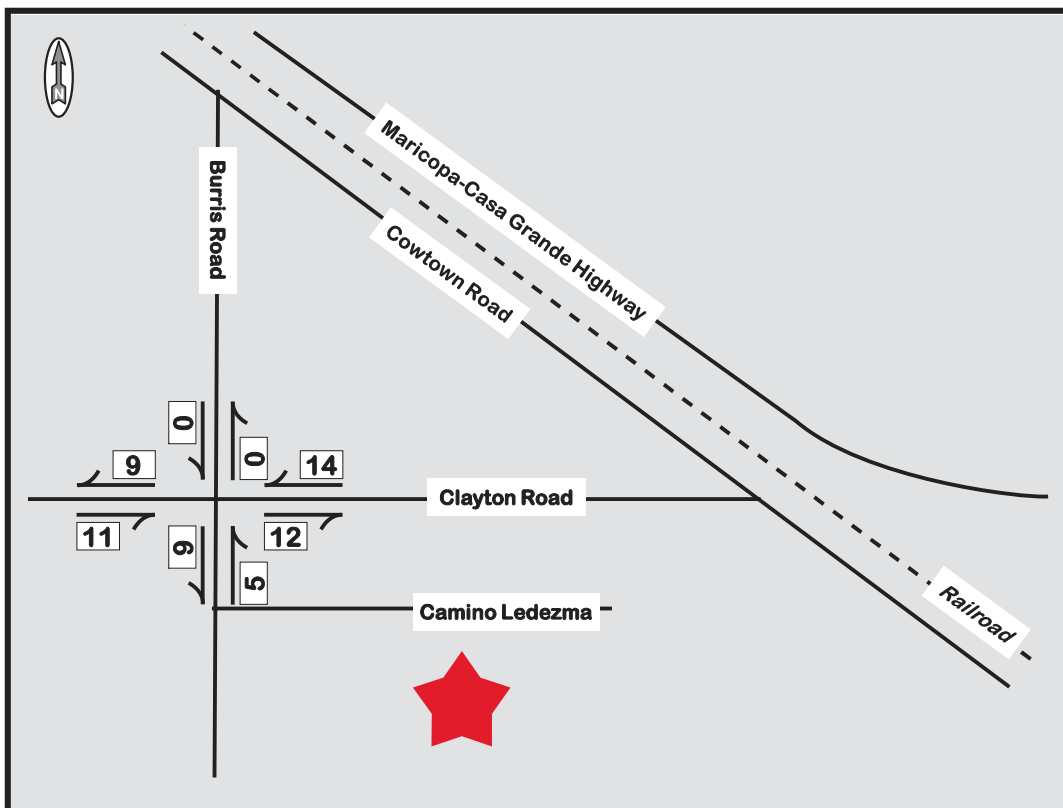


Figure 6: Existing 2021 Traffic Counts – PM Peak Hour

The 2021 daily traffic counts were estimated by using hourly factors from a traffic count at the intersection of Pinal Avenue and McCartney Road, approximately 5 road miles from the Hernandez Pecan Farms. **Attachment B** provides these traffic data, and **Table 1** provides the pertinent hourly and daily total intersection traffic volumes.

Table 1: Pertinent Hourly Factors

Hourly Volume, 7:00 to 9:00 AM.....	4,403 vehicles
Hourly Volume, 4:00 to 6:00 PM.....	5,116 vehicles
Daily Volume	33,170 vehicles

The four (4) hours of traffic counts at the Pinal / McCartney intersection in **Table 1** were 28.7% of the daily traffic volume. Therefore, the same four (4) hours of traffic counts at the Burris / Clayton intersection can also be assumed to be 28.7% of the daily traffic volume.

Each of the four (4) approach and departure four-hour volume at Burris / Clayton was divided by 28.7%, then approximated to the nearest five (5) vehicles-per-day to estimate the 2021 traffic volumes at the Burris / Clayton intersection. **Figure 7** provides the estimated 2021 daily approach and departure traffic volumes at the Burris / Clayton intersection.

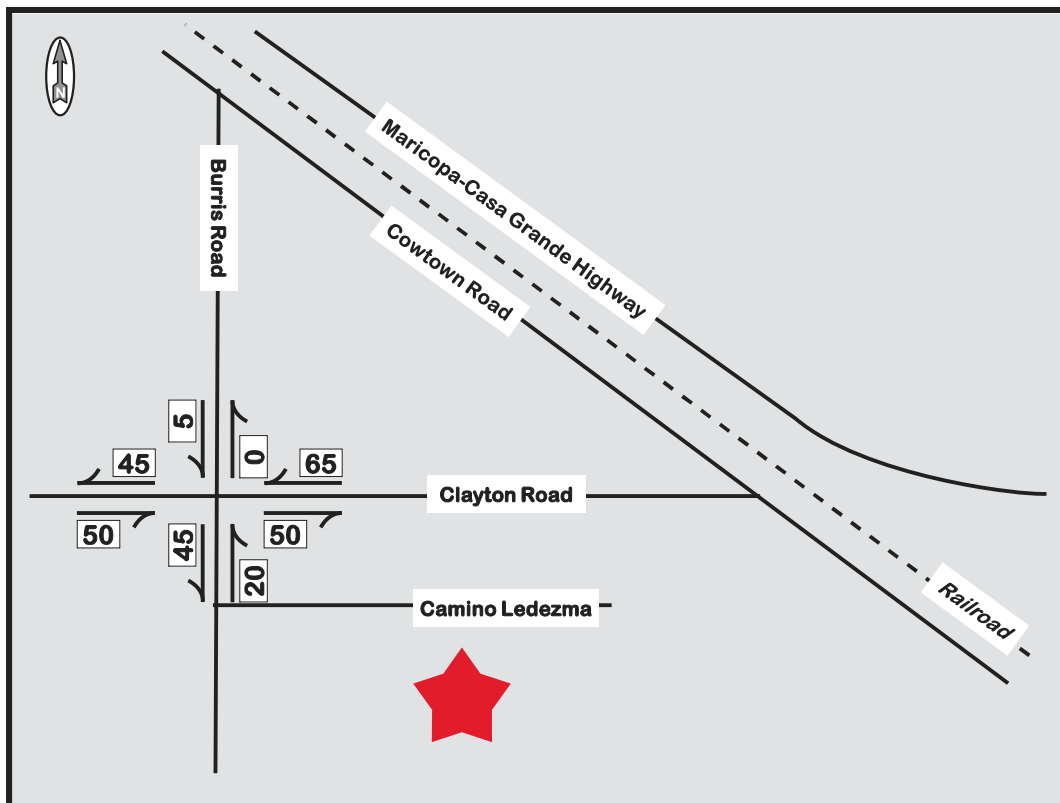


Figure 7: Existing 2021 Traffic Counts – Day

The Project Discovery Traffic Impact Analysis also estimated the Project Discovery generated traffic volumes. **Attachment A** provides these data also. **Figure 8** and **Figure 9** provide the estimated Project Discovery morning and evening peak hours traffic volumes.

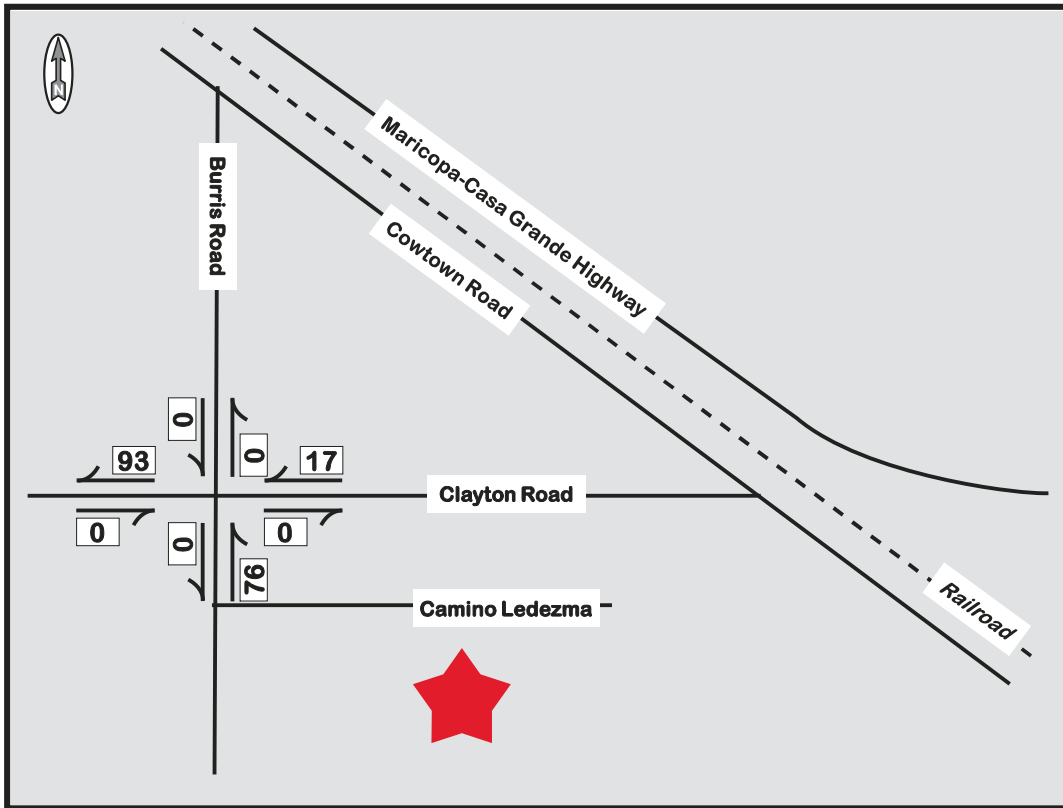


Figure 8: Proposed Project Discovery Traffic Volumes – AM Peak Hour

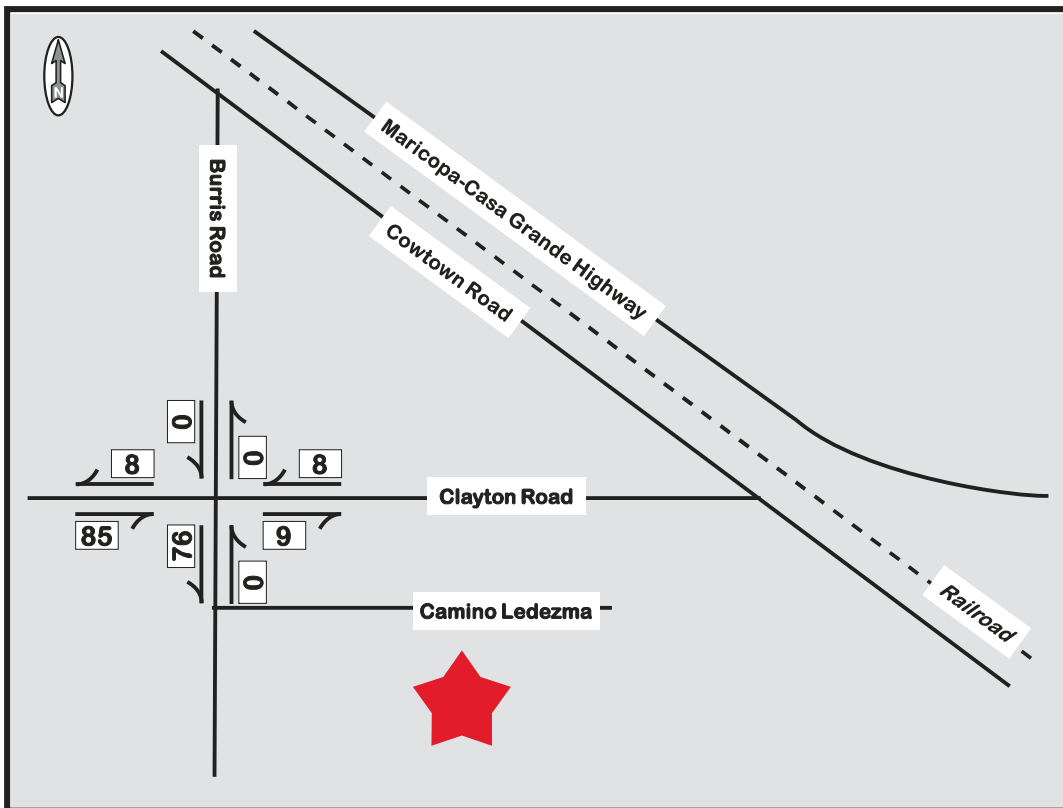


Figure 9: Project Discovery Traffic Volumes – PM Peak Hour

The Project Discovery Traffic Impact Analysis did not provide intersection approach and departure daily volumes. The total daily site traffic volume was provided. The ratio of the site daily traffic volume divided by the morning peak hour traffic volume was multiplied by each approach and departure morning peak hour volume and approximated to the nearest five (5) vehicles-per-day. The ratio of the site daily traffic volume divided by the evening peak hour traffic volume was multiplied by each approach and departure evening peak hour volume and approximated to the nearest five (5) vehicles-per-day. These two estimated daily approach and departure were then averaged and approximated to the nearest five (5) vehicles-per-day. **Figure 10** provides the resulting estimated Project Discovery daily approach and departure traffic volume at the Burris / Clayton intersection.

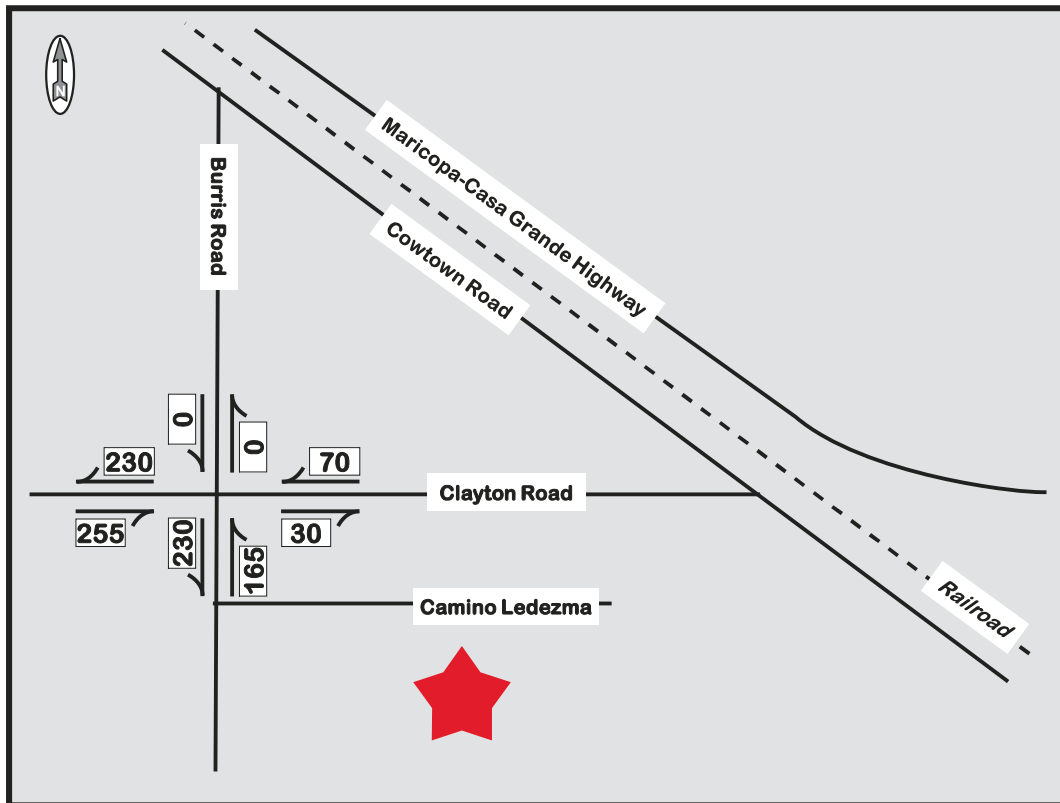


Figure 10: Proposed Project Discovery Traffic Volumes – Day

The proposed Project Discovery daily approach and departure traffic volumes were added to the estimated 2021 daily approach and departure traffic volumes. The resulting estimated daily approach and departure traffic volumes for the Project Discovery plus the 2021 estimated daily approach and departure traffic volumes are provided in **Figure 10**.

The maximum total daily traffic from 2021 plus Project Discovery is estimated as 580 vehicles on Clayton Road and 215 vehicles on Burris Road.

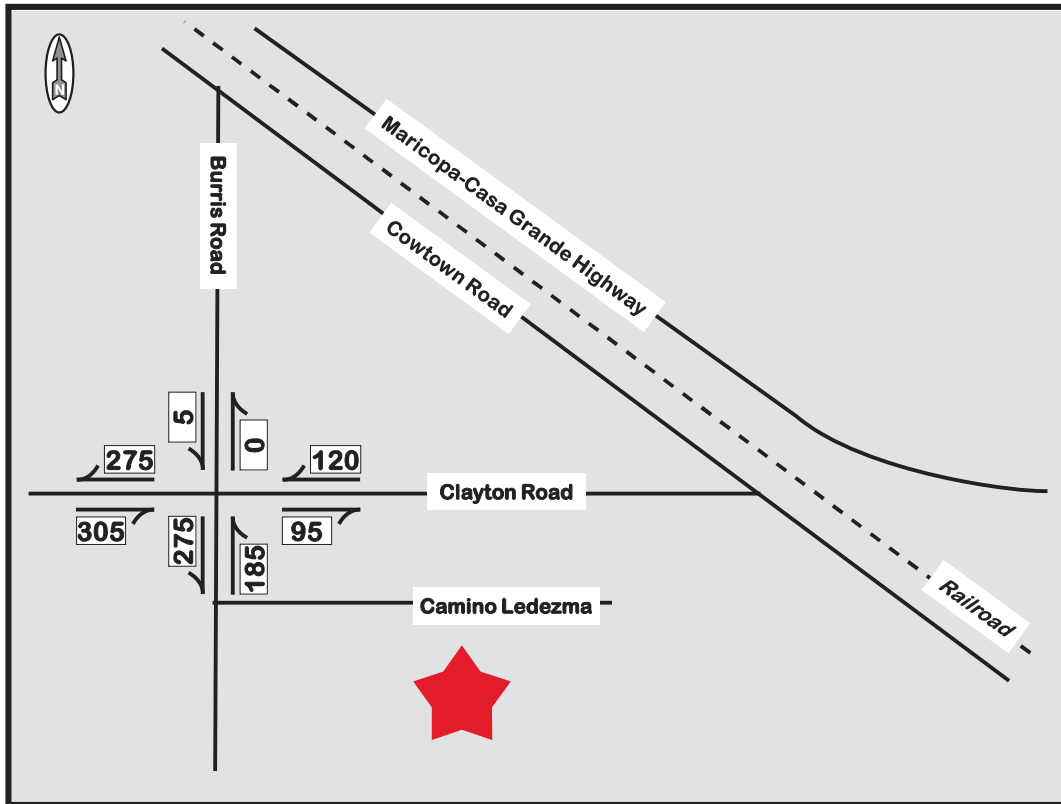


Figure 11: Existing 2021 Plus Proposed Project Discovery Traffic Volumes – Day

Conclusions and Recommendations

The Hernandez Pecan Farms is a three-generation-long continuously operating pecan farm that began providing receptions and events in 2018. The receptions are supplemental to the pecan farm operation. For the foreseeable future, outdoor events will occur only on many Fridays and Saturdays between December and March; approximately 30 events per year. In the next five (5) or more years, the Hernandez family intends to construct a building for indoor receptions and events. When this building is constructed, events will continue to be primarily on Fridays and Saturdays, though throughout the year; an estimated 50 events per year.

The closest intersection is Burriss Road and Clayton Road, which experiences very low traffic volumes. The events at Hernandez Pecan Farms will typically generate 15 to 60 entering and 15 to 60 exiting vehicles, with occasional peaks of 70 vehicles. The Hernandez Pecan Farms will include a stabilized surface parking area with a minimum of 70 parking spaces. Hernandez Pecan Farms will have minimal traffic impacts on the surrounding streets. No street improvements are necessary.

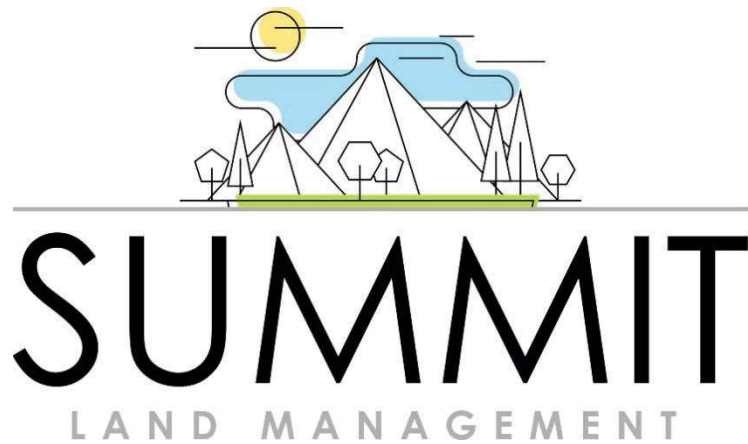
Please contact me at (480) 505-3931 or pbasha@summitlandmgmt.com, if you have any questions or would like to discuss this traffic statement.

Attachments:

- A. Pertinent Excerpts from Vicinity Development Traffic Impact Study
- B. Traffic Counts for Hourly Factors

Attachment A

Pertinent Excerpts from Vicinity Development Traffic Impact Study





Project Discovery

Traffic Impact Analysis

North of Clayton Road and
West of Burris Road in
Casa Grande, Arizona

December 2021
Project No. 21-1370

Prepared For:

Geosyntec Consultants
11811 N. Tatum Boulevard, Suite P-186
Phoenix, AZ 85028

For Submittal to:
City of Casa Grande

Prepared By:



10605 North Hayden Road
Suite 140
Scottsdale, Arizona 85260
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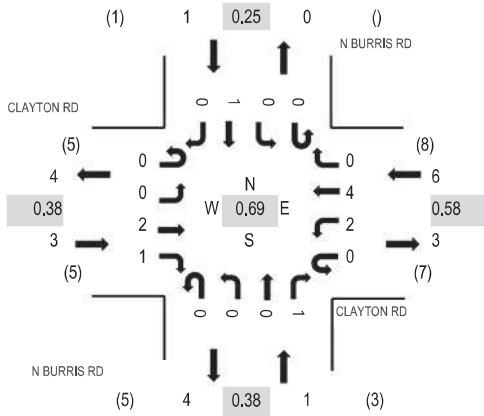
Location: 3 N BURRIS RD & CLAYTON RD AM

Date: Thursday, September 30, 2021

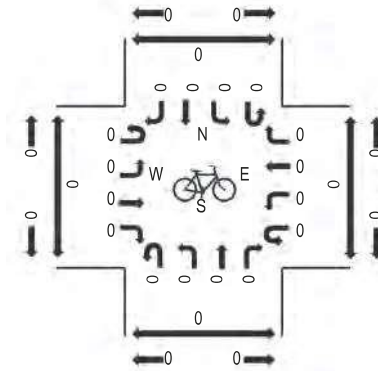
Peak Hour: 07:00 AM - 08:00 AM

Peak 15-Minutes: 07:15 AM - 07:30 AM

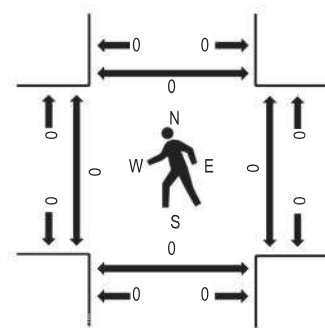
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	CLAYTON RD Eastbound				CLAYTON RD Westbound				N BURRIS RD Northbound				N BURRIS RD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
7:00 AM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	0	2	11	0	0	0	0
7:15 AM	0	0	2	0	0	1	1	0	0	0	0	0	0	0	0	0	4	10	0	0	0	0
7:30 AM	0	0	0	0	0	0	1	0	0	0	0	1	0	0	0	0	2	10	0	0	0	0
7:45 AM	0	0	0	0	0	1	2	0	0	0	0	0	0	0	0	0	3	8	0	0	0	0
8:00 AM	0	0	0	0	0	1	0	0	0	0	0	0	0	0	0	0	1	6	0	0	0	0
8:15 AM	0	0	1	0	0	0	1	0	0	0	0	2	0	0	0	0	4		0	0	0	0
8:30 AM	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0		0	0	0	0
8:45 AM	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	0	1		0	0	0	0
Count Total	0	0	4	1	0	3	5	0	0	0	0	3	0	0	1	0	17		0	0	0	0
Peak Hour	0	0	2	1	0	2	4	0	0	0	0	1	0	0	1	0	11		0	0	0	0



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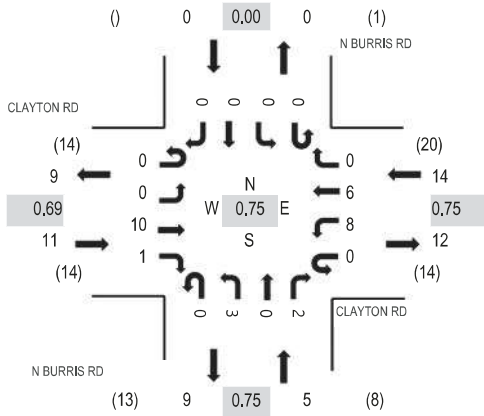
Location: 3 N BURRIS RD & CLAYTON RD PM

Date: Thursday, September 30, 2021

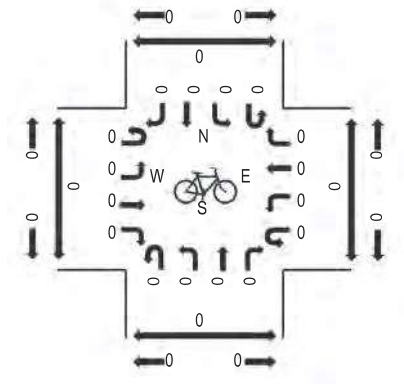
Peak Hour: 04:45 PM - 05:45 PM

Peak 15-Minutes: 05:15 PM - 05:30 PM

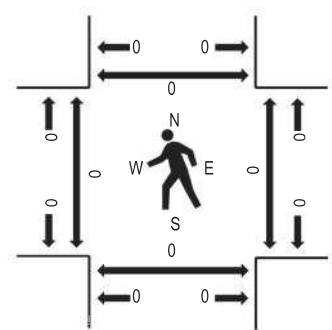
Peak Hour - Motorized Vehicles



Peak Hour - Bicycles



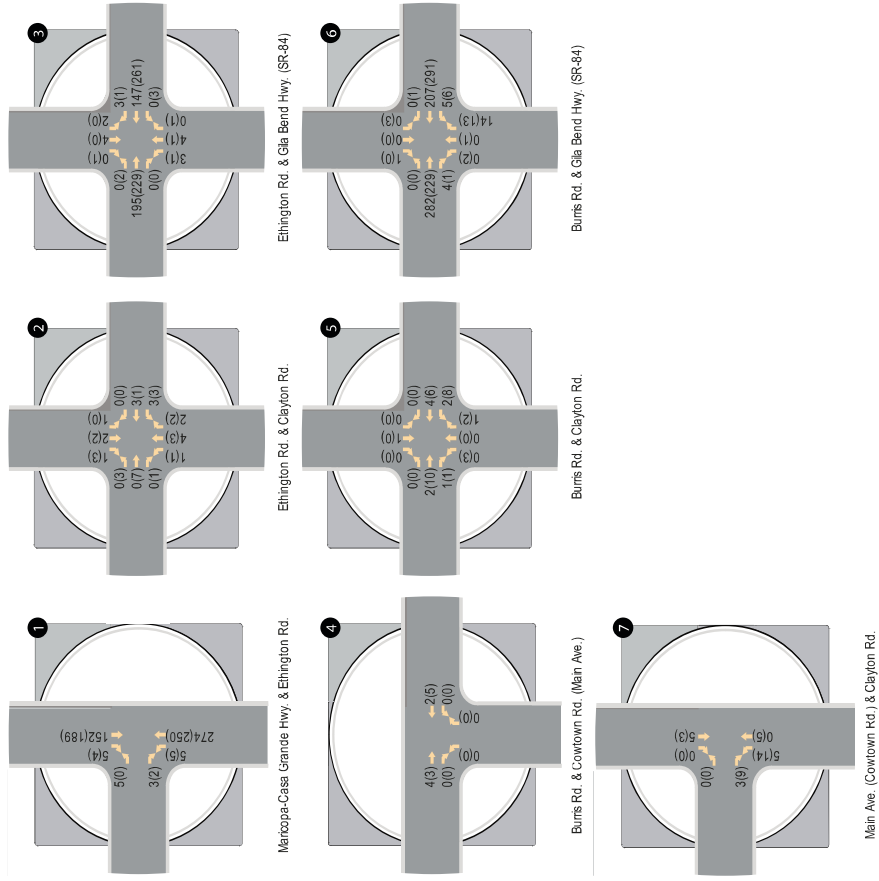
Peak Hour - Pedestrians



Note: Total study counts contained in parentheses.

Traffic Counts - Motorized Vehicles

Interval Start Time	CLAYTON RD Eastbound				CLAYTON RD Westbound				N BURRIS RD Northbound				N BURRIS RD Southbound				Total	Rolling Hour	Pedestrian Crossings			
	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right	U-Turn	Left	Thru	Right			West	East	South	North
4:00 PM	0	0	1	0	0	1	2	0	0	0	0	0	0	0	0	0	4	19	0	0	0	0
4:15 PM	0	0	0	0	0	1	1	0	0	1	1	0	0	0	0	0	4	23	0	0	0	0
4:30 PM	0	0	0	1	0	0	1	0	0	0	0	1	0	0	0	0	3	29	0	0	0	0
4:45 PM	0	0	1	0	0	2	3	0	0	2	0	0	0	0	0	0	8	30	0	0	0	0
5:00 PM	0	0	3	0	0	4	0	0	0	0	0	1	0	0	0	0	8	23	0	0	0	0
5:15 PM	0	0	4	0	0	2	3	0	0	0	0	1	0	0	0	0	10		0	0	0	0
5:30 PM	0	0	2	1	0	0	0	0	0	1	0	0	0	0	0	0	4		0	0	0	0
5:45 PM	0	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	1		0	0	0	0
Count Total	0	0	11	3	0	10	10	0	0	4	1	3	0	0	0	0	42		0	0	0	0
Peak Hour	0	0	10	1	0	8	6	0	0	3	0	2	0	0	0	0	30		0	0	0	0



LEGEND
 XXXXX) AM (PM) Peak Hour Traffic Volumes

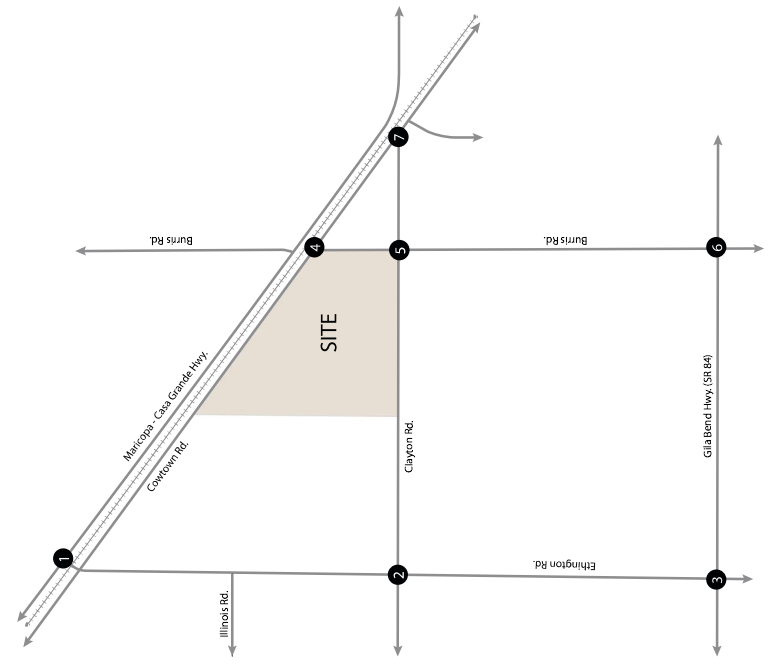


Figure 3: Existing Traffic Volumes