PLEASE SILENCE ALL ELECTRONIC COMMUNICATION DEVICES. THANK YOU.

NOTICE OF POSSIBLE QUORUM OF THE BUCKEYE CITY COUNCIL
A MAJORITY OF THE CITY COUNCIL MAY ATTEND THE REGULAR MEETING OF THE BUCKEYE PLANNING AND ZONING COMMISSION BUT NO LEGAL ACTION CAN OR WILL BE TAKEN BY THE CITY COUNCIL.

CITY OF BUCKEYE
PLANNING AND ZONING COMMISSION
APRIL 14, 2026
AGENDA

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
6:00 p.m.
****Live streaming will be available via YouTube****
The doors will be open to the public at least 15 minutes prior to the start time of the meeting.

Accessibility for all persons with disabilities will be provided upon request. Please telephone your accommodation request (623) 349-6911, 72 hours in advance if you need a sign language interpreter or alternate materials for a visual or hearing impairment.

Voting Members will either attend in person or by telephone conference call or video presentation. Items listed may be considered in any order.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

2. MINUTES

2.A Approval of minutes from the March 24, 2026 Planning and Zoning Commission regular meeting.
Staff Liaison: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211

3. CONTINUANCE AGENDA

3.A GFT Ready Mix Concrete - Conditional Use Permit (Case No. PLZU-25-0006) - Conduct a public hearing and approve a Conditional Use Permit for aggregate extraction on approximately 77 acres generally located 1,300 feet east of the southeast corner of Rooks Road and Hazen Road, subject to conditions "a" through "t."
Staff Liaison: Joseph Mueller, Senior Planner, Jmueller@Buckeyeaz.gov, (623) 204-5505

4. REGULAR AGENDA

4.A Buckeye 83 - Rezoning to Business Park (Case No. PLZZ-25-0002); Conduct a public hearing

and recommend approval to City Council of the rezoning of approximately 85 acres located at the southeast corner of Interstate 10 and State Route 85 from Single Family Residential (SF-43) to Business Park (BP), establishing permitted land uses and development standards for a proposed multi-building business park.
Staff Liaison: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215

5. COMMENTS FROM THE PUBLIC

Any members of the audience may comment on non-agenda items. However, State Open Meeting Law does not permit the Commission to discuss items not specifically on the agenda. The Commission may direct inquiries to City staff.
Action Required: *None*

6. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

7. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS

Any regular or alternate Commissioner or Council Liaison may present a brief summary on current events
Action Required: *None; there will be no discussion, deliberation, proposals, or legal action.*

8. ADJOURNMENT

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 04/14/26	**AGENDA ITEM:** 2.A. MINUTES
DATE PREPARED: 04/09/26	**DISTRICT NO.:**
STAFF LIAISON: Keri Hernandez, Management Assistant, khernandez@buckeyeaz.gov (623) 349-6211	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Minutes

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Approval of minutes from the March 24, 2026 Planning and Zoning Commission regular meeting.

SUMMARY

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
03.24.2026.PZC.MinutesDRAFT.pdf

City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326
****Recording of this meeting is available via YouTube****

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL
Chairperson Ted Burton called the meeting to order at 6:00 p.m.

Members present: Chair Ted Burton, Commissioner Rebecca Puppe, Commissioner Gina Ragsdale, Commissioner Deanna Kupcik, Vice Chair Anthony DiMascio, Commissioner Donald Bassler, Commissioner Sebastian Trupiano participated virtually, Alternate Charles Hester, Alternate Les Manuel

Members absent: none

Staff present: Planning Manager Ken Galica, Principal Planner Mandy Woods, Senior Planner Joseph Mueller, City Attorney Tosca Henry, Management Assistant Keri Hernandez

2. MINUTES
2A. APPROVAL OF MINUTES FROM THE FEBRUARY 10, 2026 PLANNING AND ZONING COMMISSSION REGULAR MEETING.
A motion was made by Commissioner Kupcik and seconded by Commissioner Bassler to approve minutes as presented. Approval 7-0. Motion carried.

3. REGULAR AGENDA
3A. SUNDANCE COMMUNITY MASTER PLAN AMENDMENT – YUMA ROAD AND DEAN ROAD – PLZZ-25-0012
Principal Planner Mandy Woods presented and was available to answer questions from the Commission.
Applicant representative Jeff Blilie presented and was available to answer questions from the Commission.
Commissioner Trupiano inquired if the developer would be completing any half road improvements to Dean Road. Mr. Blilie informed the Commission that the half street improvements would be completed only to the roads adjacent to the property. Mr. Trupiano asked if there would be a direct connection to the library plaza, with Mr. Blilie indicating that pedestrian access could be likely in the future with development.
Commissioner Bassler spoke of his concern with adequate school facilities with the increase of residential development and inquired of who is monitoring the demand for schools. Mr. Galica indicated that the school districts within Buckeye boundaries, indeed work with consultants on all aspects regarding the demand for schools based on growth; the city provides data to the State and school districts so that they can work together to determine the needs of the developing areas.
Commissioner Ragsdale informed the Commission that the School Board does indeed work with consultants to determine adequate facilities for growth.
Commissioner Puppe inquired about the property located east of the presented project. Ms. Woods informed the Commission that Sundance Crossings is located adjacent to the project.
A public hearing opened at 6:21 p.m.
With there being no comments from the public, the public hearing closed at 6:21 p.m.
A motion was made by Commissioner Kupcik and seconded by Commissioner Puppe to recommend approval to the Mayor and City Council subject to conditions ‘a – p’. Approval 7-0. Motion carried.

3B. GFT READY MIX CONCRETE – CONDITIONAL USE PERMIT – PLZU-25-0006

Senior Planner Joseph Mueller presented and was available to answer questions from the Commission.

Applicant representative Jeff Blilie presented and was available to answer questions from the Commission.

Commissioner Kupcik asked about noise or lighting limitations for this project. Mr. Blilie informed the Commission that he is not aware of any operational limits, as this will be a round-the-clock aggregate operation, and the applicant has worked with staff to address the lighting and mitigate the impacts. Ms. Kupcik inquired about the landscaping on the property. Mr. Blilie informed the Commission that the west side of the project will be landscaped first and as the aggregate work progresses further, the east side landscaping of the property will be developed.

Commissioner Puppe asked for clarification of the landscaping location. Mr. Blilie explained that the mining project will begin with landscape on the west side of the property, as the east irrigation will need to remain in place while the farming operation is still going. Ms. Puppe spoke about her concerns with the proximity of this mining operation to the equestrian property to the east, and if there will be any type of noise buffer. Mr. Blilie informed the Commission that he is not aware of what noise buffers would be possible.

Chair Burton spoke of his concerns with the impact on the neighboring properties and asked what will become of the property once the mining is complete. Mr. Blilie informed the Commission that if the sites are not filled with dirt, the holes will fill with water, and the city has looked at this as a planned future amenity along the river. Mr. Burton asked what precautions would be taken for dust control. Mr. Blilie indicated that the developer would comply with all county regulations for dust control.

GFT owner John Casey presented and was available to answer questions from the Commission.

Mr. Burton asked if extractions and noise could be halted during the night. Mr. Casey informed the Commission that the moving of materials, and not mining, occurs throughout the night; the plant will have a single tractor with a required but modern, minimal decibel backup safety noise, while loading the trucks with material.

Commissioner Puppe asked if additional conditions could be added prior to project approval. Mr. Mueller informed the Commission that this site has more regulations than that of an unincorporated site and the property is fully compliant with the development code for regulation and oversight.

Mr. Galica informed the Commission that staff will be updating the development code with this type of use and applicable conditions.

City Attorney Tosca Henry informed the Commission the conditions presented by staff, are site specific to reduce or minimize any potential impacts to the neighboring properties.

Mr. Galica indicated that the site will be monitored by the Arizona Department of Environmental Quality for dust control. Mr. Galica proposed a draft condition “u’ to read “Extraction operation shall not occur between the hours of 8:00 p.m. and 5:00 a.m. Low impact backup alarm shall be used during these hours”, with Mr. Casey agreeing.

A public hearing opened at 7:13 p.m.

Equestrian Center manager Don Nargang spoke of his concerns and certain oppositions to the project presented.

With there being no further comments from the public, the public hearing closed at 7:15 p.m.

A motion was made by Commissioner Puppe and seconded by Commissioner Ragsdale to continue to the April 14, 2026 Planning and Zoning Commission regular meeting. Approval 7-0

4. COMMENTS FROM THE PUBLIC

None

5. PLANNING MANAGER REPORT AND SUMMARY OF CURRENT EVENTS

Mr. Galica informed the Commission that there will be an April 14, 2026 Planning and Zoning Commission regular meeting.

Jarek Dunn has been promoted to the Planner II position.

Bailey Pechinski has been promoted to the Planner I position.

6. PLANNING AND ZONING COMMISSION SUMMARY OF CURRENT EVENTS
Commissioner Puppe wished for a happy Easter season.
Commissioner Bassler praised the mural installation on Van Buren and Verrado Way.
Commissioner Trupiano commended staff on the success of the Buckeye Air Fair.

7. ADJOURNMENT
With there being no further business, Chair Burton adjourned the meeting at 7:22 p.m.

_____
Ted Burton, Chairperson

ATTEST:

_____
Keri Hernandez, Management Assistant

I hereby certify that the foregoing is a true and correct copy of the Planning and Zoning Commission Regular Meeting held on the 24th day of March 2026. I further certify that a quorum was present.

_____
Keri Hernandez, Management Assistant

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 04/14/26	**AGENDA ITEM:** 3.A. GFT Ready Mix Concrete - Conditional Use Permit - PLZU-25-0006
DATE PREPARED: 04/09/26	**DISTRICT NO.:** 2
STAFF LIAISON: Joseph Mueller, Senior Planner, Jmueller@Buckeyeaz.gov, (623) 204-5505	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Continued / Tabled Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) GFT Ready Mix Concrete - Conditional Use Permit (Case No. PLZU-25-0006) - Conduct a public hearing and approve a Conditional Use Permit for aggregate extraction on approximately 77 acres generally located 1,300 feet east of the southeast corner of Rooks Road and Hazen Road, subject to conditions "a" through "t."

SUMMARY

PROJECT DESCRIPTION:

Jeff Blilie and Marcela Mora-Yatko from Gilbert Blilie PLLC, on behalf of MP Hazen Sand & Rock LLC are requesting approval of a Conditional Use Permit on approximately 77 acres for aggregate extraction located about 1,300 feet east of the southeast corner of Rooks Road and Hazen Road. Please review the attached staff report and exhibits for additional information and analysis. This item was continued to this agenda at the March 24, 2026 Commission meeting. Following the continuance, the recommended conditions were modified to mitigate overnight noise impacts to the neighboring properties, by adding verbiage prohibiting mining operations between 6:00 p.m. and 5:00 a.m. Equipment on site during these hours will also be required to use the least disruptive safety alert alarms that may be allowable pursuant to applicable safety regulations.

BENEFITS:

The subject Conditional Use Permit will provide aggregate resources for construction growth within the City of Buckeye.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZU-25-0006-GFT_Ready_Mix_Concrete_-_Staff_Report_-_PZ20260414.docx
Exhibit A-Vicinity Map-PLZU-25-006-GFT ready Mix Concrete PZ20260414.pdf
Exhibit B-General Plan-PLZU-25-006-GFT ready Mix Concrete PZ20260414.pdf
Exhibit C-Zoning Map-PLZU-25-006-GFT ready Mix Concrete PZ20260414.pdf
Exhibit D-Project Narrative-PLZU-25-006-GFT ready Mix Concrete PZ20260414.pdf
Exhibit E-Public Participation Summary-PLZU-25-006-GFT Ready Mix Concrete PZ20260414.pdf

Conditional Use Permit

Report to the Planning and Zoning Commission

CASE NUMBER:	**PLZU-25-0006**
TITLE:	**GFT Ready Mix Concrete**
MEETING DATE:	**April 14, 2026 (Continued from March 24, 2026)**

Applicants:	Jeff Blilie and Marcela Mora-Yatko, Gilbert Blilie PLLC
Owner:	MP Hazen Sand & Rock LLC
Request:	Conditional Use Permit for aggregate sand and gravel excavation and ancillary batch plant.
District	Council District 2
Location:	Generally located 1,300'east of the southeast corner of Rooks Road and Hazen Road
Site size:	Approximately 77 acres
Public input:	One adjacent property owner expressed concern at previous hearing
Recommendation:	**Approve** subject to modified conditions "a" through "t"

PROJECT DESCRIPTION

1. The applicant is seeking a Conditional Use Permit to operate an aggregate (sand and gravel) extraction operation and ancillary cement batch plant on approximately 63 acres of a 77-acre site located approximately 1,300 feet east of the southeast corner of Rooks Road and Hazen Road.
2. The site will be mined over an approximate 20-year period. During the life of the mining operation, ancillary structures, equipment, and parking will be periodically moved around the site to allow for excavation on different parts of the property. Site operations will typically run 24 hours a day, depending on varying demand. The site will be illuminated with portable lights that will be required to meet all development code requirements. The operations on site will be wet aggregate mining which consists of a large, excavated pit that will fill with natural ground water.
3. The site is currently farmland. The narrative states that a portion of the eastern half of the site will remain agricultural land until mining operations transition to that portion of the site. The site will provide a landscape buffer along Hazen Road, which will initially only cover the western portion of the site. To allow the irrigation ditch to remain in place so the eastern portion of the site can be farmed, the landscape buffer on the eastern portion of Hazen Road will not be installed until such time that mining moves to the eastern portion of the site. The applicant will be required to obtain all appropriate permits prior to expansion to the eastern portion of the site.
4. The subject site is within the Rural Residential zoning district, which is identified as an obsolete zoning district within the Development Code. While aggregate extraction is not listed as a use in Appendix C. Obsolete Districts Permissible Uses, it is categorized as a Conditional Use within the Agricultural zoning district, a commensurate non-obsolete district to the Rural Residential zoning district. As such, staff interpreted the proposed use to be a conditionally allowed use within the existing Rural Residential zoning district.
5. The subject case was initially heard at the March 24, 2026 Planning and Zoning Commission hearing, where the Commission unanimously voted to continue the case to the hearing on April 14, 2026. This was to allow the applicant to further coordinate with the property owner of the equestrian center to the east with potential mitigation methods to reduce impact to their business.
6. Following the March 24 hearing the applicant requested staff consider removal of condition “t”: “The Property Owner/Developer shall allocate any surface water rights to the City prior to the issuance of any building permits”. The applicant posited that the

proposed development of the site does not warrant allocation of surface water rights and that similar sites have not been held to the same requirement.

7. During the March 24th hearing, there was discussion about how to mitigate overnight noise impacts to the equestrian center to the east, both for people staying at the onsite RV campground and for horses being boarded. In response, the applicant team agreed to an added stipulation prohibiting mining operations between 6:00 PM and 5:00 AM and requiring equipment on site to use the lease disruptive safety alert alarms as allowable per applicable safety regulations. This is reflected in the modified conditions as condition "f".

AREA CONTEXT

8. ***Table 1:*** *Existing Land Use, General Plan Designation, and Zoning District*

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Agriculture**	**Neighborhood**	**Rural Residential**
North	Future APS Substation	Neighborhood	Planned Residential
South	Gila River	Open Space	Rural-43 (Maricopa County)
East	Equestrian	Neighborhood	Rural Residential
West	Aggregate Extraction	Neighborhood	Rural-43 (Maricopa County)

PUBLIC PARTICIPATION SUMMARY:

9. An advertised neighborhood meeting was held at the Buckeye Valley Chamber of Commerce on December 18, 2025. Apart from City staff and the applicant team, no persons attended the neighborhood meeting.

10. The case was brought before the commission on March 24, 2026. There was robust discussion about potential noise, dust, and lighting impacts to the equestrian center to the east of the subject site. Additionally, the manager of the equestrian center spoke on behalf of the owners echoing similar concerns of the Commission. The Commission voted unanimously to continue the case to allow the applicant to work with the equestrian center for possible mitigation tactics.

11. Following the March 24, 2026, Planning and Zoning Commission hearing, the applicant team coordinated with the property owners of the equestrian facility to the east who sent an employee to express concerns and gather information at the hearing. As per the updated Citizen Participation Summary provided by the applicant, the applicant team met with the equestrian center owners on March 27th and then again on April 2nd to

discuss potential sound mitigation measures that would allow both land uses to coexist harmoniously next to one another. The applicant team has indicated a third meeting is scheduled for April 8th to further discuss potential mitigation methods. The applicant has indicated that discussions are still ongoing and updates will be provided at time of hearing.

12. The applicant team completed all required mailing, publishing, and posting requirements of this public hearing, as outlined within the Buckeye Development Code, as follows:

Notification Element	Date
Published in AZ Central	March 7, 2026
Site Posted	March 9, 2026
Mailing to Property Owners w/in 300'	March 9, 2026

BACKGROUND:

13. **June 2006:** The subject property was annexed into the city via Ordinance No. 51-06 and assigned Rural Residential (RR) zoning.

ANALYSIS:

14. Most sand and rock extraction operations occur on unincorporated properties, as Arizona statute gives these types of operations wide exemptions from county zoning and building authority. These exemptions are limited to unincorporated parcels and do not extend to an incorporated city's governing authority. As such, all City of Buckeye Development Code regulations and requirements are applicable to this property. Unaware that City requirements would apply, the operator of the proposed facility began bringing equipment to the site in June 2025 prior to seeking guidance from City staff on the required path forward.
15. Realizing the unique circumstances, City staff allowed the applicant to seek a Temporary Use Permit (TUP) for storage of the equipment that was already on site while they worked towards preparing submittal for a Conditional Use Permit. The TUP (SE-25-0028), which allows only temporary storage of equipment but does not permit commencement of mining operations, was approved on October 30th, 2025.

16. The subject site is in an area that is currently rural in nature but is located only about a thousand feet west of the southwestern border of the Downtown Specific Area Plan (DSAP). As such staff had some initial concern over long-term quasi-industrial use of the property that may be incompatible with planned future uses identified within the DSAP. Upon further review, however, staff determined that the facility will be compatible with surrounding uses, including an existing aggregate/earth product site and a large equestrian facility to the west and east, a future APS substation to the north and the Gila River to the south.
17. As noted, this type of use is uncommon within incorporated areas, as such operations are typically located on unincorporated land with certain regulatory exemptions. Staff worked with the applicant to ensure compliance with applicable code requirements while maintaining the site's functionality as an aggregate extraction operation. Landscaping illustrates this balance. Interior landscaping is not feasible due to future excavation, and full installation along Hazen Road at project outset is constrained by continued agricultural use on the eastern portion of the site. However, required landscaping will be installed in phases along Hazen Road and will serve both aesthetic and screening functions. Staff therefore recommends condition "b," allowing landscaping along the eastern frontage to be deferred until extraction activities commence in that area. The applicant is in agreement with this condition.
18. Staff identified potential lighting impacts as a concern, as mining operations often utilize lighting that does not comply with Development Code standards. The applicant's examples included portable lighting that would not meet code requirements. Staff notes that the Development Code applies to all exterior lighting, not just permanent fixtures. Given that lighting will move throughout the site over time, staff recommends condition "c" to clarify that all exterior lighting, including portable lighting stacks, must comply with code requirements for the duration of the operation. The applicant is in agreement with this condition.
19. As mentioned in paragraph 6, the applicant has requested removal of stipulation "t" which requires surface water rights to be allocated to the City. City staff agree with the applicant that this requirement is more appropriate at time of ultimate development of the site rather than the proposed aggregate use. Condition "t" as previously presented to the Planning and Zoning Commission has been removed from staff's recommended stipulations.
20. Upon conclusion of the use, in approximately 20 years, the mining pit will be filled with water. Staff believes that the resulting pond will pose a great opportunity for the site to be redeveloped as a natural, water-based amenity that will be an asset to future

downtown residents. The proposal to convert the future pit into a pond aligns with the City of Buckeye Sand and Gravel Reclamation Guidelines.

RECOMMENDATION:

21. Staff recommends the Planning and Zoning Commission motion for **approval** with conditions "a" – "t" of PLZU-25-0006 for the following reasons:

- The proposed use of the property is an allowed conditional use within the existing zoning district on the subject property (Rural Residential), which is consistent with the General Plan future land use designation.
- The proposed conditional use is compatible with existing adjacent land uses and will be compatible with planned future land uses in the area. The proposed use is not anticipated to negatively impact neighboring parcels.
- There are no outstanding issues for reviewing departments.
- The applicant has provided documentation that all relevant State, County, and Federal permits and approvals have been obtained.

Project Specific Conditions/Stipulations

a) A landscape plan depicting location of each plant and tree type must be submitted with civil permits. Landscaping along Hazen Road must consist of a minimum of one tree and five other plantings per every 30 linear feet.

b) Landscaping along the eastern portion of the site, as delineated on the site plan, may be deferred until the cessation of farming operations on site. Prior to commencement of mining operations on the eastern portion of the site, the operator must obtain all applicable permits which shall include landscaping plans for the eastern site frontage along Hazen Road. Landscaping must be installed along entire Hazen Road frontage prior to expansion of operations to the eastern portion of the site.

c) All exterior lighting, whether fixed in place or on portable equipment, must comply with all City development code requirements including shielding, correlated light temperature, and maximum light trespass requirements. At no time may lighting be positioned in a manner that makes the illumination source visible offsite.

d) Site plan approval includes all boundaries, locations, easements, and other information depicted on the ALTA survey.

e) Per Chapter 9 of the COB Development Code, proper dust control measures shall be taken throughout the operation of the Site.

f) Mining operations may not operate between 6:00 PM and 5:00 AM. The batch cement operations may continue during these hours if all loading equipment is

equipped with least disruptive safety alarms permissible by applicable safety regulations to mitigate nighttime noise trespass.

g) Civil Construction Plans for the Hazen Road improvements including tapers and right and left turn lanes shall be submitted to the City for review, approval and permitting. Tapers and turn lanes shall be designed in accordance with COB, AASHTO and MUTCD Standards.

h) Right turn lanes serving industrial developments shall be constructed of 9" thick, fiber strand reinforced, Class 'A' Concrete.

i) The Irrigation canal along the north end of the site shall be undergrounded the length of the right turn lane. If adjacent sites develop and underground the irrigation canal, the canal shall be removed and placed underground along the entire length of the site.

j) A Fee in Lieu for the required half street improvements to Hazen Road shall be collected when Hazen Road is improved by either the City or adjacent developers to the east, west or north of the site.

General

k) Development of the property shall be in general conformance with the Site Plan titled "GFT Plant 4", consisting of "3" pages, dated "February 25, 2026", and stamp received "February 26, 2026", except as modified by the following conditions/stipulations.

l) This project is subject to a Street Light Improvement District (SLID) in accordance with City of Buckeye Ordinance 43-05. This shall be established prior to the issuance of the first permit for the property. This will include a gross boundary legal and exhibit of the ownership parcels for the following APN 400-37-003L. Please contact Jennifer Traynor, Project Engineer, jtraynor@buckeyeaz.gov to complete the SLID process.

m) All existing overhead power lines less than 69 kV capacity, or any other overhead utilities within the project area or along its boundaries, shall be installed underground.

n) Any irrigation District-owned facilities to be located within the right-of-way shall be located near the rear of the right-of-way and the right-of-way shall be extended at least five (5) feet, unless otherwise determined by the City. Any additional easements for District-owned facilities shall be placed outside of the right-of-way and the public utilities easement.

o) The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as a result of this approval.

p) All trash, and construction debris, shall be collected through a private waste hauler that has a City of Buckeye business license to haul trash.

Drainage

q) The project shall be constructed in accordance with Floodplain Use Permit SG2500004, approved July 1st, 2025.

Streets

r) The Property Owner/Developer shall submit a Minor Subdivision Plat or City approved road conveyance instrument to the City of Buckeye for dedication of twenty seven-foot Roadway Easement to support a sixty-foot half road section for Hazen Road and an additional five feet of additional Roadway Easement at right turn lanes along with a parallel eight foot PUE. Roadway Easements shall be dedicated to the City at no cost to the City. Roadway Easements shall be dedicated prior to permit issuance for Hazen Road Improvements.

s) At the time of need, as determined by the City, the Road Easement property held by the owner and/or successor's shall be granted to the City for ROW by means determined by the City at no cost to the City.

t) It has been determined that a portion of the required improvements may not be constructed as part of this Development. The Developer shall be responsible to design all of the required improvements, including landscaped medians and/or gateway signage in accordance with the Buckeye Arterial Gateway Guide, if applicable, and then coordinate with the City to define the portion of improvements that will not be constructed as part of the development. Hazen Road is classified as a Nature River Theme Tier 2 per the Arterial Gateway Guide. A fee-in-lieu agreement will need to be completed to cover the omitted improvements, and the Property Owner/Developer will be required to provide payment to the City to cover the costs prior to Project Closeout.

ATTACHMENTS:

Exhibit A – Vicinity Map
Exhibit B – General Plan Land Use Map
Exhibit C – Existing Zoning Map
Exhibit D – Narrative
Exhibit E – Citizen Participation Report

Prepared By:
Joseph Mueller, Senior Planner

Reviewed By:
Ken Galica, Planning Manager



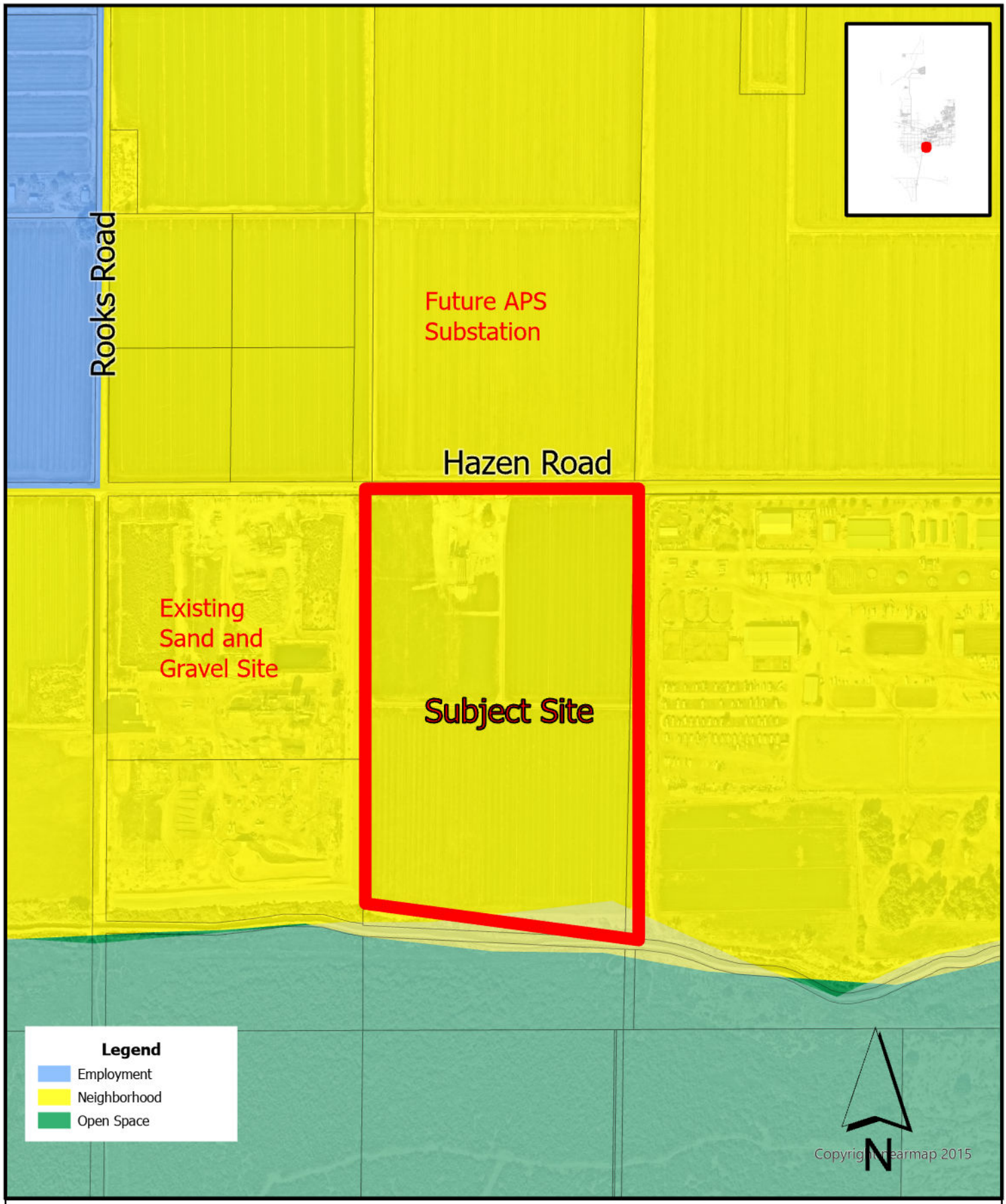
Vicinity Map

PLZU-25-0006 - GFT Ready Mix Concrete

East of Southeast Corner of Rooks Road and Hazen Road

Council District #2

BUCKEYE, AZ



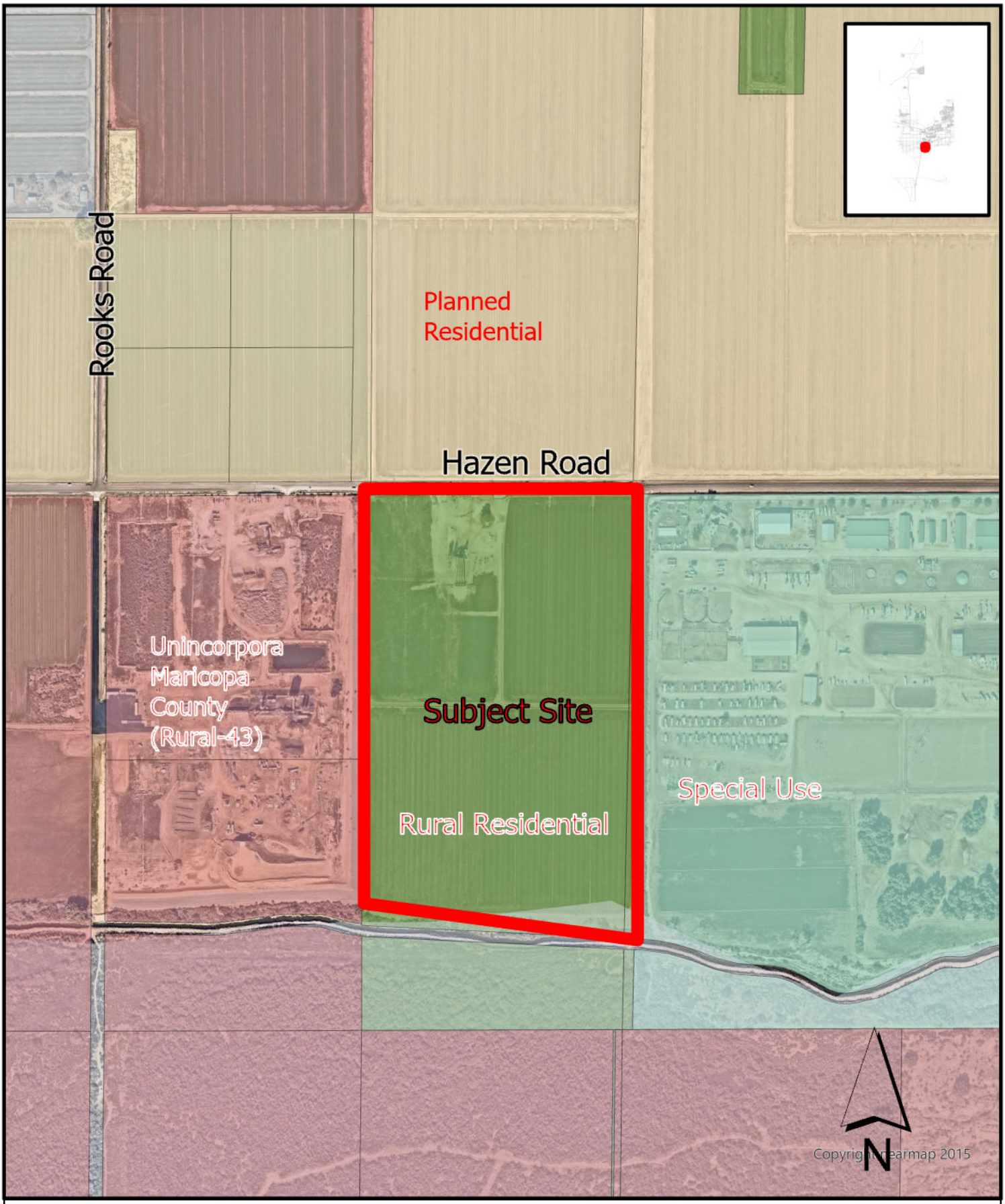
General Plan Future Land Use Map

PLZU-25-0006 - GFT Ready Mix Concrete

East of Southeast Corner of Rooks Road and Hazen Road

Council District #2

BUCKEYE, AZ



General Plan Future Land Use Map

PLZU-25-0006 - GFT Ready Mix Concrete

East of Southeast Corner of Rooks Road and Hazen Road

Council District #2

BUCKEYE, AZ

3R PLZU-25-0006 RECEIVED FEB 26 2026 WD

GFT Mining and Extraction
Conditional Use Permit with Site Plan

APN 400-37-003L and 400-37-003K

Project Narrative

Case No.: PLZU-25-0006
First Submittal: October 13, 2025
Second Submittal: January 27, 2026
Third Submittal: February 25, 2026

Owner
MP Hazen Sand & Rock LLC
5210 North Central Avenue, Suite 102
Phoenix, AZ 85012
Contact: Pat Mahoney
602-264-4336
pmahoney@arizonacommercial.com

Operator
GFT Ready Mix Concrete Company
3423 S 51st Ave
Phoenix, AZ 85043
Contact: John Casey
602-269-9206
jcasey@GFTMix.com

Engineer - Mining
Haley & Aldrich, Inc.
201 East Washington Street, Suite 1795
Phoenix, AZ 85004
Contact: Christopher Langham, P.E. (AZ), CFM
602-760-2450
clangham@haleyaldrich.com

Engineer – Civil
Civil & Environmental Consultants, Inc.
11811 N. Tatum Blvd., Suite 3057
Phoenix, AZ 85028
Contact: Mike Jackson, PE, LEED AP
480-292-0247
mjackson@cecinc.com

Representative
Gilbert Blilie PLLC
701 N. 44th Street
Phoenix, AZ 85004
Contact: Jeffrey Blilie
623-606-0532
jblilie@gilbertblilie.com

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Appendix C. Arizona Department of Environmental Quality General Air Quality Permit for Concrete Batch Plants 12

Appendix D. Reclamation Plan 13

1. Description of Request

The subject site is approximately 77 acres located south of Hazen Road, between Rooks Road and Miller Road and includes APNs 400-37-003L and 400-37-003K. The site will be operated by GFT Ready Mix Concrete Company, a local ready-mix supplier. A Conditional Use Permit is requested for aggregate extraction and related ancillary batch plant operations. GFT Ready Mix has completed, and all State and County agencies have approved, all permits required for the mining and processing operations.

- Plan of Operations (PPO) (Appendix A)
- Flood Plan Use Permit (FUP) (Appendix B)
- Arizona Department of Environmental Quality - General Air Quality Permit for Concrete Batch Plants (Appendix C)
- ASMI Reclamation Plan (Appendix D)

2. Site Description

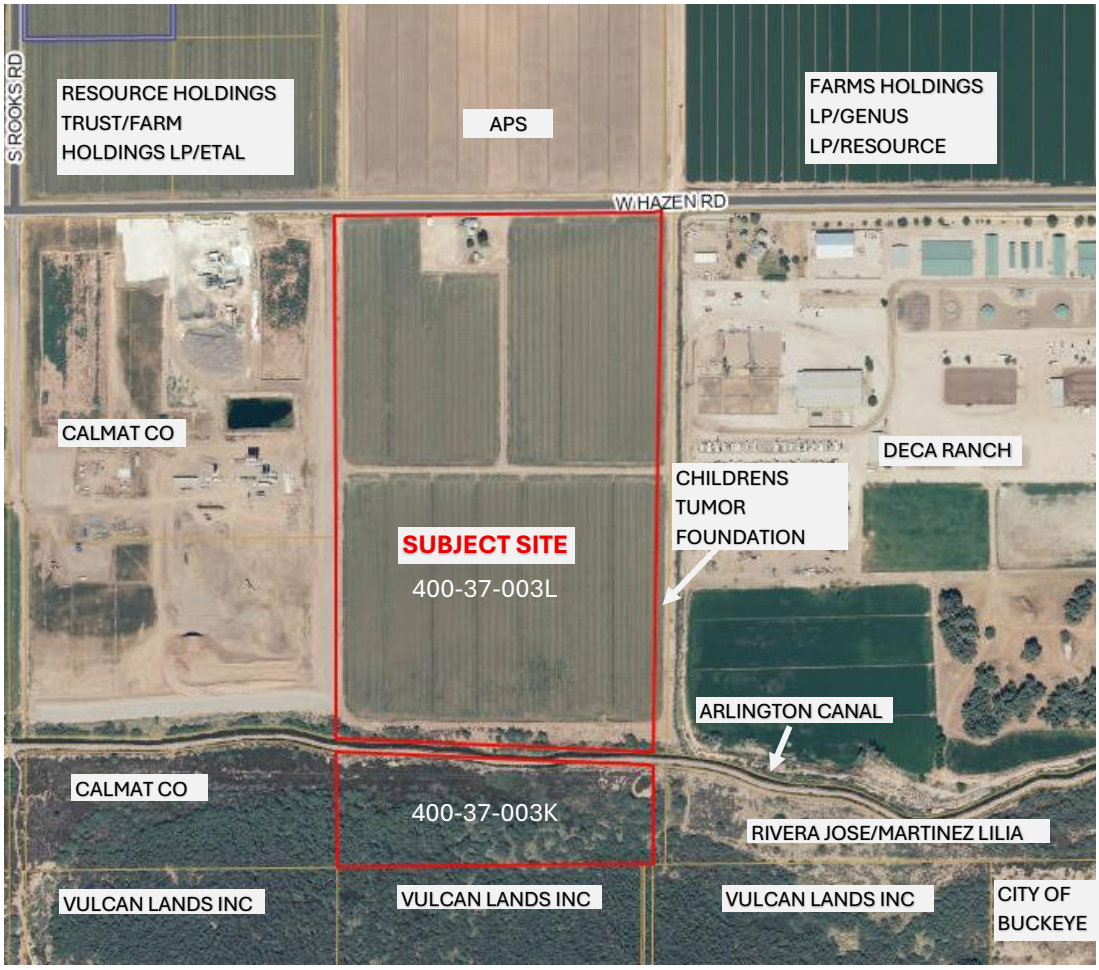
2.1 Current Conditions

The site is currently agricultural land with undeveloped, open space south of the Arlington Canal. The Arlington Canal splits the northern parcel and the southern parcel, which are under the same ownership. There has been no prior mining on this subject site. Mining equipment is currently on the site, for which a Temporary Use Permit is being processed.

2.2 Relationship to Surrounding Properties

The site is bordered by Hazen Road to the north, undeveloped land to the south, an equestrian center to the east, and a mining site to the west. Exhibit A, Vicinity Map, illustrates the agricultural, industrial, and open space character of the surrounding area.

Exhibit A: Vicinity Map

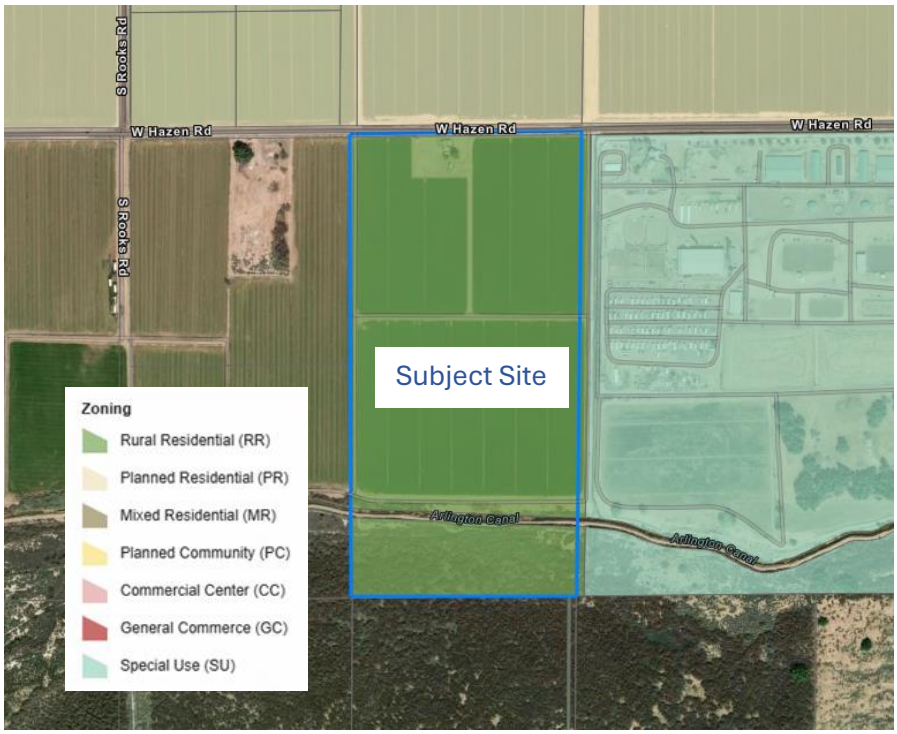


2.3 Zoning Designation

The current zoning is Rural Residential, which is an obsolete zoning district and may be converted to Agriculture (AG), as the commensurate zoning district, per the Buckeye Development Code. The existing zoning is shown on Exhibit B. Resource extraction is Conditional Use in the Agriculture zoning district.

The site is surrounded by Planned Residential zoning to the north, which APS has been granted approval to build a substation, Special Use to the east, and unincorporated Maricopa County zoned RU-43 to the west and south.

Exhibit B: Existing Zoning



2.4 General Plan Designation

The General Plan designation for this site is Neighborhood and Open Space. This is shown on Exhibit C.

Upon cessation of the mining operation, the site will be reclaimed and transitioned into a lake and open space, subject to the state required Reclamation Plan (Appendix D). This is further discussion in Section 4 herein.

Exhibit C: General Plan Land Use Designation



3. Proposed Site Conditions

The proposed use is a sand and gravel mine to include batch plant operations, with the southern portion of the site remaining as open space/natural vegetation. The subject site is approximately 77 acres, 63 acres of which are planned for disturbance through mining. The remaining 14 acres south of the canal will remain undeveloped open space as it is located within the floodway. The site plan for the proposed use is shown as Exhibit D, and the extent of the mining pit is shown in the Plan of Operations (PPO), Exhibit A.

The operation will include wet aggregate mining and materials processing through an on-site batch plant to provide ready-mix concrete. Excavation will occur throughout the operational life of the mine in response to the demand for materials. The extraction site will be an open, single, pit area. Extraction areas will be dependent on the location of the reserves on the site. The details of the extraction pit are included in the Plan of Operations, Appendix A, and the Floodplain Use Permit (FUP), Appendix B. Due to the extraction methods and the existing groundwater table, a pit lake will form in the extraction area. Vector controls will be implemented for the standing water.

The processing area will be initially located on the northern end of the site off of Hazen Road. This is approximately 4.5 acres, and includes the batch plant and the equipment needed to facilitate the processing operations. The location of the processing area, as well as the locations of the stockpiles, will not be permanent and will change throughout the duration of the mine operation to accommodate the expanding mined pit. All equipment and movements on the site are regulated by the Mining Safety and Health Administration to ensure safe operations. The placement of equipment will comply with the City's setback requirements, as shown on the site plan through the duration of operations.

There will be no permanent buildings on the site. The height of the batch plant is 60' and will not exceed 75' or 150 square feet in height to remain in compliance with the height exceptions for structures as regulated by Section 4.2.4.C of the Buckeye Development Code.

The site will have 24/7 operations; however, operational hours may vary depending on volumes of aggregate. The amount of aggregate that will be extracted is dependent on market demand.

The site design and operations will comply with all applicable air, stormwater, and hazardous/regulated materials management regulations, including the following:

- Arizona State Mine Inspector (ASMI)
- Mine Safety and Health Administration (MSHA)
- Occupational Safety and Health Administration (OSHA)
- Maricopa County Air Quality Department (MCAQD)
- Maricopa County Flood Control District
- Arizona Division of Occupational Safety and Health (ADOSH)

All governing agencies may suspend operations if the site is out of compliance with their regulations. Operations will comply with the following permits and plans that have been approved by County and State agencies:

- Maricopa County Floodplain Use Permit (Appendix B),

- Storm Water Pollution Prevention Plan,
- Spill Prevention, Control, and Countermeasures Plan,
- Arizona Department of Environmental Quality Air Quality Permit (Appendix C), and
- Arizona Department of Transportation Material Source Certification Designation.

These plans and permits are included as appendices.

While the mine is operating, parts of the existing agricultural areas on-site will stay active as farmland. Farming will continue until the mining operation impacts such areas. Although this is not standard practice, the owner recognizes that there is a community benefit in keeping the existing agricultural land until it is needed for mining.

3.1 Design and Landscaping

The design of the site will be regulated by the standards of the Mine Safety and Health Administration, the Arizona State Mine Inspector, and the Arizona Department of Environmental Quality. The design of the site post-mining is regulated by the Reclamation Plan, required by the ASMI, which will be bonded to ensure compliance.

Bermed landscaping will be provided along the Hazen Road frontage as shown on the site plan. The initial landscaping will be installed on the west side along the Hazen Road frontage. Landscaping will be within a 20-foot landscaped area and will consist of a three-foot berm with decomposed granite surface, and trees and other plantings, including mulga trees, purple sage shrubs, yucca as accents, and lantana as ground cover. Plantings will be one (1) tree and five (5) other plantings per 30 linear feet. The existing agricultural operations will not allow for landscaping on the east side of the Hazen Road frontage until farming operations are ceased due to irrigation needs. Once farming operations are concluded, GFT will add similar landscaping and berm in this area. The frontage on the east side will be installed once that area of the site is converted from farmland to mining land. Until then, the east side will remain agricultural, which is consistent with the surrounding characteristics on Hazen Road. The berm along Hazen Road will be constructed based on the Site Plan.

Signage will be posted at the entrance of the site. This signage will identify the responsible parties for the mining site and is required by the Arizona Department of Environmental Quality and the Arizona State Mine Inspector. Signage will comply with the specifications from the Arizona Department of Environmental Quality and Arizona State Mine Inspector.

There is no permanent site lighting planned for the site. Any lighting will be temporary, as it will be on equipment in working areas to facilitate the extraction and processing operations. All lighting on site will be downward facing and will comply with City lighting requirements.

3.2 Accessibility and Circulation

The subject site is located along Hazen Road, which is a Maricopa County arterial. Access to the site will be through two existing driveway access points off Hazen Road for the duration of the mining operation. A deceleration lane is planned for turn-in access to the site. This lane is planned to be constructed on the property, as shown on Exhibit D Site Plan.

On-site, unpaved roads will be located throughout the site for transport related to the extraction and processing operations. The internal roads will be temporary and will be reconfigured throughout the duration of the mining operation to accommodate the progression of the operation. On-site roads will be maintained by the operator. All on-site roads will comply with the requirements from the Mine Safety and Health Administration, Arizona State Mine Inspector, Arizona Department of Environmental Quality, and City of Buckeye. No permanent parking areas are planned for the site.

3.3 Grading and Drainage

The site is located within the FEMA Effective Floodplain Zone AE. A Floodplain Use Permit (FUP) has been obtained from the Maricopa County Flood Control District. The FUP Report the details about the structures that will be constructed as erosion control measures. Such structures will include an earthen berm on the eastern, southern, and western sides of the site. These structures were approved through the FUP. A variance for the use of launchable riprap on this property for bank and toe protection along the Gila River was approved by the City of Buckeye through Variance 26-51-01. The minable area and the earthen berm are shown in Appendix A Plan of Operations.

All stormwater will be stored in the onsite excavation area. No off-site drainage will be permitted.

3.4 Water and Sewer

Water to the site is provided by an on-site well. Portable solid waste disposal will be provided by a third-party waste contractor. Portable toilets and related facilities will be located outside of the setbacks, and behind the landscaping berm, within the processing area, so as to not be visible from Hazen Road.

3.5 Fire and Police Protection

The site is located 1.4 miles from the Buckeye Fire Station 701 and 2.7 miles from the Buckeye Police Department Station on Apache Road.

3.6 Schools

The site is within the Buckeye Elementary School District and the Buckeye Union High School District. The closest school to this site is Buckeye Elementary School and Buckeye Elementary Preschool, on 7th Street.

4. Reclamation & Future Use

The proposed extraction site is located along the Gila River. Due to the proximity to the river, and the site's location within the El Rio District Area Plan study area, the site has potential to contribute to the City's vision to reclaim the Gila River in conformance with the City's Sand and Gravel Reclamation Guidelines and the El Rio District Area Plan.

The ASMI requires all mining sites to prepare a Reclamation Plan that outlines the reclamation process for mines once operations cease. A Reclamation Plan for this site was submitted to the ASMI in August 2025. The Reclamation Plan for GFT Ready Mix is included as Appendix D.

Reclamation of the site will occur concurrently with excavation of the site. The reclamation process is described in the Reclamation Plan. After mining is completed on the site, it will be designated for

naturalized open space and a pit lake, as well as natural open space in the undisturbed floodway. These land uses are consistent with the surrounding properties, which are primarily agriculture and mining/extraction, as well as the “Neighborhood” and “Open Space” General Plan land use designations for the site. These uses are also consistent with the post-mining use categories in the City’s 2015 Sand and Gravel Reclamation Guidelines.

The contents of the Reclamation Plan generally align with Buckeye’s Reclamation Guidelines’ recommended components for reclamation plans. The Reclamation Plan was developed pursuant to the requirements of the Arizona Aggregate Mined Land Reclamation Rules and in accordance with House Bill 2685. The Reclamation Plan includes a plan for: the post-aggregate mining use, regrading and erosion control measures, structures and equipment, on-site road reclamation, and soil conservation and revegetation on the site. The Reclamation Plan provides a conceptual schedule for disturbance and reclamation and outlines the estimated costs for the reclamation measures. GFT Ready Mix is required to bond the estimated costs for reclamation of the property.

Additionally, the El Rio District Area Plan characterizes this site as Rural Agriculture in the preferred Land Use Character Plan. The ultimate use, as described in the site’s Reclamation Plan, is compatible with the adjacent recreation/parks and riparian/open space uses, as depicted in the El Rio District Area Plan.

Another future consideration for the subject site is the proposed SR 30 corridor. The corridor has not been finalized by the Arizona Department of Transportation; however, the proposed corridor aligns with the segment of Hazen Road north of the subject property. Future development of SR 30 will therefore likely impact the northern boundary of the subject property.

Exhibit D

Site Plan



NOTES:

1. ALL EQUIPMENT AND MINING OPERATIONS WILL REMAIN WITHIN SETBACKS.
2. LANDSCAPING BERM WILL BE COVERED BY 1/4 MINUS GROUND COVER.
3. DECELERATION LANE WILL BE CONSTRUCTED WITH 9" THICK FIBER REINFORCED MAG A CONCRETE.
4. IRRIGATION DITCH TO BE PLACED UNDERGROUND UNDER THE NORTHWEST SECTION OF THE PROPERTY.
5. REFER TO 5.4.4. GENERAL REQUIREMENTS FOR ALL LANDSCAPING.
6. LANDSCAPING MIXTURE SHALL BE IN CONFORMANCE WITH SECTION 5.4.4.A, LANDSCAPE MATERIALS LIST. ALL SHRUBS SHALL BE A MINIMUM OF FIVE GALLONS, AND ALL GROUND COVER SHALL BE A MINIMUM OF ONE GALLON. ALL TREES SHALL BE REQUIRED TO MEET THE FOLLOWING BOX SIZES AND CONFORM TO THE ARIZONA NURSERY ASSOCIATION STANDARDS FOR TREE SPECIES CONTAINER SIZE, HEIGHT, WIDTH, AND CALIPER:
   - 1. SIXTY PERCENT SHALL BE 24-INCH BOX OR LARGER.
   - 2. THIRTY-FIVE PERCENT SHALL BE 36-INCH BOX OR LARGER.
   - 3. FIVE PERCENT SHALL BE 48-INCH BOX OR LARGER. A 15-FOOT TALL OR LARGER SAGUARO CAN TAKE THE PLACE OF A 48-INCH BOX TREE.

LANDSCAPE PLANT MATERIALS:

1. TREES
   ACACIA ANUERA / MULGA
2. SHRUBS
   SALVIA DORRII / PURPLE SAGE
3. ACCENTS
   HESPERALOE FUNIFERA / NEW MEXICO FALSE YUCCA
4. GROUND COVER
   LANTANA HYBRID / LANTANA HYBRID LANTANA
5. SURFACE
   DECOMPOSED GRANITE

PARCEL DESCRIPTION:

THE EAST HALF (E 112) OF THE SOUTHWEST QUARTER (SW 114) OF SECTION SEVEN (7), TOWNSHIP ONE (1) SOUTH, RANGE THREE (3) WEST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA. {PER TITLE REPORT)
SURVEYED AS THE SW 114 OF SECTION 7, EXCEPT GLO LOTS 3 & 4, T.1 S R.3 W., G, & S.R.B. & M. REFERENCE SURVEY BY DEI PROFESSIONAL SERVICES LLC, PROJECT NO. 04148 (SEE NOTE 6 BELOW)
CONTAINS 82,761 ACRES WITHOUT 50' WIDE QUIT CLAIM
50' QUIT – CL.AIM EASEMENT CONTAINS 2.96 AC

NORTH

SCALE IN FEET
0 100 200

Contact Arizona 811 at least two full working days before you begin excavation
ARIZONA811
Call 811 or click Arizona811.com

SUBMITTAL RECORD

NO	DATE	DESCRIPTION

SURVEYOR'S, SURVEYOR AND LANDSCAPE ARCHITECTURE, IN THE STATE OF OHIO, AND PROFESSIONAL ENGINEERING AND LANDSCAPE ARCHITECTURE SERVICES IN ARIZONA. DEI PROFESSIONAL SERVICES (OHIO), LLC. LANDSCAPE ARCHITECTURE SERVICES IN THE STATE OF OHIO WILL BE PROVIDED BY DEI LANDSCAPE ARCHITECTS, LLC.

11811 N. Tatum Blvd.
Suite 3057
Phoenix, AZ 85028
Ph: 602.760.2324
www.cecinc.com

Civil & Environmental Consultants, Inc.

GFT PLANT 4
APN: 400-37003L & 400-37-003k
BUCKEYE, ARIZONA 85326

DRAFT

SITE PLAN EXHIBIT WITH AERIAL

DATE:	JANUARY 2026
DRAWN BY:	DLB
CHECKED BY:	DRAFT
DWG SCALE:	AS NOTED
PROJECT NO:	358-064
APPROVED BY:	DRAFT

DRAWING NO.:
EXHIBIT
SHEET 1 OF 1

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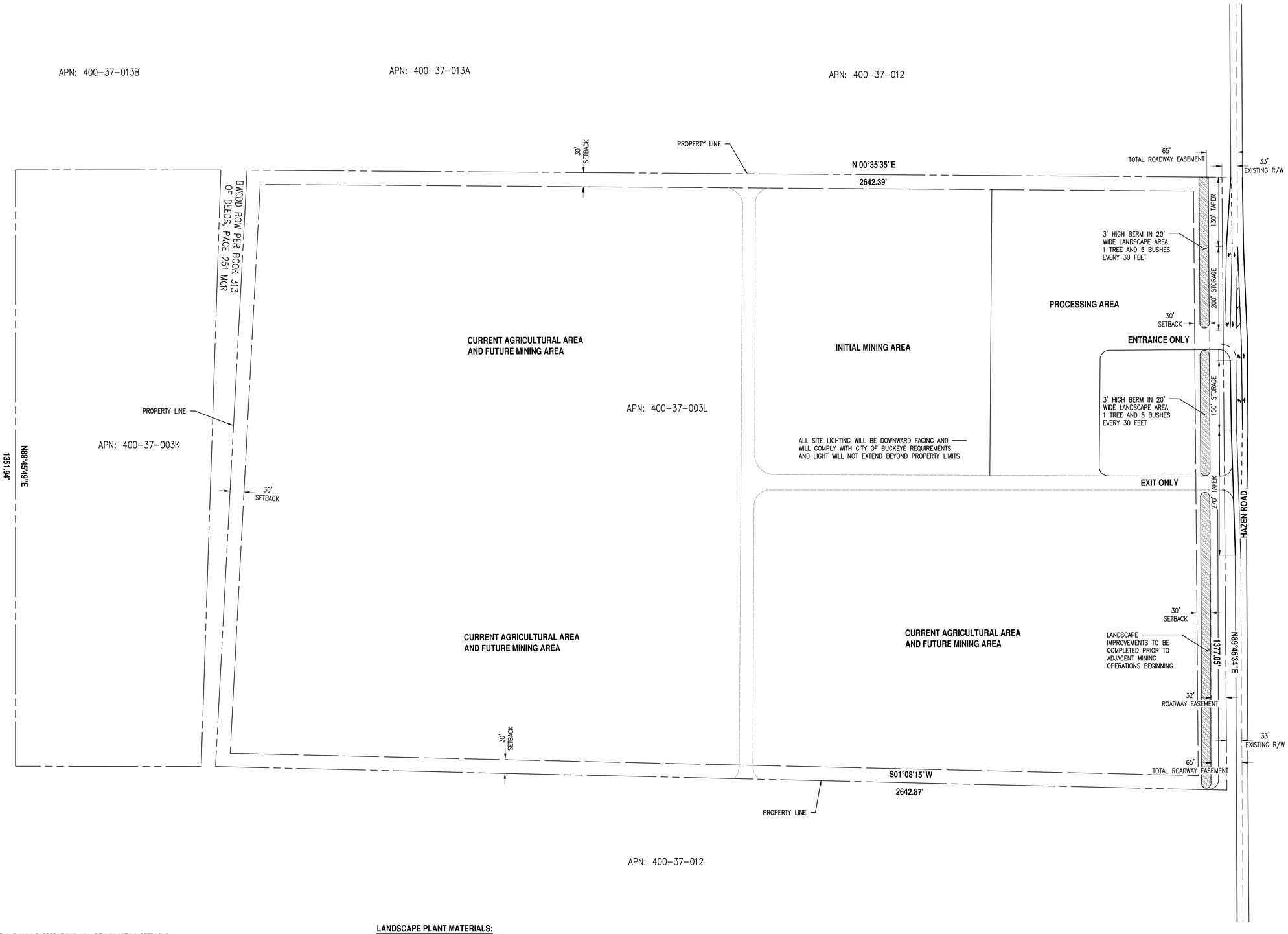

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BUCKEYE, ARIZONA 85326
PROJECT LOCATION

DRAFT

SITE PLAN EXHIBIT
NO AERIAL

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SHEET 1 OF 2

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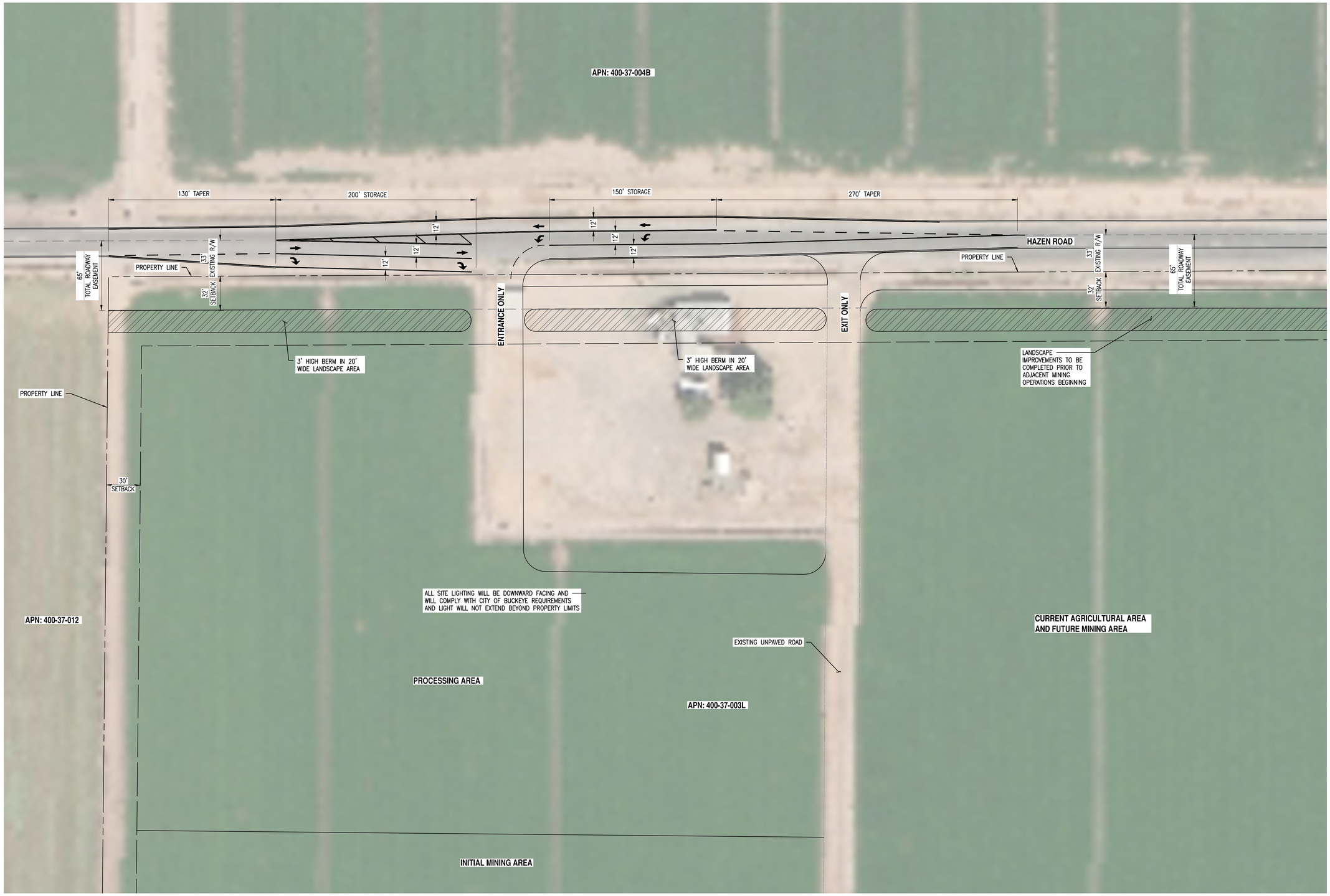

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DWG SCALE:	AS NOTED

DRAWING NO.:
EXHIBIT
SHEET 1 OF 3

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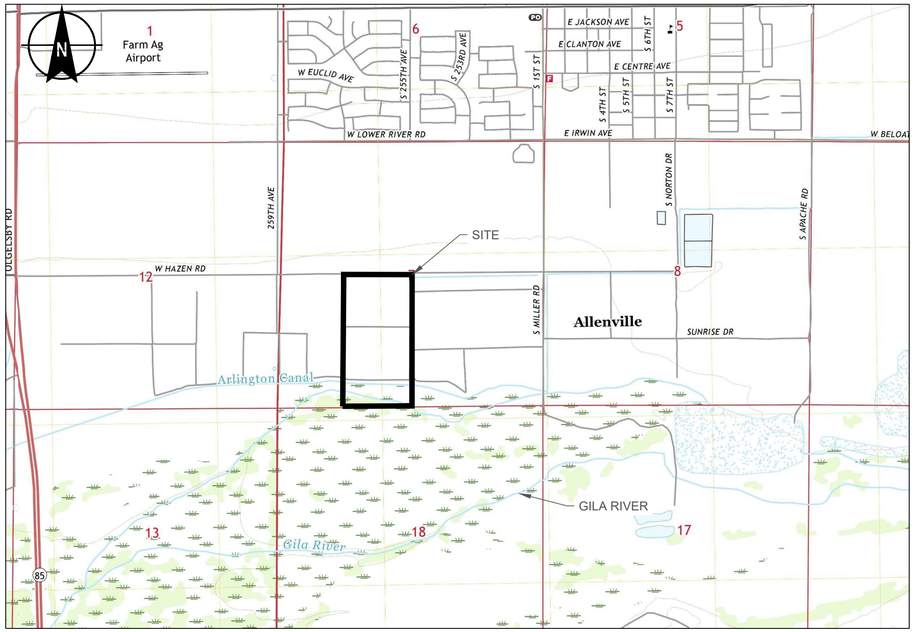
Appendix A



PLAN OF OPERATIONS
GFT READY MIX
HAZEN PLANT 4

SITE ADDRESS: 25550 W. HAZEN ROAD
BUCKEYE, ARIZONA 85326
-
TOWNSHIP 1 SOUTH, RANGE 3 WEST, SECTION 7
MARICOPA COUNTY, ARIZONA

HALEY ALDRICH

Haley & Aldrich, Inc.
201 E. Washington Street, Suite 1795
Phoenix, AZ 85004
Tel: 602.760.2450
Fax: 602.238.9585
www.haleyaldrich.com

SITE LOCUS
TOPO SOURCE: USGS TOPOGRAPHIC MAP, HASSAYAMPA, AZ AND BUCKEYE, AZ
ARIZONA QUADRANGLE (2018).

0 1500 3000
SCALE IN FEET



SITE AERIAL
MAP SOURCE: IMAGE DATED 12 AUGUST 2019 TAKEN
ELECTRONICALLY FROM GOOGLE EARTH PRO.

0 400 800
SCALE IN FEET

GENERAL NOTES

1) THESE PLANS REPRESENT REQUIRED CONSTRUCTION ELEMENTS TO IMPLEMENT A MINING PIT AT THE SITE. THE CONTRACTOR/SUBCONTRACTORS SHALL PROVIDE ALL NECESSARY PERSONNEL, SUPERVISION, MATERIALS, EQUIPMENT AND TESTING TO COMPLETE THE CONSTRUCTION FOR ACCEPTANCE BY THE OWNER.
2) OWNER SHALL OBTAIN ALL PERMITS REQUIRED FOR THE PROJECT PRIOR TO THE START OF ANY EARTHWORK ACTIVITIES.
3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, WHILE EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
4) ALL WORK COMPLETED UNDER THIS CONTRACT SHALL COMPLY WITH THE U.S. DEPARTMENT OF LABOR AND REGULATIONS OF THE MINE SAFETY AND HEALTH ADMINISTRATION.
5) THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW THE FULL CONTENT OF THE PLANS FOR DISCREPANCIES AND OMISSIONS PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER OF ANY SIGNIFICANT CHANGES IN DIMENSIONS OR CONDITIONS.
6) LOCATE UTILITIES AT LEAST 3 DAYS PRIOR TO COMMENCING ANY EARTHWORK AND FIELD VERIFY ALL UTILITIES ARE LOCATED PRIOR TO STARTING CONSTRUCTION.
7) QUANTITIES SHOWN ON THESE PLANS ARE NEAT LINE QUANTITIES. QUANTITIES ARE AS ACCURATE AS THE TOPOGRAPHIC INFORMATION PROVIDED AND USED TO DEVELOP THESE PLANS.

SURVEY NOTES

SURVEYOR - R.B. WILLIAMS & ASSOCIATES, INC.
1921 S. ALMA SCHOOL ROAD, SUITE 101
MESA, ARIZONA 85210
DATE- MARCH 2, 2021

BASIS OF ELEVATION -

TOPOGRAPHY IS BASED ON NAVD88 VERTICAL DATUM,
HORIZONTAL COORDINATE SYSTEM NAD83, ARIZONA STATE PLANE 1983

BASIS OF BEARING -

NORTH LINE OF THE NE 1/4 OF SECTION 7, T1S, R3W ALSO KNOWN AS BELOAT ROAD
BEARING: S 89°48'49" W

FLOODPLAIN -

FLOOD ZONE 'AE' PER FEMA FIRM PANEL 04013C2580M,
EFFECTIVE 02/08/2024

SURVEY CONTROL POINT

AERIAL TOPOGRAPHY PROVIDED BY FERMATEK IN 2021
ON-SITE AERIAL CONTROL POINT
EASTING: 487244.646
NORTHING: 856352.618
LATITUDE: 33.3521117°
LONGITUDE: -112.6134169°
ELEVATION: 833.36

SHEET NO.	DRAWING NO.	SHEET TITLE
1	G-100	TITLE SHEET AND DRAWING LIST
2	G-101	NOTES
3	C-100	EXISTING CONDITIONS MAP
4	C-101	PROPOSED PLAN OF OPERATION
5	C-200	PROPOSED PIT PROFILES
6	C-201	PROPOSED BERM PROFILES
7	C-300	PROPOSED CLOSURE PLAN

Project No.:	0212653-001
Scale:	AS SHOWN
Date:	APRIL 2025
Drawn By:	H&A
Designed By:	H&A
Checked By:	H&A
Approved By:	H&A

Stamp:



Rev.	Description	By	Date
S1	FOR SUBMITTAL	BCH	04/11/25

PLAN OF OPERATIONS -
GFT READY MIX
HAZEN PLANT 4

TITLE SHEET AND DRAWING LIST

G-100

Sheet: 1 of 7

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NOTES

1. THE BERM CONSTRUCTION WITH RIPRAP ARMORED BANK AND LAUNCHABLE RIPRAP TRENCH WILL GENERALLY START FROM THE EAST AND MOVE WESTWARD. THE BERM WITH RIPRAP AND LAUNCHABLE EROSION PROTECTION WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FLOODPLAIN USE PERMIT APPLICATION. IT IS WORTH NOTING THAT RIPRAP PROTECTIONS WILL EXTEND AROUND THE SOUTHWEST CORNER OF THE SITE. THE REMAINDER OF THE BERM ALONG THE WEST SIDE OF THE SITE IS NOT EXPECTED TO BE EXPOSED TO SCOUR FROM THE GILA RIVER AND WILL BE UNARMORED PER FCDMC COMMENT.
2. THE BERM WITH RIPRAP ARMORED BANK AND LAUNCHABLE RIPRAP PROTECTING THE EASTERN AND SOUTHERN EDGE OF THE EAST PIT WILL BE CONSTRUCTED BEFORE ANY MINING CAN OCCUR WITHIN THE DESIGNATED FLOODPLAIN OF THE EAST PIT. THE BERM CONSTRUCTED ALONG THE SOUTHERN BOUNDARY OF THE EAST PIT MUST INCLUDE THE EASEMENT BETWEEN THE EAST AND WEST PITS. THE BERM PROTECTING THE WEST PIT MUST BE CONSTRUCTED IN ADVANCE OF MINING SO THAT ACTIVE EXCAVATIONS IN THE WEST PIT AREA ARE PROTECTED FROM FLOOD FLOWS FROM THE GILA RIVER. TO ACCOMPLISH THIS OBJECTIVE, MINING IN THE WEST PIT WILL GENERALLY PROGRESS FROM EAST TO WEST AND BERM CONSTRUCTION WILL ADVANCE NO LESS THAN 500 FEET AHEAD OF THE WESTERNMOST POINT OF EXCAVATION.
3. EXCAVATION OF SAND AND GRAVEL WILL BE CONDUCTED WITH MOBILE EXCAVATING EQUIPMENT AND HAULED TO THE ON-SITE PROCESSING PLANT WITH A WHEEL LOADER OR TRUCK UNTIL SUCH A POINT THAT THE PIT BOTTOM REACHES GROUNDWATER. AT THAT POINT, THE PROCESS WILL SWITCH OVER TO WET AGGREGATE MINING AND MATERIAL PROCESSING. THE EXCAVATION WILL BE CONCURRENTLY RECLAIMED SO THAT FINAL PIT SLOPES WILL BE ESTABLISHED DURING THE MINING PROCESS AND NO FURTHER RE-GRADING OR SHAPING WILL BE NEEDED TO ESTABLISH THE FINAL RECLAIMED SURFACE.
4. VULCAN WILL BE EXCAVATING THE PROPOSED PITS THROUGH THE COURSE OF THE OPERATIONAL LIFE OF THE MINE IN RESPONSE TO LOCAL MATERIALS ORDERS. THE OPERATIONAL LIFE OF THE MINE MAY INCLUDE SHORT PERIODS OF INACTIVITY BASED ON DIMINISHING LOCAL DEMAND AND REGIONAL ECONOMIC CONDITIONS. DURING THESE CARE AND MAINTENANCE PERIODS, VULCAN WILL MAINTAIN APPLICABLE PERMITS AND MONITOR SITE CONDITIONS. DURING OPERATIONAL PERIODS, THE PIT FACES WILL BE CONCURRENTLY EXCAVATED TO THE FINAL PLANNED PIT SLOPES OF 3H:1V ALONG THE INTERNAL SLOPES IN ACCORDANCE WITH THE APPROVED PLAN OF OPERATIONS AND THE ARIZONA STATE MINE INSPECTOR (ASMI) APPROVED RECLAMATION PLAN. ONCE THE PITS REACH THEIR RESPECTIVE MAXIMUM PLANNED DIMENSIONS , VULCAN WILL IMPLEMENT THE REMAINDER OF THE APPROVED RECLAMATION PLAN AND PERMANENTLY CLOSE THE FACILITY.
5. CLOSURE AND RECLAMATION ACTIVITIES ARE GOVERNED BY THE ASMI APPROVED AGGREGATE MINED LAND RECLAMATION PLAN (PLAN). THE PLAN IDENTIFIES THE SPECIFIC FACILITY DEMOLITION AND REMOVAL, GRADING, REVEGETATION, AND SECURITY MEASURES FOR THE SITE TO BE RECLAIMED IN A *SAFE AND STABLE CONDITION* BEFORE THE RECLAMATION FINANCIAL ASSURANCE MECHANISM CAN BE RELEASED. THE PLAN GENERALLY REFLECTS THE PLAN OF OPERATIONS CONTAINED IN THIS APPLICATION.
6. THE PLAN REQUIRES THAT THE SITE BE SECURE, THAT POSSIBLE DRAINAGE INTO THE PITS BE ARMORED TO PREVENT DAMAGING EROSION, AND THAT THE SITE BE GRADED AND NATURALLY REVEGETATED. THE FINANCIAL ASSURANCE MECHANISM CAN ONLY BE RELEASED AFTER THE PIT HAS BEEN GRADED AND RECLAMATION MEASURES SPECIFIED IN THE PLAN ARE IMPLEMENTED.
7. THE OPERATOR IS GENERALLY CONDUCTING CONCURRENT EXCAVATION BY MINING TO THE FINAL PIT SLOPES AND HAS UP TO 12 MONTHS TO COMPLETE RECLAMATION ACTIVITIES ONCE MINING CEASES, AND THE PLAN STIPULATES UP TO AN ADDITIONAL 36 MONTHS TO OVERSEE THE SITE TO MONITOR REVEGETATION PROGRESS, ENSURE SLOPE STABILITY, AND MITIGATE WILDCAT DUMPING. ONCE THE SITE-SPECIFIC RECLAMATION MEASURES ARE IMPLEMENTED, THE OWNER CAN REQUEST THAT THE SITE BE CLOSED. THE ASMI WILL INSPECT THE SITE FOR COMPLIANCE WITH THE PLAN AND IF THEY CONCUR THAT CLOSURE AND RECLAMATION ACTIVITIES HAVE BEEN CONDUCTED IN ACCORDANCE WITH THE PLAN, THEY WILL ISSUE AN OFFICIAL CLOSURE DETERMINATION AND RELEASE THE FINANCIAL ASSURANCE MECHANISM.
8. IT IS IMPORTANT TO NOTE THAT MINING OPERATIONS CAN ENTER A TEMPORARY *CARE AND MAINTENANCE* CONDITION DUE TO MARKET VARIABILITY AND SUPPLY CONSIDERATIONS. DURING *CARE AND MAINTENANCE*, THE OPERATOR MUST MAINTAIN AND COMPLY WITH ALL PERMITS, SECURE THE FACILITY, AND CONDUCT ANNUAL INSPECTIONS AND SUBMIT PROPERTY STATUS REPORTS TO THE ASMI. THE OPERATOR CAN KEEP A FACILITY IN *CARE AND MAINTENANCE* FOR NO MORE THAN 5 YEARS AND CAN EXTEND THE *CARE AND MAINTENANCE* PERIOD ONLY WITH THE CONCURRENCE OF THE ASMI.
9. MINING OPERATIONS WILL COMPLY WITH RELEVANT MINE SAFETY AND HEALTH ADMINISTRATION (MSHA) RULES AND REGULATIONS INCLUDING THOSE RULES COVERING POWERED HAULAGE. WHERE REQUIRED, THE MINE OPERATOR WILL BUILD AND MAINTAIN TEMPORARY SAFETY BERMS ALONG ROADWAYS ADJACENT TO PITS OR OTHER HAZARDS TO WARN DRIVERS OF THE ROADWAY LIMITS. THE OPERATOR IS PERMITTED TO CONSTRUCT, MOVE, AND MAINTAIN ROADWAYS AND SAFETY BERMS AS NEEDED TO SUPPORT OPERATIONS AND COMPLY WITH THE APPLICABLE MSHA REGULATIONS. ANY MSHA BERM SHALL NOT DIVERT AND OBSTRUCT THE FLOW TO CAUSE ADVERSE IMPACT TO THE ADJACENT PROPERTIES, HOWEVER, THE OPERATOR CANNOT BUILD A PERMANENT MSHA BERM THAT INTERFERES WITH THE DESIGN AND OPERATION OF FLOOD MITIGATION STRUCTURES DESIGNED AND PERMITTED IN THIS APPLICATION. NOR CAN THE OPERATOR BUILD ANY PERMANENT STRUCTURE THAT OTHERWISE CAUSES A DIVERSION OF WATER NOT CONSIDERED IN THIS APPLICATION.
10. FOLLOWING ANY SUBSTANTIVE STORM EVENT, THE OPERATOR IS REQUIRED TO INSPECT AND MAINTAIN BERM OUTLETS AND PERFORM NECESSARY REPAIRS OR MODIFICATIONS TO ENSURE THAT FLOOD-INDUCED EROSION IS REPAIRED, AND FUTURE FLOWS ARE PROTECTED FROM EROSION.

CONSTRUCTION SEQUENCING NOTES

1. OPERATOR MUST FOLLOW THE CONSTRUCTION DESIGN AND TIMING BASED ON THE EFFECTIVE FEMA MODEL ENERGY GRADE LINE (EGL) ELEVATION, AS REQUIRED BY FCDMC. EXCAVATION OF SAND AND GRAVEL WILL BE CONDUCTED WITH MOBILE EXCAVATING EQUIPMENT AND HAULED TO THE ON-SITE PROCESSING PLAN WITH A WHEEL LOADER OR TRUCK UNTIL SUCH A POINT AS THE PUT BOTTOM REACHES GROUNDWATER. AT THAT POINT, THE PROCESS WILL SWITCH OVER TO WET AGGREGATE MINING AND MATERIAL PROCESSING. THE EXCAVATION WILL BE CONCURRENTLY RECLAIMED, ESTABLISHING THE FINAL PIT SLOPES DURING THE MINING PROCESS TO ELIMINATE THE NEED FOR FURTHER REGRADING OR SHAPING.
2. THE DESIGN INITIATES WITH THE CONSTRUCTION OF EASTERN PROTECTIONS, INCLUDING A BERM, ARMORED BANK, AND LAUNCHABLE RIPRAP ALONG THE EASTERN BOUNDARY. THIS BEGINS AT BERM STATION 0+00 AT THE NORTHEAST CORNER OF THE PROPERTY AND EXTENDS TO THE SOUTHEAST CORNER OF THE SITE AT APPROXIMATELY 20+00.
3. THE BERM AND ARMORING THEN TURN AND CONTINUE WESTWARD UNTIL APPROXIMATELY 31+50, THEN COMPLETION REQUIRED AT APPROXIMATELY 33+95 BEFORE MINING WITHIN THE PIT CAN COMMENCE. THE BERM ELEVATIONS AND EROSION PROTECTION MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN OF OPERATIONS, DETAILED IN SHEETS C-101 THROUGH C-300 IN THIS SHEETSET.
4. GFT READY MIX WILL EXCAVATE THE PROPOSED PIT THROUGHOUT THE OPERATIONAL LIFE OF THE MINE, RESPONDING TO LOCAL MATERIALS ORDERS. THE OPERATIONAL LIFE MAY INCLUDE SHORT PERIODS OFINACTIVITY DUE TO DIMINISHING LOCAL DEMAND AND REGIONAL ECONOMIC CONDITIONS. DURING THESE CARE AND MAINTENANCE PERIODS, GFT READY MIX WILL MAINTAIN APPLICABLE PERMITS AND MONITOR SITE CONDITIONS.
5. DURING OPERATIONAL PERIODS, THE PIT FACES WILL BE CONCURRENTLY EXCAVATED TO THE FINAL PLANNED PIT SLOPES OF 3H:1V ALONG THE INTERNAL SLOPES, IN ACCORDANCE WITH THE APPROVED PLAN OF OPERATIONS AND THE ARIZONA STATE MINE INSPECTOR (ASMI) APPROVED RECLAMATION PLAN. ONCE THE PITS REACH THEIR RESPECTIVE MAXIMUM PLANNED DIMENSIONS, GFT READY MIX WILL IMPLEMENT THE REMAINDER OF THE APPROVED RECLAMATION PLAN AND PERMANENTLY CLOSE THE FACILITY.

HALEY ALDRICH

Haley & Aldrich, Inc.
201 E. Washington Street, Suite 1795
Phoenix, AZ 85004
Tel: 602.760.2450
Fax: 602.238.9585
www.haleyaldrich.com

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PLAN OF OPERATIONS -
GFT READY MIX
HAZEN PLANT 4

NOTES

G-101

Sheet: 2 of 7

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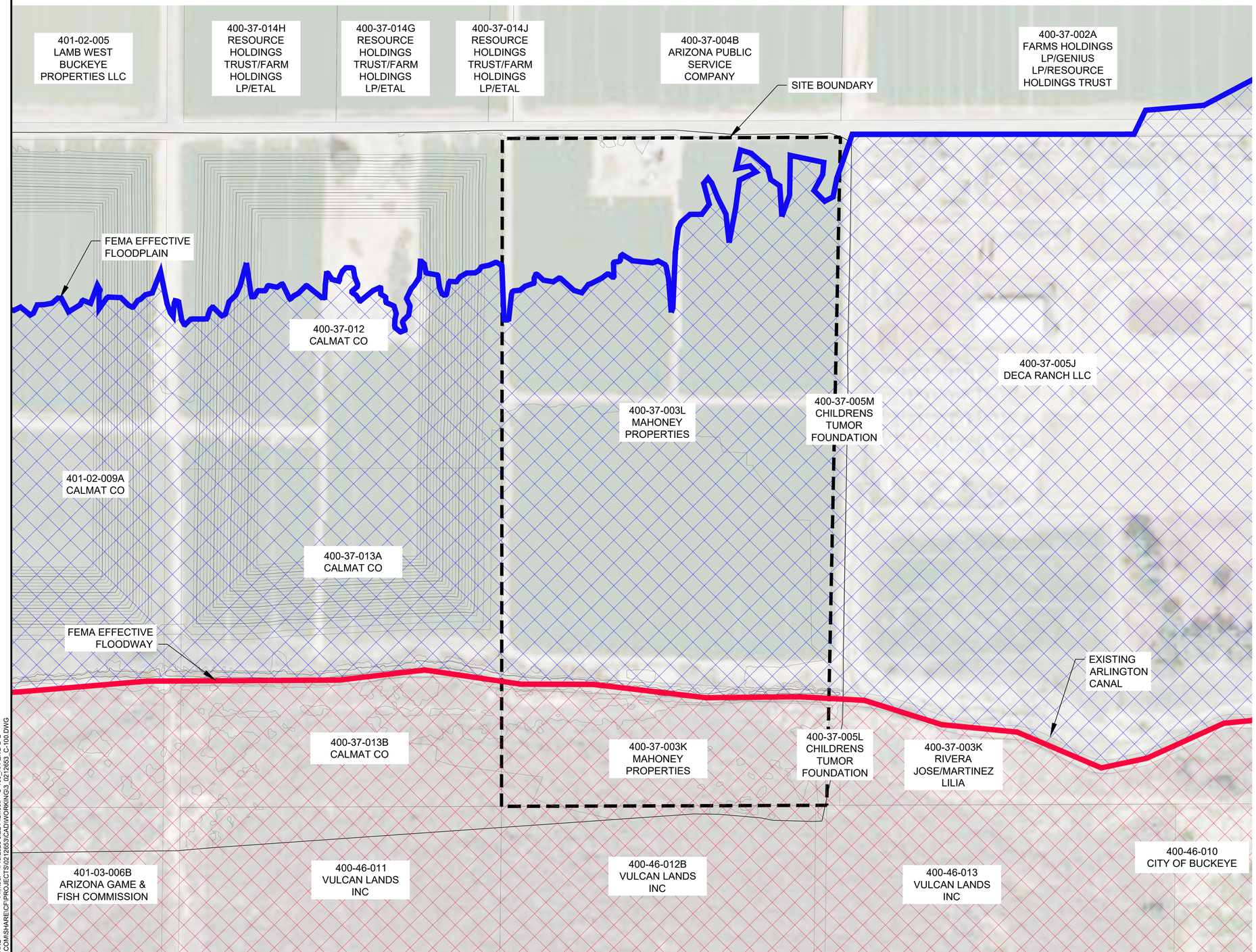

LEGEND

- FEMA EFFECTIVE FLOODPLAIN
- FEMA EFFECTIVE FLOODWAY
- SITE BOUNDARY

NOTES

1. PARCEL EXTENTS PROVIDED BY MARICOPA COUNTY ASSESSOR'S OFFICE PARCEL VIEWER.

0 200 400 600 800
SCALE IN FEET

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Haley & Aldrich, Inc.
201 E. Washington Street, Suite 1795
Phoenix, AZ 85004
Tel: 602.760.2450
www.haleyaldrich.com

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PLAN OF OPERATIONS -
GFT READY MIX
HAZEN PLANT 4

EXISTING CONDITIONS MAP

C-100

Sheet: 3 of 7

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Point Table					
Point #	Raw Description	Elevation	Easting	Northing	Elevation Above Pending EGL
1	BERM TOP	839.00'	491414.8479'	857582.3462'	1.00
2	BERM TOP	839.00'	491410.7429'	857382.3883'	1.00
3	BERM TOP	839.00'	491406.6379'	857182.4325'	1.00
4	BERM TOP	839.00'	491402.5328'	856982.4726'	1.00
5	BERM TOP	839.00'	491398.4278'	856782.5147'	1.00
6	BERM TOP	839.00'	491394.3228'	856582.5589'	1.00
7	BERM TOP	839.00'	491390.2178'	856382.5990'	1.00
8	BERM TOP	839.00'	491386.1128'	856182.6432'	1.00
9	BERM TOP	839.00'	491382.0077'	855982.6833'	1.00
10	BERM TOP	839.00'	491377.9027'	855782.7254'	1.00
11	BERM TOP	839.00'	491373.5911'	855572.7073'	1.00
12	BERM TOP	838.28'	491183.8971'	855582.2528'	1.00
13	BERM TOP	838.74'	490984.1498'	855592.3042'	1.00
14	BERM TOP	838.54'	490784.4025'	855602.3556'	1.00
15	BERM TOP	838.32'	490584.6502'	855612.4072'	1.00
16	BERM TOP	837.10'	490384.9080'	855622.4583'	1.00
17	BERM TOP	838.00'	490222.9295'	855630.6092'	1.00
18	BERM TOP	838.00'	490223.5877'	855813.2339'	1.00
19	BERM TOP	837.84'	490172.9855'	855813.2852'	1.00
20	RIPRAP TOE	829.74'	490176.7423'	855582.8701'	
21	RIPRAP TOE	834.00'	490375.6143'	855572.8627'	
22	RIPRAP TOE	834.01'	490575.3724'	855562.8108'	
23	RIPRAP TOE	834.19'	490775.0513'	855552.7629'	
24	RIPRAP TOE	834.37'	490975.6894'	855542.6667'	
25	RIPRAP TOE	835.99'	491175.3774'	855532.6183'	
26	RIPRAP TOE	837.64'	491422.5234'	855520.1817'	
27	RIPRAP TOE	836.30'	491426.6301'	855720.2239'	
28	RIPRAP TOE	836.36'	491430.7434'	855920.5857'	
29	RIPRAP TOE	836.54'	491434.8531'	856120.7706'	
30	RIPRAP TOE	836.65'	491438.9457'	856320.1220'	
31	RIPRAP TOE	836.79'	491443.0629'	856520.6714'	
32	RIPRAP TOE	837.52'	491447.1565'	856720.0761'	
33	RIPRAP TOE	836.76'	491451.2661'	856920.2544'	
34	RIPRAP TOE	838.58'	491455.3668'	857120.0015'	
35	RIPRAP TOE	838.47'	491459.4860'	857320.6500'	
36	RIPRAP TOE	839.12'	491464.8374'	857581.3210'	
37	PIT CREST	835.00'	491396.8517'	857582.7167'	
38	PIT CREST	835.00'	490766.5431'	857582.2207'	
39	PIT CREST	835.00'	490247.0955'	857581.5421'	
40	PIT CREST	835.00'	490245.8730'	857194.2483'	
41	PIT CREST	835.00'	490244.3600'	856714.9293'	
42	PIT CREST	835.00'	490242.9800'	856278.9790'	
43	PIT FLOOR	707.00'	491004.8588'	857197.3157'	
44	PIT FLOOR	707.00'	490999.4354'	856933.1403'	
45	PIT FLOOR	707.00'	490992.5281'	856596.6837'	
46	PIT FLOOR	707.00'	490986.3597'	856296.2159'	
47	PIT FLOOR	707.00'	490980.1975'	855996.0518'	
48	PIT FLOOR	707.00'	490804.6382'	856005.3476'	
49	PIT FLOOR	707.00'	490629.0789'	856014.6434'	
50	PIT FLOOR	707.00'	490630.9433'	856309.8797'	
51	PIT FLOOR	707.00'	490630.9433'	856605.3159'	
52	PIT FLOOR	707.00'	490631.7891'	856873.2537'	
53	PIT FLOOR	707.00'	490632.8078'	857195.9883'	
54	PIT FLOOR	707.00'	490818.8333'	857196.6520'	

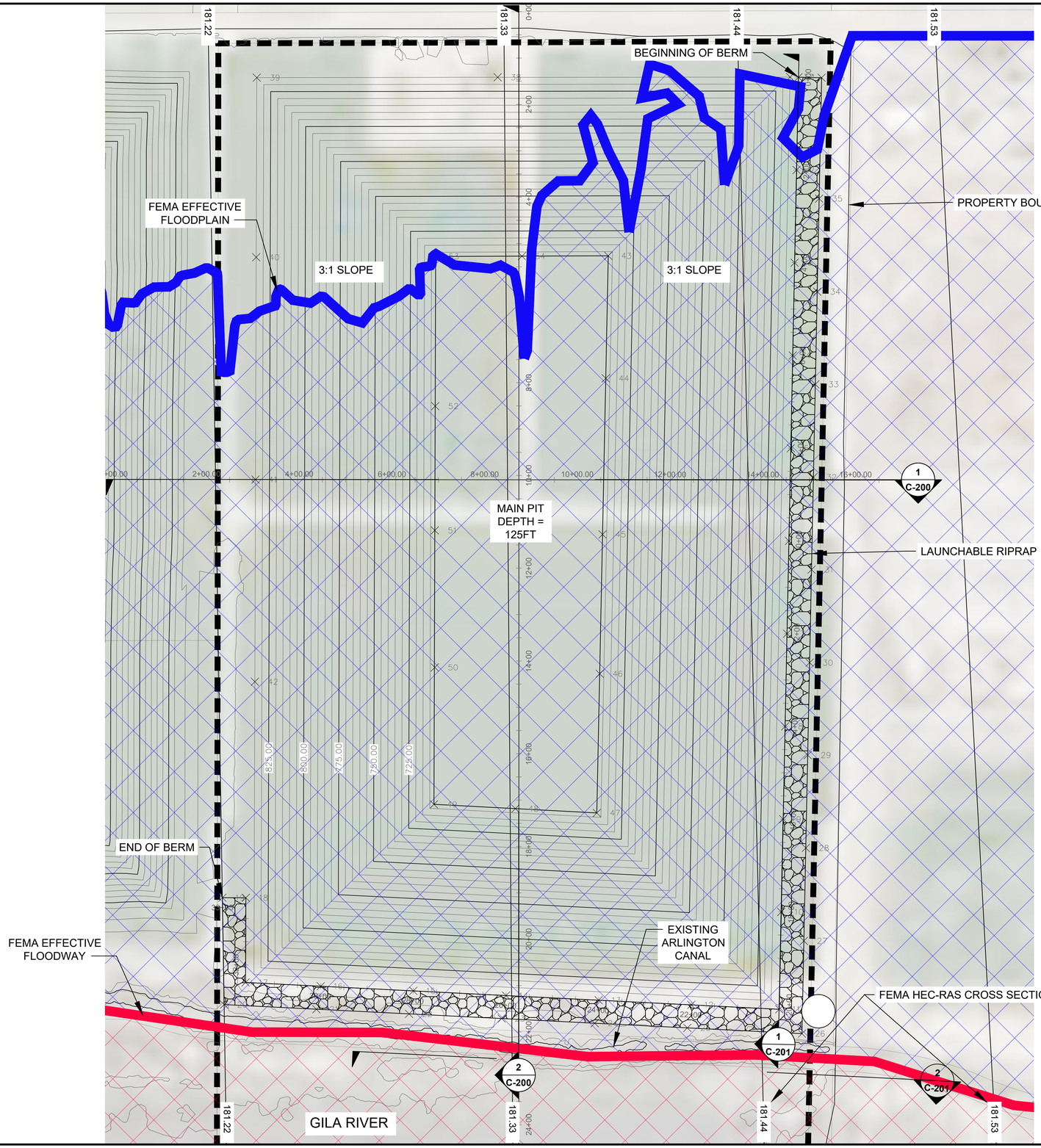
NOTES

1. ELEVATIONS PROVIDED ON THE FIGURE REFERENCE NAVD88.
2. GRADE IS 3:1 FROM PIT CREST TO DESIGN BOTTOM.
3. GWSI DATA VERIFIES GROUNDWATER ALTITUDE AT 821 FT AMSL ON 1/5/2018. APPROXIMATELY 8.8 FEET BELOW GRADE.
4. BERM DESIGN IS BASED ON CONSTRUCTION INCLUDING FREEBOARD OF 1.0 FT ABOVE GILA RIVER ENERGY GRADE LINE FOR THE REGULATORY, 100-YEAR DISCHARGE AS DEFINED IN THE HYDRAULIC MODEL.
5. TOP OF LAUNCHABLE RIPRAP TRENCH TO BE LEVEL WITH EXISTING GROUND.
6. THE ARLINGTON CANAL WILL BE MONITORED FOR EROSION CAUSED BY HEAD-CUTTING. THE CANAL IS LOCATED WITHIN THE "AUTHORIZED" HEADCUT SETBACK ZONE. SHOULD THERE BE ANY OBSERVABLE DAMAGE TO THE CANAL THE OPERATOR IS REQUIRED TO MAINTAIN THE INTEGRITY OF THE CANAL.
7. OPERATOR IS REQUIRED TO PROVIDE WARNING SIGNAGE IN AREAS OF OVERHEAD UTILITIES.

LEGEND

- EXISTING GROUND
- PROPOSED GROUND
- FEMA EFFECTIVE FLOODPLAIN
- FEMA EFFECTIVE FLOODWAY
- RIPRAP
- HEC-RAS SECTION

0 120 240 360 480
SCALE IN FEET



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PLAN OF OPERATIONS - GFT READY MIX HAZEN PLANT

PROPOSED PLAN OF OPERATIONS

C-101

Sheet: 4 of 7

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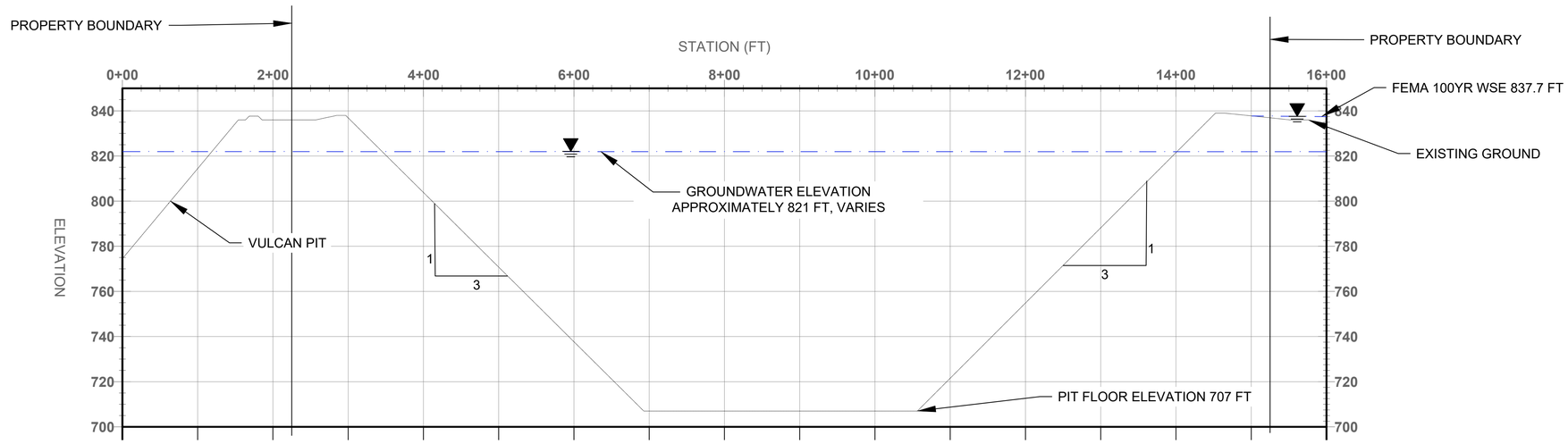
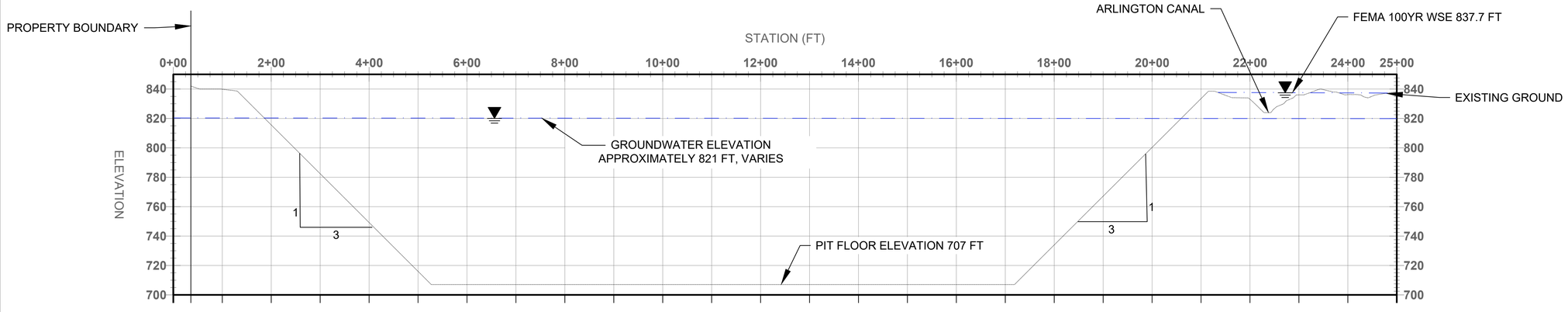


1 / C-200 **PROPOSED WEST-EAST PIT PROFILE**

SCALE:

HORIZ.	0	90	180	270	360	
VERT.	0	30	60	90	120	

SCALE IN FEET



2 / C-200 **PROPOSED NORTH-SOUTH PIT PROFILE**

SCALE:

HORIZ.	0	120	240	360	480	
VERT.	0	40	80	120	160	

SCALE IN FEET

LEGEND

- EXISTING GROUND
- PROPOSED PIT
- RIPRAP
- FEMA EFFECTIVE WSE

NOTES

1. ELEVATIONS PROVIDED ON THE FIGURE REFERENCE NAVD88.
2. SUB-GRADE SHALL BE PREPARED ON A FIRM SURFACE, REASONABLY EVEN AND SMOOTH, AND FREE OF OFF-SETS, ABRUPT INDENTATIONS, AND PROTRUDING MATERIALS.
3. RIPRAP SHALL BE PLACED DIRECTLY ON THE GEOTEXTILE WITH A DROP HEIGHT NOT EXCEEDING 1-FOOT.

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Haley & Aldrich, Inc.
201 E. Washington Street, Suite 1795
Phoenix, AZ 85004
Tel: 602.760.2450
www.haleyaldrich.com

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PLAN OF OPERATIONS - GFT READY MIX HAZEN PLANT 4

PROPOSED EAST PIT PROFILES

C-200

Sheet: 5 of 7

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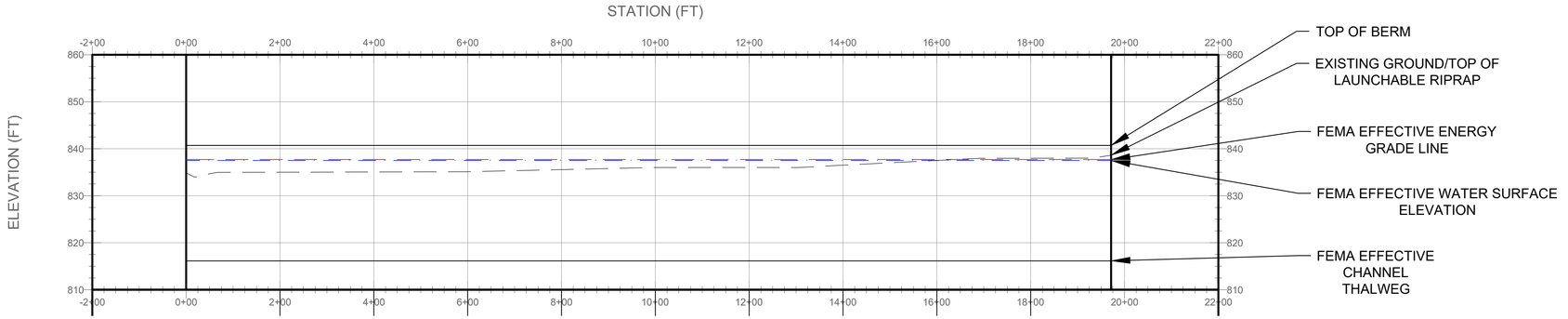
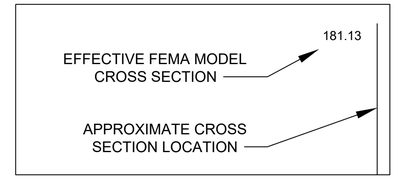


1 / C-200 **PROPOSED BERM PROFILE 1**

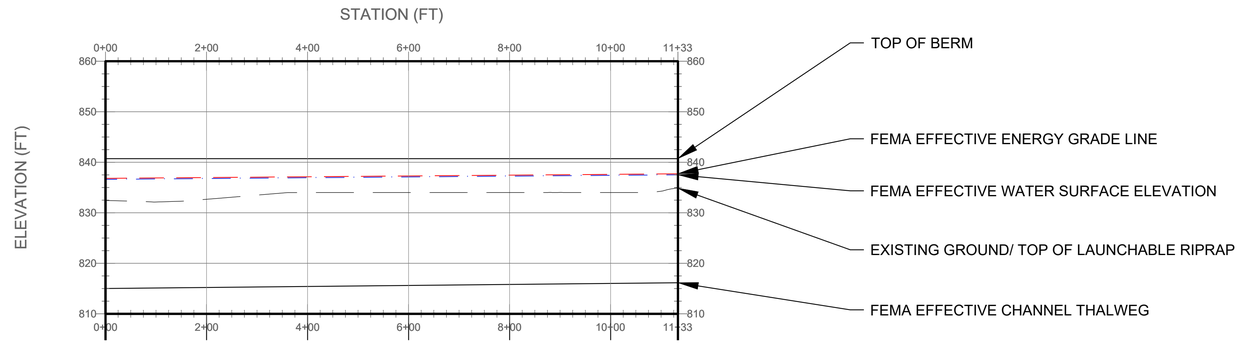
SCALE: HORIZ. 0 150 300 450 600
VERT. 0 15 30 45 60
SCALE IN FEET

NOTES

1. ELEVATIONS PROVIDED ON THE FIGURE REFERENCE NAVD88.
2. BERM SOUTH AND EAST OF PIT TO BE MONITORED FOR EROSION. SHOULD THERE BE ANY OBSERVABLE DAMAGE TO THE BERM THE OPERATOR IS REQUIRED TO MAINTAIN THE INTEGRITY OF THE BERM.
3. THE PROPOSED BERM ELEVATION IS AT LEAST ONE FOOT HIGHER THAN THE ENERGY GRADE LINE FROM THE EFFECTIVE MODEL.
4. MODEL CROSS SECTIONS ARE DEPICTED IN THESE PROFILES IN THE FOLLOWING MANNER:



5. THALWEG POST-SCOUR IS THE THALWEG MINUS CALCULATED TOTAL SCOUR.
6. MIRAFI GEOTEXTILE FABRIC IS ALSO REQUIRED FOR BERM PROTECTION.



2 / C-201 **PROPOSED BERM PROFILE 2**

SCALE: HORIZ. 0 150 300 450 600
VERT. 0 15 30 45 60
SCALE IN FEET

TABLE 2 - RIPRAP QUANTITIES

	Launchable Riprap
Length (ft)	1280
Width (ft)	44
Depth (ft)	1.2
Volume (CF)	67584
	Berm protection
Length (ft)	3410
Width (ft)	17
Depth (ft)	0.6
Volume (CF)	34782
Total Vol. (CF)	**102366**

TABLE 1 - ROCK GRADATION FROM STA. 0+00 TO 33+95

Gradation	Angular Rock (ft) (165 lbs/ft^3)	Concrete Rubble (ft) (143.5 lbs/ft^3)
D15	0.14	0.17
D50	0.27	0.33
D85	0.35	0.43
D100	0.43	0.53

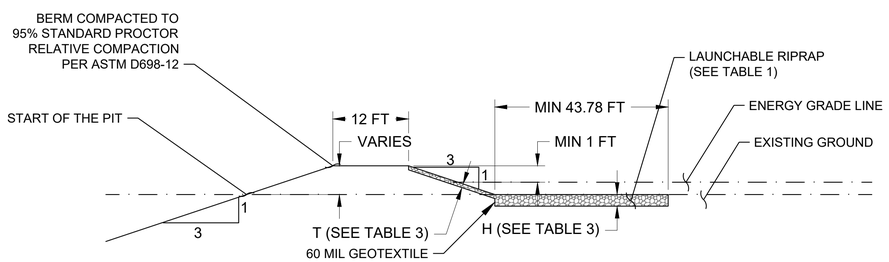
SPECIFICS IDENTIFIED IN DRAINAGE DESIGN MANUAL FOR MARICOPA COUNTY, SECTION 6.6.3

LEGEND

- EXISTING GROUND
- PROPOSED PIT
- FEMA EGL
- FEMA WSE

CONCRETE RUBBLE SPECIFICATIONS

1. MATERIALS USED WILL BE FREE OF GREASE, OILS, PAINT CHEMICALS, AND OTHER POLLUTANTS.
2. MATERIAL USED WILL BE FREE OF CRACKS, SOFT SEAMS, AND OTHER STRUCTURAL DEFECTS.
3. LONGEST DIMENSION OF MATERIAL SHALL BE NO MORE THAN 3 TIMES THE SHORTEST DIMENSION AND THE LENGTH NO GREATER THAN TWICE ITS WIDTH.
4. ANY PROTRUDING FOREIGN MATERIAL SUCH AS REBAR WILL BE REMOVED.
5. IMPORTED MATERIALS WILL BE SORTED ON-SITE WITH MAXIMUM INDIVIDUAL PIECE WEIGHT OF 500 LBS.
6. MATERIAL SHALL BE PLACED EVENLY DISTRIBUTED TO ENSURE FILLING OF VOID SPACES AND AVOID SHARP, EXPOSED EDGES WHILE CREATING A HIGH DENSITY FILL PLACEMENT.
7. LARGEST MATERIAL WILL BE PLACED IN THE BASE AND KEYED-IN AS NECESSARY.
8. THE SPECIFIC GRAVITY SHALL BE AT LEAST 2.3 OR THE SPECIFIC WEIGHT SHALL BE AT LEAST 143.5 LB/FT3.
9. THE MAXIMUM ALLOWABLE BANK SLOPE IS 3:1 (H:V).
10. EITHER A GRANULAR OR FABIC FILTER BLANKET IS REQUIRED FOR LOOSE RUBBLE CONCRETE RIPRAP.
11. MATERIALS SHALL BE HARD, DURABLE ROUGH AND ANGULAR IN SHAPE. ADDITIONAL TEST MAY BE REQUIRED SUBJECT TO THE INSPECTOR'S JUDGMENT. PLEASE SEE THE 2018 DRAINAGE DESIGN MANUAL FOR MARICOPA COUNTY, ARIZONA (HYDRAULICS) FOR CONCRETE RUBBLE SPECIFICATIONS.
12. CULVERT MAY CROSS UNDER TRAVERSABLE OR NON-TRAVERSABLE SECTIONS OF THE BERM. DEPENDING ON CULVERT ROUTING AND BERM SLOPE 2A OR 2C DETAILS WILL BE USED APPROPRIATELY



1 / C-101 **TYPICAL LAUNCHABLE RIPRAP AND BERM DETAIL FROM 0+00 TO 33+95**

SCALE: NTS

TABLE 2 - RECOMMENDED GEOTEXTILE PHYSICAL PROPERTIES

Property	Test Method	Required Values
Mass per unit area, nominal	ASTM D 5261	16 ounces per square yard
Grab tensile	ASTM D 4632	380 pounds
Elongation at break	ASTM D 4632	50 percent
Trapezoidal tear	ASTM D 4533	140 pounds
Puncture strength	ASTM D 4833	230 pounds
Burst strength	ASTM D 3786	700 pounds per square inch
Permeability	ASTM D 4491	0.5 sec^{-1}
Apparent opening size (minimum US Sieve No. / maximum opening size)	ASTM D 4751	100 US Sieve
UV resistance – tensile strength retained at 500 hours, minimum	ASTM D 4355	70 percent

Notes:
ASTM = ASTM International
UV = ultraviolet

TABLE 3 - BANK RIPRAP THICKNESS AND LAUNCHABLE RIPRAP PAD DIMENSIONS

Stations	Section ID on C-101	Angular Rock (160 lbs/ft^3)				Concrete Rubble (143.5 lbs/ft^3)			
		D50 (ft)	Bank Riprap Thickness (T) (ft)	Launchable Riprap Pad Thickness (H) (ft)	Launchable Riprap Pad Length (L) (ft)	D50(ft)	Bank Riprap Thickness (T) (ft)	Launchable Riprap Pad Thickness (H) (ft)	Launchable Riprap Pad Length (L) (ft)
00+00 to 33+95	1/C-201	0.25	0.4	1.2	43.8	0.33	0.5	1.5	43.9

HALEY ALDRICH

Haley & Aldrich, Inc.
201 E. Washington Street, Suite 1795
Phoenix, AZ 85004
Tel: 602.760.2450
www.haleyaldrich.com

Project No.:	0212653-001
Scale:	AS SHOWN
Date:	APRIL 2025
Drawn By:	H&A
Designed By:	H&A
Checked By:	H&A
Approved By:	H&A

Stamp:

DRAFT

Rev.	Description	By	Date
S1	FOR SUBMITTAL	BCH	04/11/25

PLAN OF OPERATIONS - GFT READY MIX HAZEN PLANT 4

PROPOSED BERM PROFILE

C-201

Sheet: 6 of 7

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CLOSURE NOTES

CLOSURE AND RECLAMATION ACTIVITIES ARE GOVERNED BY THE ARIZONA STATE MINE INSPECTOR (ASMI) APPROVED *AGGREGATE MINED LAND RECLAMATION PLAN* (PLAN). THE PLAN SPECIFIES THE SPECIFIC FACILITY DEMOLITION AND REMOVAL, GRADING, REVEGETATION AND SECURITY MEASURES FOR THE SITE TO BE RECLAIMED IN A *SAFE AND STABLE CONDITION* BEFORE THE RECLAMATION FINANCIAL ASSURANCE MECHANISM CAN BE RELEASED.

THE PLAN REQUIRES THAT THE SITE BE SECURE, THAT POSSIBLE DRAINAGE INTO THE PIT BE ARMOURED TO PREVENT DAMAGING EROSION, AND THAT THE SITE BE GRADED AND NATURALLY REVEGETATED. THE FINANCIAL ASSURANCE MECHANISM POSTED WITH THE ASMI CAN ONLY BE RELEASED UNTIL AFTER THE GRADING AND RECLAMATION MEASURES SPECIFIED IN THE PLAN ARE IMPLEMENTED.

THE OPERATOR HAS UP TO 12 MONTHS TO COMPLETE RECLAMATION ACTIVITIES ONCE MINING CEASES AND THE PLAN STIPULATES UP TO AN ADDITIONAL 36 MONTHS TO OVERSEE THE SITE TO MONITOR REVEGETATION PROGRESS, ENSURE SLOPE STABILITY, AND MITIGATE WILDCAT DUMPING ONCE THE RECLAMATION MEASURES ARE IMPLEMENTED, THE OPERATOR CAN REQUEST THAT THE SITE BE CLOSED. THE ASMI WILL INSPECT THE SITE FOR COMPLIANCE WITH THE PLAN AND DETERMINE IF CLOSURE AND RECLAMATION ACTIVITIES HAVE BEEN CONDUCTED IN ACCORDANCE WITH THE PLAN BEFORE ISSUING AN OFFICIAL CLOSURE DETERMINATION AND RELEASE THE FINANCIAL ASSURANCE MECHANISM.

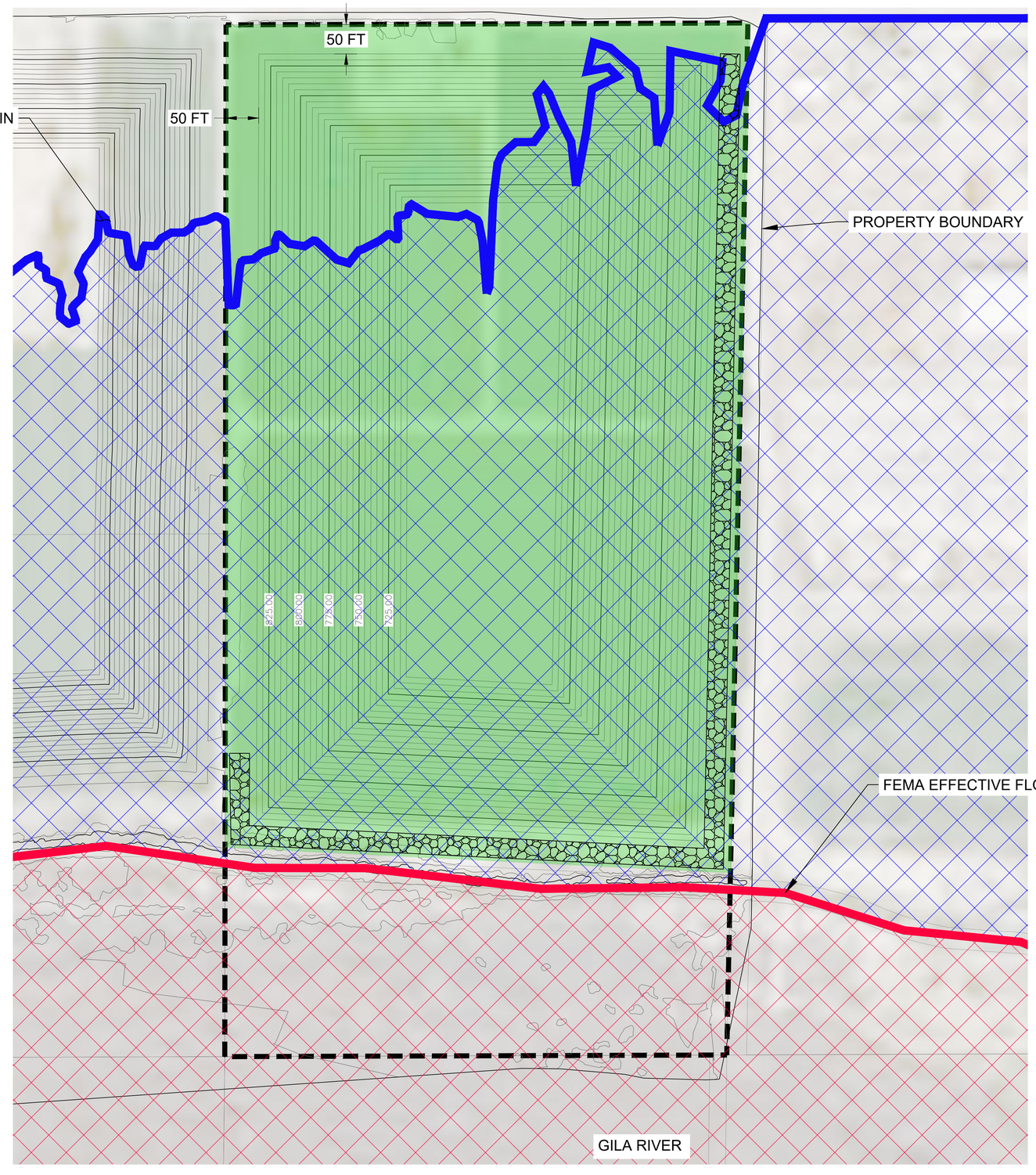
MINING OPERATIONS CAN ENTER A TEMPORARY *CARE AND MAINTENANCE* CONDITION DUE TO MARKET VARIABILITY AND SUPPLY CONSIDERATIONS. DURING *CARE AND MAINTENANCE*, THE OPERATOR MUST MAINTAIN AND COMPLY WITH ALL PERMITS, SECURE THE FACILITY, CONDUCT ANNUAL INSPECTIONS, AND SUBMIT PROPERTY STATUS REPORTS TO THE ASMI. THE OPERATOR CAN KEEP A FACILITY IN *CARE AND MAINTENANCE* FOR NO MORE THAN 5-YEARS, AND CAN EXTEND THE *CARE AND MAINTENANCE* FOR NO MORE THAN 5-YEARS, AND CAN EXTEND THE *CARE AND MAINTENANCE* PERIOD ONLY WITH THE CONCURRENCE OF THE ASMI.

GENERAL NOTES

1. PIT LAKE AND NATURALIZED OPEN SPACE TO BE USED POST-RECLAMATION FOR RECREATIONAL PURPOSES.
2. 3H:1V INTERIOR SLOPES PROVIDE SAFE ACCESS TO PIT LAKES.
3. SEE SHEET C-101 FOR POINT ELEVATION AND LOCATION TABLE.

LEGEND

- EXISTING GROUND
- PROPOSED GROUND
- FEMA FLOODWAY
- FEMA FLOODPLAIN
- RIPRAP
- NATURALIZED OPEN SPACE



HALEY ALDRICH

Haley & Aldrich, Inc.
201 E. Washington Street, Suite 1795
Phoenix, AZ 85004
Tel: 602.760.2450
www.haleyaldrich.com

Project No.:	0212653-001
Scale:	AS SHOWN
Date:	APRIL 2025
Drawn By:	H&A
Designed By:	H&A
Checked By:	H&A
Approved By:	H&A

Stamp:

DRAFT
4/11/25

Rev.	Description	By	Date
S1	FOR SUBMITTAL	BCH	04/11/25

PLAN OF OPERATIONS -
GFT READY MIX
HAZEN PLANT 4

PROPOSED
CLOSURE PLAN

C-400

Sheet: 7 of 7

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Appendix B

Flood Control District
of Maricopa County

Permit No. _____ Received Stamp

For District use only

FLOODPLAIN USE PERMIT / CLEARANCE APPLICATION

Application Information

☐ Residential ☐ Commercial ☑ Sand & Gravel ☐ CLOMR/LOMR

Name: John Casey

Mailing Address: 3423 South 51st Avenue City: Phoenix State: AZ ZIP: 85043

Phone Number: 4802835894 Alternate Phone Number : _____

E-Mail: jcasey@GFTMix.com

Property Owner ☐ YES ☑ NO

If **no** the following is required:

A signed Property Owner Authorization form if the owner wishes to grant an agent, contractor, or consultant authority to make decisions on this application.

Refer to the Floodplain Regulations for Maricopa County Section 403(B) for application requirements for a Floodplain Use Permit for extraction of sand and gravel or other materials.

Property Information

Property Address: 25550 West Hazen Road City: Buckeye State: AZ ZIP: 85326

Assessor Parcel Number(s): 400-37-003L

(if multiple APNs please include in the Purpose of Application description)

Cross Streets: W Hazen Rd & S 255th Ave Section: 7 Township: 1S Range: 3W ¼ Section: _____

Basement: ☐ Yes ☑ No As-Built ☐

Purpose of Application:

Floodplain use permit application for a sand and gravel mine located in Buckeye, Arizona. Proposed pit exists within the floodplain of the Gila River.

APPLICANT SIGNATURE John Casey DATE 4/16/2025

FCDMC REV 2/6/2018

2801 West Durango Street, Phoenix, Arizona 85009 Phone: 602-506-1501 main / 602-506-2419 Floodplain Management Fax: 602-372-6232

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Arizona Revised Statutes § 48-3644.
Prohibited acts by district and employees; enforcement; notice

A. A district shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, regulation, ordinance, executive order or delegation agreement. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.

B. Unless specifically authorized, a district shall avoid duplication of other laws or executive orders that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.

C. This section does not prohibit district flexibility to issue licenses or adopt ordinances or regulations.

D. A district shall not request or initiate discussions with a person about waiving that person's rights.

E. This section may be enforced in a private civil action and relief may be awarded against the district. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against the district for a violation of this section.

F. A district employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the district's adopted personnel policy.

G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

H. A district shall prominently print the provisions of subsections A, B, C, D, E, F and G of this section on all license applications.

I. The licensing application may be in either print or electronic format.

2801 West Durango Street Phoenix, Arizona 85009 Phone: 602-506-2419 Fax: 602-506-4601

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Flood Control District
of Maricopa County

WARNING AND DISCLAIMER OF LIABILITY

A Floodplain Regulation for Maricopa County has been in force since February 25, 1974. The current version of the Floodplain Regulation for Maricopa County, Arizona was adopted on August 4, 1986, and amended March 23, 1987, April 6, 1988, September 18, 1989, September 3, 1991, December 15, 1993, November 1, 2000, December 20, 2006, November 30, 2011, April 9, 2014, June 25, 2014, and January 17, 2018. The intent of the Regulations is to prevent the dangerous and expensive misuse of floodplains in Maricopa County.

A Floodplain or floodprone area as defined in the Regulations is any land area susceptible to being inundated by water from any source.

Depending on the location of your property it could possibly be inundated by greater frequency flood events (those occurring more often). A flood greater in magnitude than the 100-year flood could also occur.

The review your development has undergone is solely for the purpose of determining if your application conforms with the written requirements of the Floodplain Regulation for Maricopa County. It is not to be taken as a warranty. Compliance with this Regulation does not insure complete protection from flooding. The Floodplain Regulation meets established standards for floodplain management, but neither this review nor the Regulation take into account such flood related problems as natural erosion, streambed meander or man-made obstructions and diversions all of which may have an adverse affect in the event of a flood. You are advised to consult your own engineer or other expert regarding these considerations.

In consideration for the issuance of the requested permit the applicant, owner, agent, engineer and their successors agree to hold the District harmless from any onsite or offsite damages of any kind arising from the development of the subject property in accordance with their submittals as outlined in the attached permit

I have read and understand the above WARNING AND DISCLAIMER OF LIABILITY.

_____	John Casey	4/16/2025
Permit Number	Owner or Agent	Date

2801 West Durango Street Phoenix, Arizona 85009 Phone: 602-506-2419 Fax: 602-506-4601

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Flood Control District
of Maricopa County

FLOODPLAIN USE PERMIT/CLEARANCE APPLICATION PROPERTY OWNER AUTHORIZATION FORM

FORM MUST BE COMPLETED IF THE APPLICANT IS NOT THE PROPERTY OWNER

I hereby authorize:

Name: John Casey

Address: 3423 S 51st Ave

City, State, Zip: Phoenix Arizona 85043

E-mail address: JCasey@GFTMIX.com

to file this application for a floodplain use permit/clearance for development, as described in the application and supporting materials, for my property at 25550 W Hazen Rd Buckeye AZ 85326 APN 400-37-003L and to take all action required related to the requested development on my property including documentation and submittal of technical information required by the Flood Control District of Maricopa County ("District").

Property Owner Signature:

Property Owner Printed Name: William P Mahoney

Property Owner Address: 5210 N Central Ave, Suite 102

City, State, Zip: Phoenix, AZ 85012

Property Owner Phone: 602-264-4336

Property Owner e-mail: pmahoney@arizonacommercial.com

Date: 4/16/2025

NOTE: This form is for all Floodplain Use Permits/Clearance except for extraction of sand and gravel or other materials.

DISTRICT USE ONLY

Tracking Number:_____ Project Name: _____

FCDMC Rev. 1/17/2018

HALEY ALDRICH

www.haleyaldrich.com

FLOODPLAIN USE PERMIT APPLICATION
FOR SAND AND GRAVEL OPERATION
GFT READY MIX CONCRETE COMPANY HAZEN PLANT 4
BUCKEYE, ARIZONA

by
Haley & Aldrich, Inc.
Phoenix, Arizona



for
GFT Ready Mix Concrete Company
Phoenix, Arizona

File No. 0212653
May 2025

HALEY & ALDRICH, INC.
201 E. Washington Street
Suite 1795
Phoenix, AZ 85004
602.760.2450

May 30, 2025
File No. 0212653

Flood Control District of Maricopa County
2801 West Durango Street
Phoenix, Arizona 85009

Attention: Stacey A. Lapp, P.E., CFM
Floodplain Use Permit Manager

Subject: Floodplain Use Permit Application for Sand & Gravel Operation
GFT Ready Mix Concrete Company Hazen Plant 4
Buckeye, Arizona

Dear Stacey Lapp:

Haley & Aldrich, Inc., on behalf of GFT Ready Mix Concrete Company (GFT Ready Mix), is submitting this Floodplain Use Permit (FUP) application and report for the proposed Hazen sand and gravel mining operation in Buckeye, Maricopa County, Arizona. This application will be in support of a new aggregate mine to be placed within a series of farming and natural riverine parcels comprising approximately 77.43 acres located near the intersection of Arizona State Route 85 and West Hazen Road.

GFT Ready Mix desires to acquire a FUP based on the attached application, report, and Plan of Operation.

Please feel free to contact the undersigned at 602.760.2450.

Sincerely yours,
HALEY & ALDRICH, INC.

Christopher G. Langham, P.E., CFM
Water Resource Engineer

Eric J. Mears, R.G.
Principal Consultant

Enclosure:
Floodplain Use Permit Application, GFT Ready Mix Hazen Plant 4, Buckeye, Arizona

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Registered Professional Engineer (Civil)
CERTIFICATE NO.
49937
CHRISTOPHER G. LANGHAM
05/30/25
Date Signed
ARIZONA U.S.A.

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B	Plan of Operations Design Set
C	Arizona Groundwater Site Inventory Well Information
D	FEMA-FIRM Mapping
E	Historical Aerial Images
F	HEC-RAS Output Files
G	Riprap and Scour Calculations

1. Application

The hydraulic modeling and analysis documented in this report, prepared by Haley & Aldrich, Inc. (Haley & Aldrich), supports a new application for a Flood Control District of Maricopa County (FCDMC) Floodplain Use Permit (FUP) for GFT Ready Mix Concrete Company (GFT Ready Mix). The permit is for the proposed sand and gravel operation for the GFT Ready Mix – Hazen Plant (Site). The Site encompasses approximately 77.43 acres of both active farmland and undeveloped land, located near the intersection of Arizona State Route 85 and West Hazen Road, near the City of Buckeye.

A copy of the FUP application, signed by the property owner, along with the associated review fee, is included within Appendix A. Please refer to Sheet G-100 for the Site Location within Appendix B.

2. Summary of Project and Location

2.1 SITE MINING HISTORY

There has been no prior mining on the project Site. The majority of the Site has historically been used as irrigated farmland, with a portion of the Arlington Canal irrigation system bisecting the lower quarter of the landholding. See Sheet C-100 for aerial and parcel information located within Appendix B.

2.2 PROPERTY LOCATION AND ACCESS

The Site is located southeast of the intersection of Arizona State Route 85 and West Hazen Road within unincorporated Maricopa County near the City of Buckeye. More specifically, it is situated in Section 7, Township 1 South, Range 3 West, of the Gila and Salt River Base and Meridian. The Site can be accessed directly from West Hazen Road.

The Plan of Operation (POO) includes:

- Total Project Area: approximately 77 acres
- Total Mineable Area: approximately 50 acres
- Maximum Excavation Depth: approximately 125 feet
- Maximum Excavation Volume: approximately 32,079,652 cubic yards

2.3 CONTACT INFORMATION

Project Name and Address:	GFT Ready Mix Concrete Plant 4 25550 West Hazen Road Buckeye, Arizona 85326
Applicant Information:	GFT Ready Mix Concrete Company 3423 South 51st Avenue Phoenix, Arizona 85043 Contact: John Casey Phone: 480-283-5894 Email: jcasey@GFTMix.com
Mine Operator:	GFT Ready Mix Concrete Company 3423 South 51st Avenue Phoenix, Arizona 85043 Contact: John Casey Phone: 480-283-5894 Email: jcasey@GFTMix.com

3. Ownership of Property and Site Information

3.1 PROPERTY OWNERS

GFT Ready Mix Concrete Company
3423 South 51st Avenue
Phoenix, Arizona 85043
Contact: John Casey
Phone: 480-283-5894
Email: jcasey@GFTMix.com

3.2 AGENT AUTHORIZED TO REPRESENT OWNERS

Haley & Aldrich, Inc.
201 East Washington Street, Suite 1795
Phoenix, Arizona 85004
Phone: 602-760-2450
Email: clangham@haleyaldrich.com

3.3 PARCEL NUMBERS

The following assessor parcel number (APN) is associated with the FUP:

- APN 400-37-003L.

Ownership of the parcel is listed as the Mahoney Properties.

4. Mine Plan

The proposed GFT Ready Mix Hazen sand and gravel mine will involve both dry and wet aggregate mining and materials processing within the 77-acre property. Open pit mining will take place in a single pit area, reaching a depth of approximately 125 feet, with the pit bottom at an elevation of around 707 feet, according to the North American Vertical Datum of 1988 (NAVD88). The Site will comply with all applicable air, stormwater, and hazardous/regulated materials management regulations. This application seeks to provide technical evidence supporting approval for the placement, design, and operation of this proposed aggregate mine.

4.1 PIT DESIGN

Open pit mining will occur in a single pit reaching a depth of approximately 125 feet, with the pit bottom elevation calculated as approximately 707 feet (all elevations related to this report and drawings are prepared using the NAVD88 unless otherwise noted). The proposed mining operation area and the open pit are located within the Effective Floodplain and outside the Effective Floodway of the Gila River to the south. The Arlington Canal and proposed berms with launchable riprap erosion protection measures will separate the active mining area from the Gila River.

The nearest, most recent groundwater measurement data comes from an Arizona Department of Water Resources monitoring well located on the Site. The well, Groundwater Site Inventory ID: 332108112365701, had its first depth readings on June 5, 1987; the most recent measurement taken on January 5, 2018, showed a measured depth to water of 8.8 feet, providing a measured water surface elevation of approximately 821.2 feet above mean sea level. Given the approximate elevation of the existing farmland grade of 833 feet, the depth to groundwater in the vicinity of the property is about 9 feet below grade. Consequently, standing water will form a pit lake when excavation activities intersect the water table. This well data is available within Appendix C.

Since most mining will occur below the groundwater table, leading to the formation of pit lakes, excavation will be conducted using a dredge or dragline. Unconsolidated sediments at depth will yield pit slopes no steeper than approximately 3 feet horizontal to 1 foot vertical (3H:1V). The mine plan can be found as the Proposed Plan of Development (POD) – Sheet C-101, located within Appendix B.

The pit will be protected by an earthen berm constructed around the eastern, southern, and western sides of the project area.

The main operations area of the Site will be located in various positions, as needed for the operator, for extraction, stockpile, and transport. Overburden will be temporarily stockpiled around the Site before being sorted and stored within the main operations area. It will also be used in road and berm construction or sold as clean fill. Fines from the wash plant will be conveyed to the existing pit lake formed during the extraction process.

5. Modeling

The Site is located within the Federal Emergency Management Agency (FEMA) Effective Floodplain Zone 'AE' as defined on FEMA Flood Insurance Rate Map (FIRM) 04013C2580M, effective February 8, 2024. The Zone 'AE' is identified as a Special Flood Hazard with "The 1% annual chance flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled, or exceeded, in any given year. Base Flood Elevations determined." An annotated FEMA FIRM of the Effective Floodplain Zone is included in Appendix D. Historic aerial photographs from 1953 to 2019 verifies that the whole of the Site is outside of the floodway, see aerial exhibits within Appendix E.

The Effective model was developed using the Hydrologic Engineering Centers-River Analysis System (HEC-RAS). The model was provided by FCDMC and has been used for the development of the berm using the energy grade line (EGL) to design the berm top elevations (EGL + 1.0-foot), riprap and launchable riprap sizing and volumetric sizing based on velocities, water surface elevations, and channel depths. Output information for the HEC-RAS modeling is provided within Appendix F – HEC-RAS Output Files.

6. Erosion and Scour

6.1 LATERAL EROSION AND HAZARD ANALYSIS

The scour analysis developed by WEST Consultants (WEST; see Figure 6-1, below) is detailed in the *Salt/Gila River Sediment Transport Modeling Maricopa County Technical Support Data Notebook (February 2016)*. It describes a proposed condition where "other modifications were similar to the existing condition sediment model geometry. The bank stations were used to limit erosion/deposition within the main channel for all cross-sections, except those with sand and gravel pits where the limits were expanded to include the pits. For cross-sections containing the grade control structures, a maximum erosional bed depth of 20 feet was assumed. For cross-sections with offline pits deeper than the main channel invert, IFAs were added in the pit at the elevation of the nearest bank station to prevent the model from crashing" (page 50).

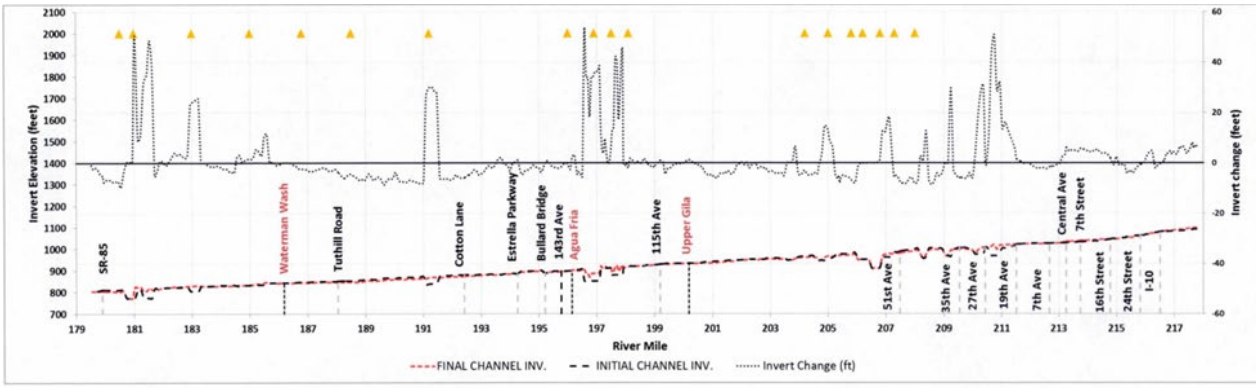

Figure 6-29. Invert profile change at the end of the simulation for the proposed conditions HEC-6T model with historic flow series

Figure 6-1. WEST Proposed Scour Profile

Additional narrative within the report states, "The total cumulative mass inflow for the Salt/Gila River system under proposed conditions is shown in Figure 6-28. This figure is similar to the cumulative mass inflow plot for existing conditions, except at the location of proposed sand and gravel mines, sediment drops out of the system and causes a drop in the cumulative mass outflow (e.g., near RM 197 and 181). A smaller amount of sediment is delivered to the SR-85 Bridge (compared to the existing conditions) because additional sediment is deposited in the proposed sand and gravel pits" (page 74).

Based on the evaluation of the FCDMC comment and sediment transport analysis report, engineering judgment was used to maintain the 'Proposed Conditions' HEC-6T in support of the development of this Site.

Lateral erosion along the southern and eastern boundaries of the property will be mitigated using an armoured berm and launchable riprap, as calculated in Drainage Design Management System (DDMSW) version 6.0.5. The calculation results are located in Appendix G of this application. This modified proposed plan better estimates the long-term degradation and conditions upstream of the pit. The resulting long-term degradation per river station is shown in Table 1, below.

Table 1. Long-Term Degradation Results

River Station	Long-Term Degradation (feet)
181.22	0
181.33	-0.25
181.44	0

6.2 BERM DESIGN

The proposed pit will be protected by a flood-protective berm on the south, east, and west sides of the pit area. The height of which is prescribed by the FEMA floodplain modeling information, applying the EGL plus 1.0 foot, with 3H:1V side-slopes and a 12-foot top width. The southern and eastern face of the berm will be protected from any potential erosion by riprap along the berm face, and a measure of launchable riprap along the southern base. Riprap sizing has been conservatively sized to maintain a single size and thickness along the whole of the berm.

Launchable riprap will begin at 0+00 in the northeast corner and extend around the Site to the south, then along the western boundary, ending just beyond the southwest corner at 33+95. Bank riprap will commence where the berm meets the rising ground at approximately 0+00, and will continue to the same endpoint as the launchable riprap, terminating at 33+95.

Maximum velocity, minimum thalweg elevation, and maximum total scour for all FEMA cross-sections were used to calculate the riprap design.

Haley & Aldrich is offering alternatives to the typical angular rock riprap by determining appropriate alternate sizes based on DDMSW processes and the specific gravity of the material, allowing for the use of angular concrete rubble. The alternative choices are presented in Table 2, below.

Table 2. Recommended Riprap Gradation from 0+00 to 33+95 (Section 3)

Gradation	Angular Rock (162 lb/ft^2)		Angular Concrete Rubble (143.5 lb/ft^2)	
	Size (feet)	Size (inches)	Size (feet)	Size (inches)
D_{15}	0.09	1.1	0.11	1.3
D_{50}	0.18	2.2	0.22	2.6
D_{85}	0.23	2.8	0.29	3.5
D_{100}	0.29	3.5	0.35	4.2

Note:
lb/ft^2 = pounds per square feet
Specifics identified in Drainage Design Manual for Maricopa County, Section 6.6.3

A geotextile fabric will be installed beneath the riprap erosion protection along the face of the proposed berm, as detailed in Table 3, below. However, geotextile fabric will not be placed under the launchable riprap sections.

Table 3. Recommended Geotextile Physical Properties

Property	Test Method	Required Values
Mass per unit area, nominal	ASTM D 5261	16 ounces per square yard
Grab tensile	ASTM D 4632	380 pounds
Elongation at break	ASTM D 4632	50 percent
Trapezoidal tear	ASTM D 4533	140 pounds
Puncture strength	ASTM D 4833	230 pounds
Burst strength	ASTM D 3786	700 pounds per square inch
Permeability	ASTM D 4491	0.5 sec^{-1}
Apparent opening size (minimum US Sieve No. / maximum opening size)	ASTM D 4751	100 US Sieve
UV resistance – tensile strength retained at 500 hours, minimum	ASTM D 4355	70 percent

Notes:
ASTM = ASTM International
UV = ultraviolet

7. Construction Sequencing and Mine Safety and Health Administration Berm Requirements

7.1 CONSTRUCTION SEQUENCING

Operator must follow the construction design and timing based on the Effective FEMA model EGL elevation, as required by the FCDMC. Excavation of sand and gravel will be conducted with mobile excavating equipment and hauled to the on-site processing plant with a wheel loader or truck until such a point as the pit bottom reaches groundwater. At that point, the process will switch over to wet aggregate mining and material processing. The excavation will be concurrently reclaimed, establishing the final pit slopes during the mining process to eliminate the need for further regrading or shaping.

7.1.1 Pit Sequencing

The design initiates with the construction of eastern protections, including a berm, armoured bank, and launchable riprap along the eastern boundary. This begins at berm Station 0+00 at the northeast corner of the property and extends to the southeast corner of the Site at approximately 20+00. The berm and armouring then turn and continue westward until approximately 31+50, then completion required at approximately 33+95 before mining within the pit can commence. The berm elevations and erosion protection measures will be constructed in accordance with the POO, detailed in Sheets C-101 through C-300 within Appendix B.

GFT Ready Mix will excavate the proposed pits throughout the operational life of the mine, responding to local materials orders. The operational life may include short periods of inactivity due to diminishing local demand and regional economic conditions. During these care and maintenance periods, GFT Ready Mix will maintain applicable permits and monitor Site conditions. During operational periods, the pit faces will be concurrently excavated to the final planned pit slopes of 3H:1V along the internal slopes, in accordance with the approved POO and the Arizona State Mine Inspector (ASMI) approved Reclamation Plan. Once the pits reach their respective maximum planned dimensions, GFT Ready Mix will implement the remainder of the approved Reclamation Plan and permanently close the facility.

7.1.2 Closure and Reclamation Sequencing

Closure and reclamation activities are governed by the ASMI approved aggregate mined land reclamation plan (Plan). The Plan outlines the specific steps for facility demolition and removal, grading, revegetation, and security measures to ensure the Site is reclaimed in a *safe and stable condition* before the reclamation financial assurance mechanism can be released. The Plan generally aligns with the POO included in this application.

The Plan requires that the Site be secured, potential drainage into the pits be armoured to prevent damaging erosion, and graded and naturally revegetated. The financial assurance mechanism can only be released after the pit has been graded and reclamation measures specified in the Plan are implemented.

The operator typically conducts concurrent excavation by mining to the final pit slopes and has up to 12 months to complete reclamation activities once mining ceases. The Plan allows for an additional 36 months to oversee the Site, monitor revegetation progress, ensure slope stability, and mitigate

wildcat dumping. Once the Site-specific reclamation measures are implemented, the owner can request Site closure. The ASMI will inspect the Site for compliance with the Plan, and if they concur that closure and reclamation activities have been conducted in accordance with the Plan, they will issue an official closure determination and release the financial assurance mechanism.

It is important to note that mining operations can enter a temporary *care and maintenance* condition due to market variability and supply considerations. During *care and maintenance*, the operator must maintain and comply with all permits, secure the facility, conduct annual inspections, and submit property status reports to the ASMI. The operator can keep a facility in *care and maintenance* for no more than FIVE years, with the possibility of extending this period only with the concurrence of the ASMI.

7.2 MINE SAFETY AND HEALTH ADMINISTRATION BERM REQUIREMENTS

Mining operations will adhere to the relevant Mine Safety and Health Administration (MSHA) rules and regulations, including those covering powered haulage. Where necessary, the mine operator will construct and maintain temporary safety berms along roadways adjacent to pits or other hazards to warn drivers of the roadway limits. The operator is allowed to build, move, and maintain roadways and safety berms, as needed, to support operations and comply with the applicable MSHA regulations. Any MSHA berm must not divert or obstruct the flow in a way that adversely impacts adjacent properties.

However, the operator cannot construct a permanent MSHA berm that interferes with the design and operation of flood mitigation structures designed and permitted in this application. Additionally, the operator cannot build any permanent structure that causes a diversion of water not considered in this application.

After any significant storm event, the operator must inspect and maintain berm outlets, performing necessary repairs or modifications to ensure that flood-induced erosion is repaired and future flows are protected from erosion.

8. Closing

Haley & Aldrich conducted detailed hydraulic modeling for a proposed mining plan at the GFT Ready Mix – Hazen Plant, located southeast of the intersection of Arizona State Route 85 and West Hazen Road near the City of Buckeye. Our efforts included designing a conservatively engineered berm along the eastern, southern, and western boundaries, with appropriate scour protection using the FEMA Effective 100-year storm event. Our findings included:

- Lateral erosion potential along the eastern and southern boundary of the property will be mitigated with an armoured berm and launchable riprap trench.
- No mining or pit protection efforts are intended to interfere with or damage access to the Arlington Canal.
- Launchable riprap and berm have been designed to protect the pit from lateral erosion along the eastern and southern boundaries, with the riprap sized according to the berm's position relative to flows in the Gila River.
- No mining will occur in the floodplain of the pit prior to the construction of berms along the eastern, southern, and western portions of the pit.

In conclusion, the proposed pit has been analyzed within this report, and a workable design concept has been developed that complies with Maricopa County standards. This concept will provide for the safe and efficient mining operation while maintaining the integrity of the necessary erosion protection measures, both existing and proposed. The proposed berm structure will prevent any nominal erosion or lateral erosion hazard based on the regulatory 100-year storm event, given proper installation and maintenance. However, deviation from the associated POO, which is based on this report, may nullify the conclusions within, as may variations in climatic conditions, vegetation, and erosion/deposition.

References

1. Arizona Department of Transportation, 1986. *Application of HEC-6 to Ephemeral Rivers of Arizona, by Arizona State University*. January.

2. Arizona Department of Water Resources (ADWR), 1996. R*equirement for Floodplain and Floodway Delineation in Riverine Environments.* July.

3. ADWR Dam Safety Section, 2002. *State Standard for Floodplain Hydraulic Modeling.*

4. Federal Emergency Management Agency, *Flood Insurance Rate Map (FIRM) 04013C2580L*, Revised October 16, 2013

5. Flood Control District of Maricopa County (FCDMC), 2018a. *Drainage Design Manual for Maricopa County Hydraulics*. December.

6. FCDMC, 2018b. *Floodplain Regulations for Maricopa County*. January 17.

7. FCDMC, 2018c. *Drainage Design Management System for Windows, Tutorial #14 Lateral Erosion Analysis*, Version 5.6.0. August 1.

8. Gerlach, PE, Stephanie, 2010. *Gila River Sediment Program, Bed Material Analysis*, https://gis.maricopa.gov/GIO/HistoricalAerial/index.html.

9. WEST Consultants, 2016. *Salt/Gila River Sediment Transport Modeling Maricopa County Technical Support Data Notebook*, February.

LIMITATIONS

The above services consist of professional opinions and conclusions by a consulting civil engineer. The only warranty or guarantee made by the Consultant, in connection with the services performed for this project, is that such services are performed with the care and skill ordinarily exercised by members of the profession practicing under similar conditions, at the same time, and in the same or a similar locality. No other warranty, expressed or implied, is made or intended by rendering such consulting services or by furnishing written reports of the findings.

APPENDIX A
FUP Application Owner Documents

Flood Control District
of Maricopa County

Permit No. _____ Received Stamp

For District use only

FLOODPLAIN USE PERMIT / CLEARANCE APPLICATION

Application Information

☐ Residential ☐ Commercial ☑ Sand & Gravel ☐ CLOMR/LOMR

Name: John Casey

Mailing Address: 3423 South 51st Avenue City: Phoenix State: AZ ZIP: 85043

Phone Number: 4802835894 Alternate Phone Number : _____

E-Mail: jcasey@GFTMix.com

Property Owner ☐ YES ☑ NO

If **no** the following is required:

A signed Property Owner Authorization form if the owner wishes to grant an agent, contractor, or consultant authority to make decisions on this application.

Refer to the Floodplain Regulations for Maricopa County Section 403(B) for application requirements for a Floodplain Use Permit for extraction of sand and gravel or other materials.

Property Information

Property Address: 25550 West Hazen Road City: Buckeye State: AZ ZIP: 85326

Assessor Parcel Number(s): 400-37-003L

(if multiple APNs please include in the Purpose of Application description)

Cross Streets: W Hazen Rd & S 255th Ave Section: 7 Township: 1S Range: 3W ¼ Section: _____

Basement: ☐ Yes ☑ No As-Built ☐

Purpose of Application:

Floodplain use permit application for a sand and gravel mine located in Buckeye, Arizona. Proposed pit exists within the floodplain of the Gila River.

APPLICANT SIGNATURE John Casey DATE 4/16/2025

FCDMC REV 2/6/2018

2801 West Durango Street, Phoenix, Arizona 85009 Phone: 602-506-1501 main / 602-506-2419 Floodplain Management Fax: 602-372-6232

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Arizona Revised Statutes § 48-3644.
Prohibited acts by district and employees; enforcement; notice

A. A district shall not base a licensing decision in whole or in part on a licensing requirement or condition that is not specifically authorized by statute, rule, regulation, ordinance, executive order or delegation agreement. A general grant of authority does not constitute a basis for imposing a licensing requirement or condition unless the authority specifically authorizes the requirement or condition.

B. Unless specifically authorized, a district shall avoid duplication of other laws or executive orders that do not enhance regulatory clarity and shall avoid dual permitting to the maximum extent practicable.

C. This section does not prohibit district flexibility to issue licenses or adopt ordinances or regulations.

D. A district shall not request or initiate discussions with a person about waiving that person's rights.

E. This section may be enforced in a private civil action and relief may be awarded against the district. The court may award reasonable attorney fees, damages and all fees associated with the license application to a party that prevails in an action against the district for a violation of this section.

F. A district employee may not intentionally or knowingly violate this section. A violation of this section is cause for disciplinary action or dismissal pursuant to the district's adopted personnel policy.

G. This section does not abrogate the immunity provided by section 12-820.01 or 12-820.02.

H. A district shall prominently print the provisions of subsections A, B, C, D, E, F and G of this section on all license applications.

I. The licensing application may be in either print or electronic format.

2801 West Durango Street Phoenix, Arizona 85009 Phone: 602-506-2419 Fax: 602-506-4601

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Flood Control District
of Maricopa County

WARNING AND DISCLAIMER OF LIABILITY

A Floodplain Regulation for Maricopa County has been in force since February 25, 1974. The current version of the Floodplain Regulation for Maricopa County, Arizona was adopted on August 4, 1986, and amended March 23, 1987, April 6, 1988, September 18, 1989, September 3, 1991, December 15, 1993, November 1, 2000, December 20, 2006, November 30, 2011, April 9, 2014, June 25, 2014, and January 17, 2018. The intent of the Regulations is to prevent the dangerous and expensive misuse of floodplains in Maricopa County.

A Floodplain or floodprone area as defined in the Regulations is any land area susceptible to being inundated by water from any source.

Depending on the location of your property it could possibly be inundated by greater frequency flood events (those occurring more often). A flood greater in magnitude than the 100-year flood could also occur.

The review your development has undergone is solely for the purpose of determining if your application conforms with the written requirements of the Floodplain Regulation for Maricopa County. It is not to be taken as a warranty. Compliance with this Regulation does not insure complete protection from flooding. The Floodplain Regulation meets established standards for floodplain management, but neither this review nor the Regulation take into account such flood related problems as natural erosion, streambed meander or man-made obstructions and diversions all of which may have an adverse affect in the event of a flood. You are advised to consult your own engineer or other expert regarding these considerations.

In consideration for the issuance of the requested permit the applicant, owner, agent, engineer and their successors agree to hold the District harmless from any onsite or offsite damages of any kind arising from the development of the subject property in accordance with their submittals as outlined in the attached permit

I have read and understand the above WARNING AND DISCLAIMER OF LIABILITY.

_____	John Casey	4/16/2025
Permit Number	Owner or Agent	Date

2801 West Durango Street Phoenix, Arizona 85009 Phone: 602-506-2419 Fax: 602-506-4601

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Flood Control District
of Maricopa County

FLOODPLAIN USE PERMIT/CLEARANCE APPLICATION PROPERTY OWNER AUTHORIZATION FORM

FORM MUST BE COMPLETED IF THE APPLICANT IS NOT THE PROPERTY OWNER

I hereby authorize: Name: John Casey

Address: 3423 S 51st Ave

City, State, Zip: Phoenix Arizona 85043

E-mail address: JCasey@GFTMIX.com

to file this application for a floodplain use permit/clearance for development, as described in the application and supporting materials, for my property at 25550 W Hazen Rd Buckeye AZ 85326 APN 400-37-003L and to take all action required related to the requested development on my property including documentation and submittal of technical information required by the Flood Control District of Maricopa County ("District").

Property Owner Signature:

Property Owner Printed Name: William P Mahoney

Property Owner Address: 5210 N Central Ave, Suite 102

City, State, Zip Phoenix, AZ 85012

Property Owner Phone: 602-264-4336

Property Owner e-mail: pmahoney@arizonacommercial.com

Date: 4/16/2025

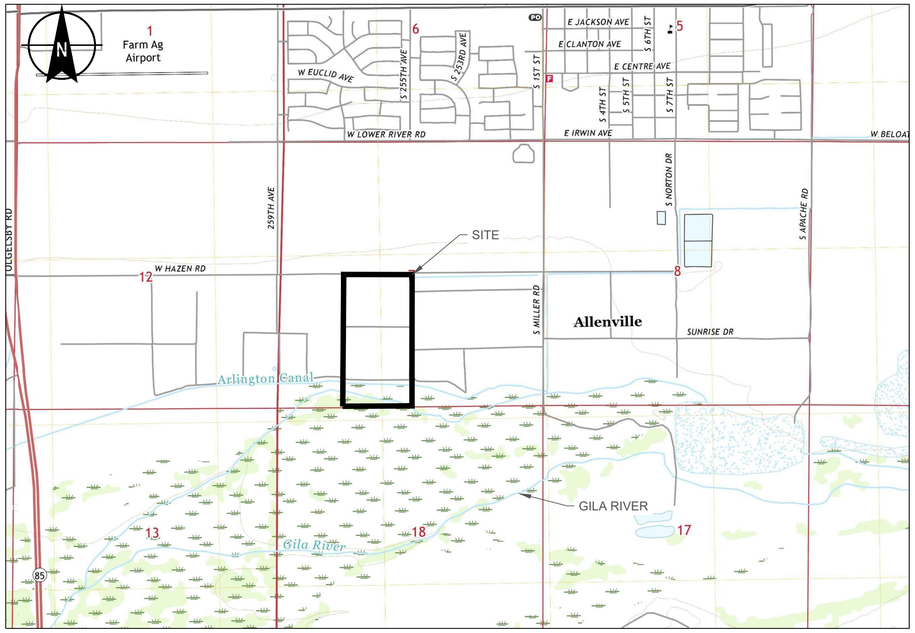
NOTE: This form is for all Floodplain Use Permits/Clearance except for extraction of sand and gravel or other materials.

DISTRICT USE ONLY

Tracking Number:_____ Project Name: _____

FCDMC Rev. 1/17/2018

APPENDIX B
Plan of Operations Design Set



PLAN OF OPERATIONS
GFT READY MIX
HAZEN PLANT 4

SITE ADDRESS: 25550 W. HAZEN ROAD
BUCKEYE, ARIZONA 85326
-
TOWNSHIP 1 SOUTH, RANGE 3 WEST, SECTION 7
MARICOPA COUNTY, ARIZONA

HALEY ALDRICH

Haley & Aldrich, Inc.
201 E. Washington Street, Suite 1795
Phoenix, AZ 85004
Tel: 602.760.2450
Fax: 602.238.9585
www.haleyaldrich.com

SITE LOCUS
TOPO SOURCE: USGS TOPOGRAPHIC MAP, HASSAYAMPA, AZ AND BUCKEYE, AZ
ARIZONA QUADRANGLE (2018).

0 1500 3000
SCALE IN FEET



SITE AERIAL
MAP SOURCE: IMAGE DATED 12 AUGUST 2019 TAKEN
ELECTRONICALLY FROM GOOGLE EARTH PRO.

0 400 800
SCALE IN FEET

GENERAL NOTES

1) THESE PLANS REPRESENT REQUIRED CONSTRUCTION ELEMENTS TO IMPLEMENT A MINING PIT AT THE SITE. THE CONTRACTOR/SUBCONTRACTORS SHALL PROVIDE ALL NECESSARY PERSONNEL, SUPERVISION, MATERIALS, EQUIPMENT AND TESTING TO COMPLETE THE CONSTRUCTION FOR ACCEPTANCE BY THE OWNER.
2) OWNER SHALL OBTAIN ALL PERMITS REQUIRED FOR THE PROJECT PRIOR TO THE START OF ANY EARTHWORK ACTIVITIES.
3) THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLYING WITH APPLICABLE FEDERAL, STATE, AND LOCAL REQUIREMENTS, WHILE EXERCISING PRECAUTIONS AT ALL TIMES FOR THE PROTECTION OF PERSONS (INCLUDING EMPLOYEES) AND PROPERTY. IT IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND SUBCONTRACTORS TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY REQUIREMENTS, PRECAUTIONS, AND PROGRAMS IN CONNECTION WITH THE WORK.
4) ALL WORK COMPLETED UNDER THIS CONTRACT SHALL COMPLY WITH THE U.S. DEPARTMENT OF LABOR AND REGULATIONS OF THE MINE SAFETY AND HEALTH ADMINISTRATION.
5) THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL REVIEW THE FULL CONTENT OF THE PLANS FOR DISCREPANCIES AND OMISSIONS PRIOR TO COMMENCEMENT OF THE WORK. THE CONTRACTOR SHALL NOTIFY THE ENGINEER AND OWNER OF ANY SIGNIFICANT CHANGES IN DIMENSIONS OR CONDITIONS.
6) LOCATE UTILITIES AT LEAST 3 DAYS PRIOR TO COMMENCING ANY EARTHWORK AND FIELD VERIFY ALL UTILITIES ARE LOCATED PRIOR TO STARTING CONSTRUCTION.
7) QUANTITIES SHOWN ON THESE PLANS ARE NEAT LINE QUANTITIES. QUANTITIES ARE AS ACCURATE AS THE TOPOGRAPHIC INFORMATION PROVIDED AND USED TO DEVELOP THESE PLANS.

SURVEY NOTES

SURVEYOR - R.B. WILLIAMS & ASSOCIATES, INC.
1921 S. ALMA SCHOOL ROAD, SUITE 101
MESA, ARIZONA 85210
DATE- MARCH 2, 2021

BASIS OF ELEVATION -

TOPOGRAPHY IS BASED ON NAVD88 VERTICAL DATUM,
HORIZONTAL COORDINATE SYSTEM NAD83, ARIZONA STATE PLANE 1983

BASIS OF BEARING -

NORTH LINE OF THE NE 1/4 OF SECTION 7, T1S, R3W ALSO KNOWN AS BELOAT ROAD
BEARING: S 89°48'49" W

FLOODPLAIN -

FLOOD ZONE 'AE' PER FEMA FIRM PANEL 04013C2580M,
EFFECTIVE 02/08/2024

SURVEY CONTROL POINT

AERIAL TOPOGRAPHY PROVIDED BY FERMATEK IN 2021
ON-SITE AERIAL CONTROL POINT
EASTING: 487244.646
NORTHING: 856352.618
LATITUDE: 33.3521117°
LONGITUDE: -112.6134169°
ELEVATION: 833.36

SHEET NO.	DRAWING NO.	SHEET TITLE
1	G-100	TITLE SHEET AND DRAWING LIST
2	G-101	NOTES
3	C-100	EXISTING CONDITIONS MAP
4	C-101	PROPOSED PLAN OF OPERATION
5	C-200	PROPOSED PIT PROFILES
6	C-201	PROPOSED BERM PROFILES
7	C-300	PROPOSED CLOSURE PLAN

Project No.:	0212653-001
Scale:	AS SHOWN
Date:	MAY 2025
Drawn By:	BCH
Designed By:	BCH
Checked By:	CGL
Approved By:	CGL

Stamp:



Rev.	Description	By	Date
S2	FOR SUBMITTAL	CGL	05/30/25
S1	FOR SUBMITTAL	CGL	04/11/25

PLAN OF OPERATIONS -
GFT READY MIX
HAZEN PLANT 4

TITLE SHEET AND
DRAWING LIST

G-100

Sheet: 1 of 7

HOLLAND, BEN Printed: 5/30/2025 12:41 PM Layout: G-100
\\HALEYALDRICH.COM\SHARE\CF\PROJECTS\0212653\CADWORKING\1_0212653_G-100.DWG

NOTES

1. THE BERM CONSTRUCTION WITH RIPRAP ARMORED BANK AND LAUNCHABLE RIPRAP TRENCH WILL GENERALLY START FROM THE EAST AND MOVE WESTWARD. THE BERM WITH RIPRAP AND LAUNCHABLE EROSION PROTECTION WILL BE CONSTRUCTED IN ACCORDANCE WITH THE FLOODPLAIN USE PERMIT APPLICATION. IT IS WORTH NOTING THAT RIPRAP PROTECTIONS WILL EXTEND AROUND THE SOUTHWEST CORNER OF THE SITE. THE REMAINDER OF THE BERM ALONG THE WEST SIDE OF THE SITE IS NOT EXPECTED TO BE EXPOSED TO SCOUR FROM THE GILA RIVER AND WILL BE UNARMORED.
2. THE BERM WITH RIPRAP ARMORED BANK AND LAUNCHABLE RIPRAP PROTECTING THE EASTERN AND SOUTHERN EDGE OF THE PIT WILL BE CONSTRUCTED BEFORE ANY MINING CAN OCCUR WITHIN THE DESIGNATED FLOODPLAIN. THE BERM CONSTRUCTED ALONG THE SOUTHERN BOUNDARY MUST TIE INTO THE EXISTING BERM.
3. EXCAVATION OF SAND AND GRAVEL WILL BE CONDUCTED WITH MOBILE EXCAVATING EQUIPMENT AND HAULED TO THE ON-SITE PROCESSING PLANT WITH A WHEEL LOADER OR TRUCK UNTIL SUCH A POINT THAT THE PIT BOTTOM REACHES GROUNDWATER. AT THAT POINT, THE PROCESS WILL SWITCH OVER TO WET AGGREGATE MINING AND MATERIAL PROCESSING. THE EXCAVATION WILL BE CONCURRENTLY RECLAIMED SO THAT FINAL PIT SLOPES WILL BE ESTABLISHED DURING THE MINING PROCESS AND NO FURTHER RE-GRADING OR SHAPING WILL BE NEEDED TO ESTABLISH THE FINAL RECLAIMED SURFACE.
4. GFT READY MIX WILL BE EXCAVATING THE PROPOSED PIT THROUGH THE COURSE OF THE OPERATIONAL LIFE OF THE MINE IN RESPONSE TO LOCAL MATERIALS ORDERS. THE OPERATIONAL LIFE OF THE MINE MAY INCLUDE SHORT PERIODS OF INACTIVITY BASED ON DIMINISHING LOCAL DEMAND AND REGIONAL ECONOMIC CONDITIONS. DURING THESE CARE AND MAINTENANCE PERIODS, GFT READY MIX WILL MAINTAIN APPLICABLE PERMITS AND MONITOR SITE CONDITIONS. DURING OPERATIONAL PERIODS, THE PIT FACES WILL BE CONCURRENTLY EXCAVATED TO THE FINAL PLANNED PIT SLOPES OF 3H:1V ALONG THE INTERNAL SLOPES IN ACCORDANCE WITH THE APPROVED PLAN OF OPERATIONS AND THE ARIZONA STATE MINE INSPECTOR (ASMI) APPROVED RECLAMATION PLAN. ONCE THE PIT REACHES ITS RESPECTIVE MAXIMUM PLANNED DIMENSIONS, GFT READY MIX WILL IMPLEMENT THE REMAINDER OF THE APPROVED RECLAMATION PLAN AND PERMANENTLY CLOSE THE FACILITY.
5. CLOSURE AND RECLAMATION ACTIVITIES ARE GOVERNED BY THE ASMI APPROVED AGGREGATE MINED LAND RECLAMATION PLAN (PLAN). THE PLAN IDENTIFIES THE SPECIFIC FACILITY DEMOLITION AND REMOVAL, GRADING, REVEGETATION, AND SECURITY MEASURES FOR THE SITE TO BE RECLAIMED IN A *SAFE AND STABLE CONDITION* BEFORE THE RECLAMATION FINANCIAL ASSURANCE MECHANISM CAN BE RELEASED. THE PLAN GENERALLY REFLECTS THE PLAN OF OPERATIONS CONTAINED IN THIS APPLICATION.
6. THE PLAN REQUIRES THAT THE SITE BE SECURE, THAT POSSIBLE DRAINAGE INTO THE PIT BE ARMORED TO PREVENT DAMAGING EROSION, AND THAT THE SITE BE GRADED AND NATURALLY REVEGETATED. THE FINANCIAL ASSURANCE MECHANISM CAN ONLY BE RELEASED AFTER THE PIT HAS BEEN GRADED AND RECLAMATION MEASURES SPECIFIED IN THE PLAN ARE IMPLEMENTED.
7. THE OPERATOR IS GENERALLY CONDUCTING CONCURRENT EXCAVATION BY MINING TO THE FINAL PIT SLOPES AND HAS UP TO 12 MONTHS TO COMPLETE RECLAMATION ACTIVITIES ONCE MINING CEASES, AND THE PLAN STIPULATES UP TO AN ADDITIONAL 36 MONTHS TO OVERSEE THE SITE TO MONITOR REVEGETATION PROGRESS, ENSURE SLOPE STABILITY, AND MITIGATE WILDCAT DUMPING. ONCE THE SITE-SPECIFIC RECLAMATION MEASURES ARE IMPLEMENTED, THE OWNER CAN REQUEST THAT THE SITE BE CLOSED. THE ASMI WILL INSPECT THE SITE FOR COMPLIANCE WITH THE PLAN AND IF THEY CONCUR THAT CLOSURE AND RECLAMATION ACTIVITIES HAVE BEEN CONDUCTED IN ACCORDANCE WITH THE PLAN, THEY WILL ISSUE AN OFFICIAL CLOSURE DETERMINATION AND RELEASE THE FINANCIAL ASSURANCE MECHANISM.
8. IT IS IMPORTANT TO NOTE THAT MINING OPERATIONS CAN ENTER A TEMPORARY *CARE AND MAINTENANCE* CONDITION DUE TO MARKET VARIABILITY AND SUPPLY CONSIDERATIONS. DURING *CARE AND MAINTENANCE*, THE OPERATOR MUST MAINTAIN AND COMPLY WITH ALL PERMITS, SECURE THE FACILITY, AND CONDUCT ANNUAL INSPECTIONS AND SUBMIT PROPERTY STATUS REPORTS TO THE ASMI. THE OPERATOR CAN KEEP A FACILITY IN *CARE AND MAINTENANCE* FOR NO MORE THAN 5 YEARS AND CAN EXTEND THE *CARE AND MAINTENANCE* PERIOD ONLY WITH THE CONCURRENCE OF THE ASMI.
9. MINING OPERATIONS WILL COMPLY WITH RELEVANT MINE SAFETY AND HEALTH ADMINISTRATION (MSHA) RULES AND REGULATIONS INCLUDING THOSE RULES COVERING POWERED HAULAGE. WHERE REQUIRED, THE MINE OPERATOR WILL BUILD AND MAINTAIN TEMPORARY SAFETY BERMS ALONG ROADWAYS ADJACENT TO PITS OR OTHER HAZARDS TO WARN DRIVERS OF THE ROADWAY LIMITS. THE OPERATOR IS PERMITTED TO CONSTRUCT, MOVE, AND MAINTAIN ROADWAYS AND SAFETY BERMS AS NEEDED TO SUPPORT OPERATIONS AND COMPLY WITH THE APPLICABLE MSHA REGULATIONS. ANY MSHA BERM SHALL NOT DIVERT AND OBSTRUCT THE FLOW TO CAUSE ADVERSE IMPACT TO THE ADJACENT PROPERTIES, HOWEVER, THE OPERATOR CANNOT BUILD A PERMANENT MSHA BERM THAT INTERFERES WITH THE DESIGN AND OPERATION OF FLOOD MITIGATION STRUCTURES DESIGNED AND PERMITTED IN THIS APPLICATION. NOR CAN THE OPERATOR BUILD ANY PERMANENT STRUCTURE THAT OTHERWISE CAUSES A DIVERSION OF WATER NOT CONSIDERED IN THIS APPLICATION.
10. FOLLOWING ANY SUBSTANTIVE STORM EVENT, THE OPERATOR IS REQUIRED TO INSPECT AND MAINTAIN BERM OUTLETS AND PERFORM NECESSARY REPAIRS OR MODIFICATIONS TO ENSURE THAT FLOOD-INDUCED EROSION IS REPAIRED, AND FUTURE FLOWS ARE PROTECTED FROM EROSION.

CONSTRUCTION SEQUENCING NOTES

OPERATOR MUST FOLLOW THE CONSTRUCTION DESIGN AND TIMING BASED ON THE EFFECTIVE FEMA MODEL ENERGY GRADE LINE (EGL) ELEVATION, AS REQUIRED BY FCDMC. EXCAVATION OF SAND AND GRAVEL WILL BE CONDUCTED WITH MOBILE EXCAVATING EQUIPMENT AND HAULED TO THE ON-SITE PROCESSING PLAN WITH A WHEEL LOADER OR TRUCK UNTIL SUCH A POINT AS THE PUT BOTTOM REACHES GROUNDWATER. AT THAT POINT, THE PROCESS WILL SWITCH OVER TO WET AGGREGATE MINING AND MATERIAL PROCESSING. THE EXCAVATION WILL BE CONCURRENTLY RECLAIMED, ESTABLISHING THE FINAL PIT SLOPES DURING THE MINING PROCESS TO ELIMINATE THE NEED FOR FURTHER REGRADING OR SHAPING.

THE DESIGN INITIATES WITH THE CONSTRUCTION OF EASTERN PROTECTIONS, INCLUDING A BERM, ARMORED BANK, AND LAUNCHABLE RIPRAP ALONG THE EASTERN BOUNDARY. THIS BEGINS AT BERM STATION 0+00 AT THE NORTHEAST CORNER OF THE PROPERTY AND EXTENDS TO THE SOUTHEAST CORNER OF THE SITE AT APPROXIMATELY 20+00. THE BERM AND ARMORING THEN TURN AND CONTINUE WESTWARD UNTIL APPROXIMATELY 31+50, THEN COMPLETION REQUIRED AT APPROXIMATELY 33+95 BEFORE MINING WITHIN THE PIT CAN COMMENCE. THE BERM ELEVATIONS AND EROSION PROTECTION MEASURES WILL BE CONSTRUCTED IN ACCORDANCE WITH THE PLAN OF OPERATIONS, DETAILED IN SHEETS C-101 THROUGH C-300 IN THIS SHEETSET.

GFT READY MIX WILL EXCAVATE THE PROPOSED PIT THROUGHOUT THE OPERATIONAL LIFE OF THE MINE, RESPONDING TO LOCAL MATERIALS ORDERS. THE OPERATIONAL LIFE MAY INCLUDE SHORT PERIODS OF INACTIVITY DUE TO DIMINISHING LOCAL DEMAND AND REGIONAL ECONOMIC CONDITIONS. DURING THESE CARE AND MAINTENANCE PERIODS, GFT READY MIX WILL MAINTAIN APPLICABLE PERMITS AND MONITOR SITE CONDITIONS. DURING OPERATIONAL PERIODS, THE PIT FACES WILL BE CONCURRENTLY EXCAVATED TO THE FINAL PLANNED PIT SLOPES OF 3H:1V ALONG THE INTERNAL SLOPES, IN ACCORDANCE WITH THE APPROVED PLAN OF OPERATIONS AND THE ARIZONA STATE MINE INSPECTOR (ASMI) APPROVED RECLAMATION PLAN. ONCE THE PITS REACH THEIR RESPECTIVE MAXIMUM PLANNED DIMENSIONS, GFT READY MIX WILL IMPLEMENT THE REMAINDER OF THE APPROVED RECLAMATION PLAN AND PERMANENTLY CLOSE THE FACILITY.

HALEY ALDRICH

Haley & Aldrich, Inc.
201 E. Washington Street, Suite 1795
Phoenix, AZ 85004
Tel: 602.760.2450
Fax: 602.238.9585
www.haleyaldrich.com

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PLAN OF OPERATIONS - GFT READY MIX HAZEN PLANT 4

NOTES

G-101

Sheet: 2 of 7

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401-02-005
LAMB WEST
BUCKEYE
PROPERTIES LLC

400-37-014H
RESOURCE
HOLDINGS
TRUST/FARM
HOLDINGS
LP/ETAL

400-37-014G
RESOURCE
HOLDINGS
TRUST/FARM
HOLDINGS
LP/ETAL

400-37-014J
RESOURCE
HOLDINGS
TRUST/FARM
HOLDINGS
LP/ETAL

400-37-004B
ARIZONA PUBLIC
SERVICE
COMPANY

400-37-002A
FARMS HOLDINGS
LP/GENIUS
LP/RESOURCE
HOLDINGS TRUST

SITE BOUNDARY

FEMA EFFECTIVE
FLOODPLAIN

400-37-012
CALMAT CO

400-37-005J
DECA RANCH LLC

400-37-003L
MAHONEY
PROPERTIES

400-37-005M
CHILDRENS
TUMOR
FOUNDATION

401-02-009A
CALMAT CO

400-37-013A
CALMAT CO

FEMA EFFECTIVE
FLOODWAY

EXISTING
ARLINGTON
CANAL

400-37-013B
CALMAT CO

400-37-003K
MAHONEY
PROPERTIES

400-37-005L
CHILDRENS
TUMOR
FOUNDATION

400-37-003K
RIVERA
JOSE/MARTINEZ
LILIA

401-03-006B
ARIZONA GAME &
FISH COMMISSION

400-46-011
VULCAN LANDS
INC

400-46-012B
VULCAN LANDS
INC

400-46-013
VULCAN LANDS
INC

400-46-010
CITY OF BUCKEYE

LEGEND

- FEMA EFFECTIVE FLOODPLAIN
- FEMA EFFECTIVE FLOODWAY
- SITE BOUNDARY

NOTES

1. PARCEL EXTENTS PROVIDED BY MARICOPA COUNTY ASSESSOR'S OFFICE PARCEL VIEWER.

N

0 200 400 600 800
SCALE IN FEET

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Phoenix, AZ 85004
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Fax: 602.238.9585
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PLAN OF OPERATIONS -
GFT READY MIX
HAZEN PLANT 4

EXISTING
CONDITIONS MAP

C-100

Sheet: 3 of 7

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Point Table					
Point #	Raw Description	Elevation	Easting	Northing	Elevation Above Pending EGL
1	BERM TOP	839.00'	491414.8479'	857582.3462'	1.00
2	BERM TOP	839.00'	491410.7429'	857382.3883'	1.00
3	BERM TOP	839.00'	491406.6379'	857182.4325'	1.00
4	BERM TOP	839.00'	491402.5328'	856982.4726'	1.00
5	BERM TOP	839.00'	491398.4278'	856782.5147'	1.00
6	BERM TOP	839.00'	491394.3228'	856582.5589'	1.00
7	BERM TOP	839.00'	491390.2178'	856382.5990'	1.00
8	BERM TOP	839.00'	491386.1128'	856182.6432'	1.00
9	BERM TOP	839.00'	491382.0077'	855982.6833'	1.00
10	BERM TOP	839.00'	491377.9027'	855782.7254'	1.00
11	BERM TOP	839.00'	491373.5911'	855572.7073'	1.00
12	BERM TOP	838.28'	491183.8971'	855582.2528'	1.00
13	BERM TOP	838.74'	490984.1498'	855592.3042'	1.00
14	BERM TOP	838.54'	490784.4025'	855602.3556'	1.00
15	BERM TOP	838.32'	490584.6502'	855612.4072'	1.00
16	BERM TOP	837.10'	490384.9080'	855622.4583'	1.00
17	BERM TOP	838.00'	490222.9295'	855630.6092'	1.00
18	BERM TOP	838.00'	490223.5877'	855813.2339'	1.00
19	BERM TOP	837.84'	490172.9855'	855813.2852'	1.00
20	RIPRAP TOE	829.74'	490176.7423'	855582.8701'	
21	RIPRAP TOE	834.00'	490375.6143'	855572.8627'	
22	RIPRAP TOE	834.01'	490575.3724'	855562.8108'	
23	RIPRAP TOE	834.19'	490775.0513'	855552.7629'	
24	RIPRAP TOE	834.37'	490975.6894'	855542.6667'	
25	RIPRAP TOE	835.99'	491175.3774'	855532.6183'	
26	RIPRAP TOE	837.64'	491422.5234'	855520.1817'	
27	RIPRAP TOE	836.30'	491426.6301'	855720.2239'	
28	RIPRAP TOE	836.36'	491430.7434'	855920.5857'	
29	RIPRAP TOE	836.54'	491434.8531'	856120.7706'	
30	RIPRAP TOE	836.65'	491438.9457'	856320.1220'	
31	RIPRAP TOE	836.79'	491443.0629'	856520.6714'	
32	RIPRAP TOE	837.52'	491447.1565'	856720.0761'	
33	RIPRAP TOE	836.76'	491451.2661'	856920.2544'	
34	RIPRAP TOE	838.58'	491455.3668'	857120.0015'	
35	RIPRAP TOE	838.47'	491459.4860'	857320.6500'	
36	RIPRAP TOE	839.12'	491464.8374'	857581.3210'	
37	PIT CREST	835.00'	491396.8517'	857582.7167'	
38	PIT CREST	835.00'	490766.5431'	857582.2207'	
39	PIT CREST	835.00'	490247.0955'	857581.5421'	
40	PIT CREST	835.00'	490245.8730'	857194.2483'	
41	PIT CREST	835.00'	490244.3600'	856714.9293'	
42	PIT CREST	835.00'	490242.9800'	856278.9790'	
43	PIT FLOOR	707.00'	491004.8588'	857197.3157'	
44	PIT FLOOR	707.00'	490999.4354'	856933.1403'	
45	PIT FLOOR	707.00'	490992.5281'	856596.6837'	
46	PIT FLOOR	707.00'	490986.3597'	856296.2159'	
47	PIT FLOOR	707.00'	490980.1975'	855996.0518'	
48	PIT FLOOR	707.00'	490804.6382'	856005.3476'	
49	PIT FLOOR	707.00'	490629.0789'	856014.6434'	
50	PIT FLOOR	707.00'	490630.9433'	856309.8797'	
51	PIT FLOOR	707.00'	490630.9433'	856605.3159'	
52	PIT FLOOR	707.00'	490631.7891'	856873.2537'	
53	PIT FLOOR	707.00'	490632.8078'	857195.9883'	
54	PIT FLOOR	707.00'	490818.8333'	857196.6520'	

NOTES

1. ELEVATIONS PROVIDED ON THE FIGURE REFERENCE NAVD88.
2. GRADE IS 3:1 FROM PIT CREST TO DESIGN BOTTOM.
3. GWSI DATA VERIFIES GROUNDWATER ALTITUDE AT 821 FT AMSL ON 1/5/2018. APPROXIMATELY 8.8 FEET BELOW GRADE.
4. BERM DESIGN IS BASED ON CONSTRUCTION INCLUDING FREEBOARD OF 1.0 FT ABOVE GILA RIVER ENERGY GRADE LINE FOR THE REGULATORY, 100-YEAR DISCHARGE AS DEFINED IN THE HYDRAULIC MODEL.
5. TOP OF LAUNCHABLE RIPRAP TRENCH TO BE LEVEL WITH EXISTING GROUND.
6. THE ARLINGTON CANAL WILL BE MONITORED FOR EROSION CAUSED BY HEAD-CUTTING. THE CANAL IS LOCATED WITHIN THE "AUTHORIZED" HEADCUT SETBACK ZONE. SHOULD THERE BE ANY OBSERVABLE DAMAGE TO THE CANAL THE OPERATOR IS REQUIRED TO MAINTAIN THE INTEGRITY OF THE CANAL.
7. OPERATOR IS REQUIRED TO PROVIDE WARNING SIGNAGE IN AREAS OF OVERHEAD UTILITIES.

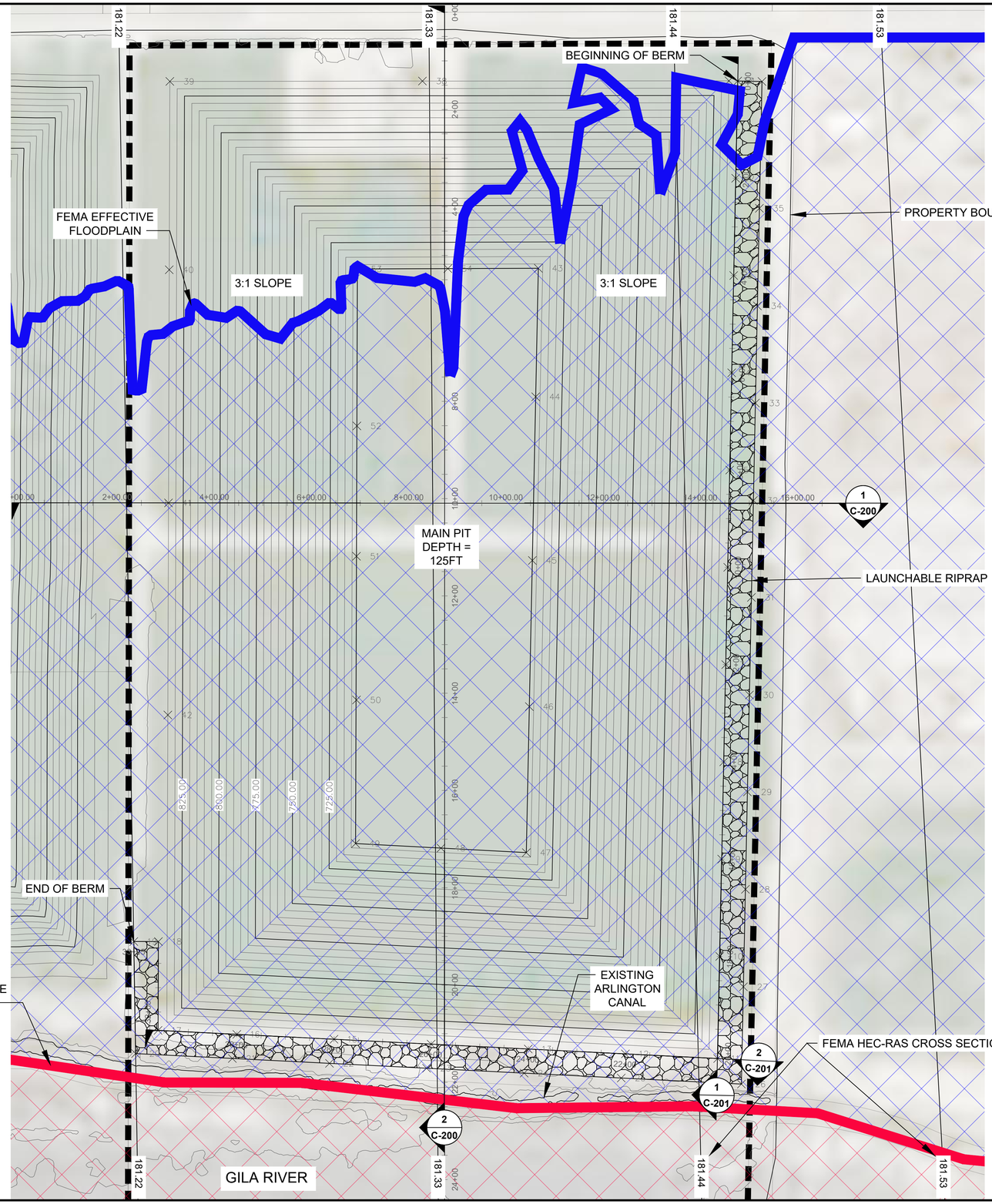
LEGEND

- EXISTING GROUND
- PROPOSED GROUND
- FEMA EFFECTIVE FLOODPLAIN
- FEMA EFFECTIVE FLOODWAY
- RIPRAP
- HEC-RAS SECTION

N

0 120 240 360 480

SCALE IN FEET



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Professional Engineering Certificate — Certificate No. 49937 — CHRISTOPHER G. LANGHAM — 5/30/25 — Registered Professional Engineer — State of Arizona

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PLAN OF OPERATIONS - GFT READY MIX HAZEN PLANT 4

PROPOSED PLAN OF OPERATIONS

C-101

Sheet: 4 of 7

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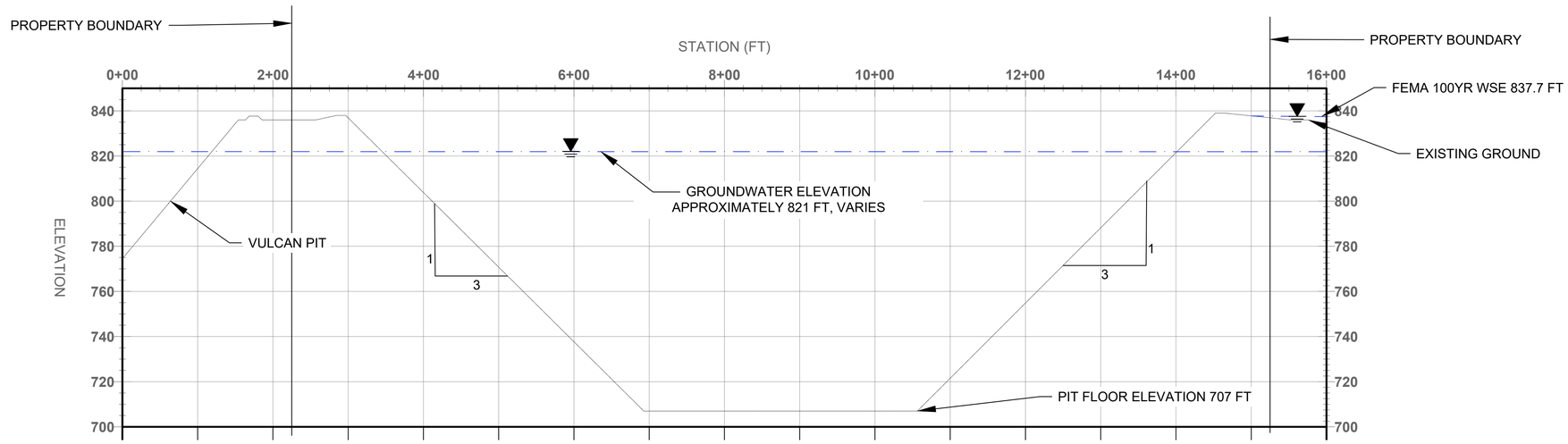
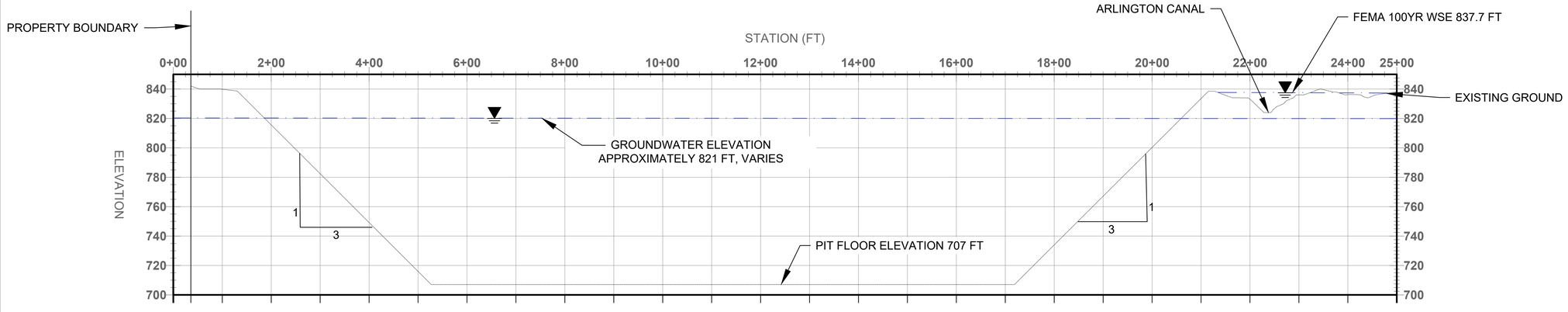


1 / C-200 **PROPOSED WEST-EAST PIT PROFILE**

SCALE:

HORIZ.	0	90	180	270	360
VERT.	0	30	60	90	120

SCALE IN FEET



2 / C-200 **PROPOSED NORTH-SOUTH PIT PROFILE**

SCALE:

HORIZ.	0	120	240	360	480
VERT.	0	40	80	120	160

SCALE IN FEET

LEGEND

- EXISTING GROUND
- PROPOSED PIT
- RIPRAP
- FEMA EFFECTIVE WSE

NOTES

1. ELEVATIONS PROVIDED ON THE FIGURE REFERENCE NAVD88.
2. SUB-GRADE SHALL BE PREPARED ON A FIRM SURFACE, REASONABLY EVEN AND SMOOTH, AND FREE OF OFF-SETS, ABRUPT INDENTATIONS, AND PROTRUDING MATERIALS.
3. RIPRAP SHALL BE PLACED DIRECTLY ON THE GEOTEXTILE WITH A DROP HEIGHT NOT EXCEEDING 1-FOOT.

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PLAN OF OPERATIONS - GFT READY MIX HAZEN PLANT 4

PROPOSED EAST PIT PROFILES

C-200

Sheet: 5 of 7

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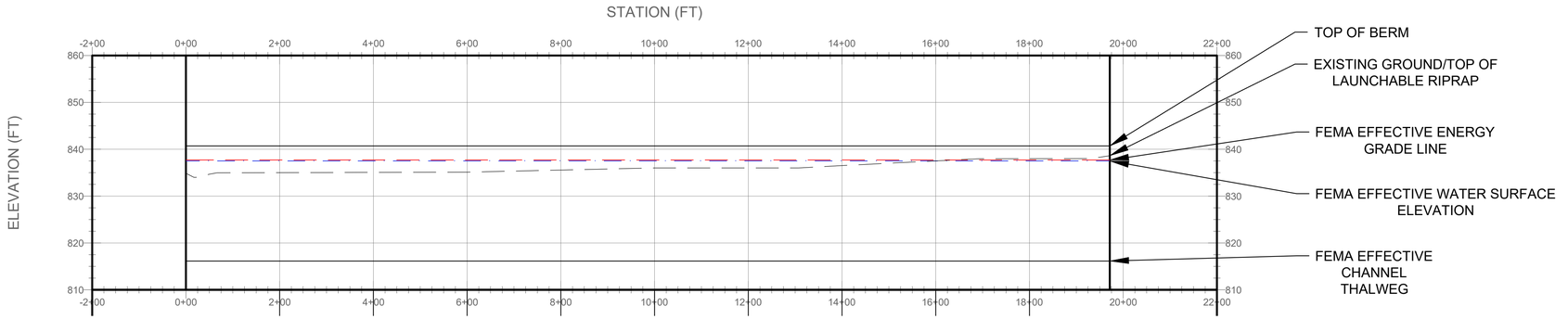
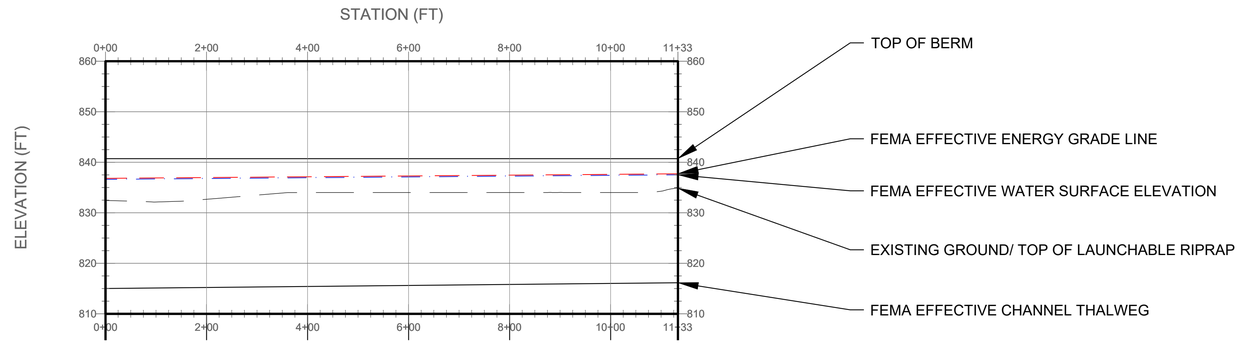


1 / C-200 **PROPOSED BERM PROFILE 1**

SCALE:

HORIZ.	0	150	300	450	600	
VERT.	0	15	30	45	60	SCALE IN FEET



2 / C-201 **PROPOSED BERM PROFILE 2**

SCALE:

HORIZ.	0	150	300	450	600	
VERT.	0	15	30	45	60	SCALE IN FEET

LEGEND

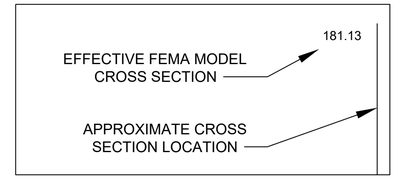
- EXISTING GROUND
- PROPOSED PIT
- FEMA EGL
- FEMA WSE

TABLE 2 - RIPRAP QUANTITIES

	Angular Rock (ft) (165 lbs/ft^3)	Concrete Rubble (ft) (143.5 lbs/ft^3)
	Launchable Riprap	
Length (ft)	3150	3150
Width (ft)	33	33
Depth (ft)	0.81	0.99
Volume (CF)	84,200	102,911
	Berm Protection	
Length (ft)	3400	3400
Width (ft)	9	9
Depth (ft)	0.27	0.33
Volume (CF)	8,262	10,098
Total Vol. (CF)	92,462	113,009

NOTES

1. ELEVATIONS PROVIDED ON THE FIGURE REFERENCE NAVD88.
2. BERM SOUTH AND EAST OF PIT TO BE MONITORED FOR EROSION. SHOULD THERE BE ANY OBSERVABLE DAMAGE TO THE BERM THE OPERATOR IS REQUIRED TO MAINTAIN THE INTEGRITY OF THE BERM.
3. THE PROPOSED BERM ELEVATION IS AT LEAST ONE FOOT HIGHER THAN THE ENERGY GRADE LINE FROM THE EFFECTIVE MODEL.
4. MODEL CROSS SECTIONS ARE DEPICTED IN THESE PROFILES IN THE FOLLOWING MANNER:



5. THALWEG POST-SCOUR IS THE THALWEG MINUS CALCULATED TOTAL SCOUR.
6. MIRAFI GEOTEXTILE FABRIC IS ALSO REQUIRED FOR BERM PROTECTION.

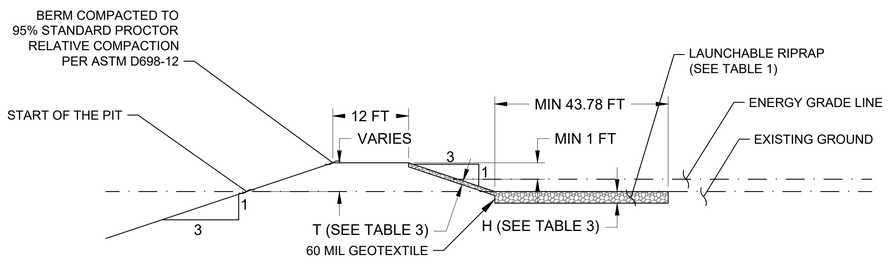
TABLE 1 - ROCK GRADATION FROM STA. 0+00 TO 33+95

Gradation	Angular Rock (ft) (165 lbs/ft^3)	Concrete Rubble (ft) (143.5 lbs/ft^3)
D15	0.09	0.11
D50	0.18	0.22
D85	0.23	0.29
D100	0.29	0.35

SPECIFICS IDENTIFIED IN DRAINAGE DESIGN MANUAL FOR MARICOPA COUNTY, SECTION 6.6.3

CONCRETE RUBBLE SPECIFICATIONS

1. MATERIALS USED WILL BE FREE OF GREASE, OILS, PAINT CHEMICALS, AND OTHER POLLUTANTS.
2. MATERIAL USED WILL BE FREE OF CRACKS, SOFT SEAMS, AND OTHER STRUCTURAL DEFECTS.
3. LONGEST DIMENSION OF MATERIAL SHALL BE NO MORE THAN 3 TIMES THE SHORTEST DIMENSION AND THE LENGTH NO GREATER THAN TWICE ITS WIDTH.
4. ANY PROTRUDING FOREIGN MATERIAL SUCH AS REBAR WILL BE REMOVED.
5. IMPORTED MATERIALS WILL BE SORTED ON-SITE WITH MAXIMUM INDIVIDUAL PIECE WEIGHT OF 500 LBS.
6. MATERIAL SHALL BE PLACED EVENLY DISTRIBUTED TO ENSURE FILLING OF VOID SPACES AND AVOID SHARP, EXPOSED EDGES WHILE CREATING A HIGH DENSITY FILL PLACEMENT.
7. LARGEST MATERIAL WILL BE PLACED IN THE BASE AND KEYED-IN AS NECESSARY.
8. THE SPECIFIC GRAVITY SHALL BE AT LEAST 2.3 OR THE SPECIFIC WEIGHT SHALL BE AT LEAST 143.5 LB/FT3.
9. THE MAXIMUM ALLOWABLE BANK SLOPE IS 3:1 (H:V).
10. EITHER A GRANULAR OR FABIC FILTER BLANKET IS REQUIRED FOR LOOSE RUBBLE CONCRETE RIPRAP.
11. MATERIALS SHALL BE HARD, DURABLE ROUGH AND ANGULAR IN SHAPE. ADDITIONAL TEST MAY BE REQUIRED SUBJECT TO THE INSPECTOR'S JUDGMENT. PLEASE SEE THE 2018 DRAINAGE DESIGN MANUAL FOR MARICOPA COUNTY, ARIZONA (HYDRAULICS) FOR CONCRETE RUBBLE SPECIFICATIONS.
12. CULVERT MAY CROSS UNDER TRAVERSABLE OR NON-TRAVERSABLE SECTIONS OF THE BERM. DEPENDING ON CULVERT ROUTING AND BERM SLOPE 2A OR 2C DETAILS WILL BE USED APPROPRIATELY



1 / C-101 **TYPICAL LAUNCHABLE RIPRAP AND BERM DETAIL FROM 0+00 TO 33+95**

SCALE: NTS

TABLE 2 - RECOMMENDED GEOTEXTILE PHYSICAL PROPERTIES

Property	Test Method	Required Values
Mass per unit area, nominal	ASTM D 5261	16 ounces per square yard
Grab tensile	ASTM D 4632	380 pounds
Elongation at break	ASTM D 4632	50 percent
Trapezoidal tear	ASTM D 4533	140 pounds
Puncture strength	ASTM D 4833	230 pounds
Burst strength	ASTM D 3786	700 pounds per square inch
Permeability	ASTM D 4491	0.5 sec^{-1}
Apparent opening size (minimum US Sieve No. / maximum opening size)	ASTM D 4751	100 US Sieve
UV resistance – tensile strength retained at 500 hours, minimum	ASTM D 4355	70 percent
Notes: *ASTM = ASTM International* *UV = ultraviolet*		

TABLE 3 - BANK RIPRAP THICKNESS AND LAUNCHABLE RIPRAP PAD DIMENSIONS

Stations	Section ID on C-101	Angular Rock (160 lbs/ft^3)				Concrete Rubble (143.5 lbs/ft^3)			
		D50 (ft)	Bank Riprap Thickness (T) (ft)	Launchable Riprap Pad Thickness (H) (ft)	Launchable Riprap Pad Length (L) (ft)	D50(ft)	Bank Riprap Thickness (T) (ft)	Launchable Riprap Pad Thickness (H) (ft)	Launchable Riprap Pad Length (L) (ft)
00+00 to 33+95	1/C-201	0.18	0.27	0.81	32.74	0.22	0.33	0.99	33.01

HALEY ALDRICH

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Phoenix, AZ 85004
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PLAN OF OPERATIONS - GFT READY MIX HAZEN PLANT 4

PROPOSED BERM PROFILE

C-201

Sheet: 6 of 7

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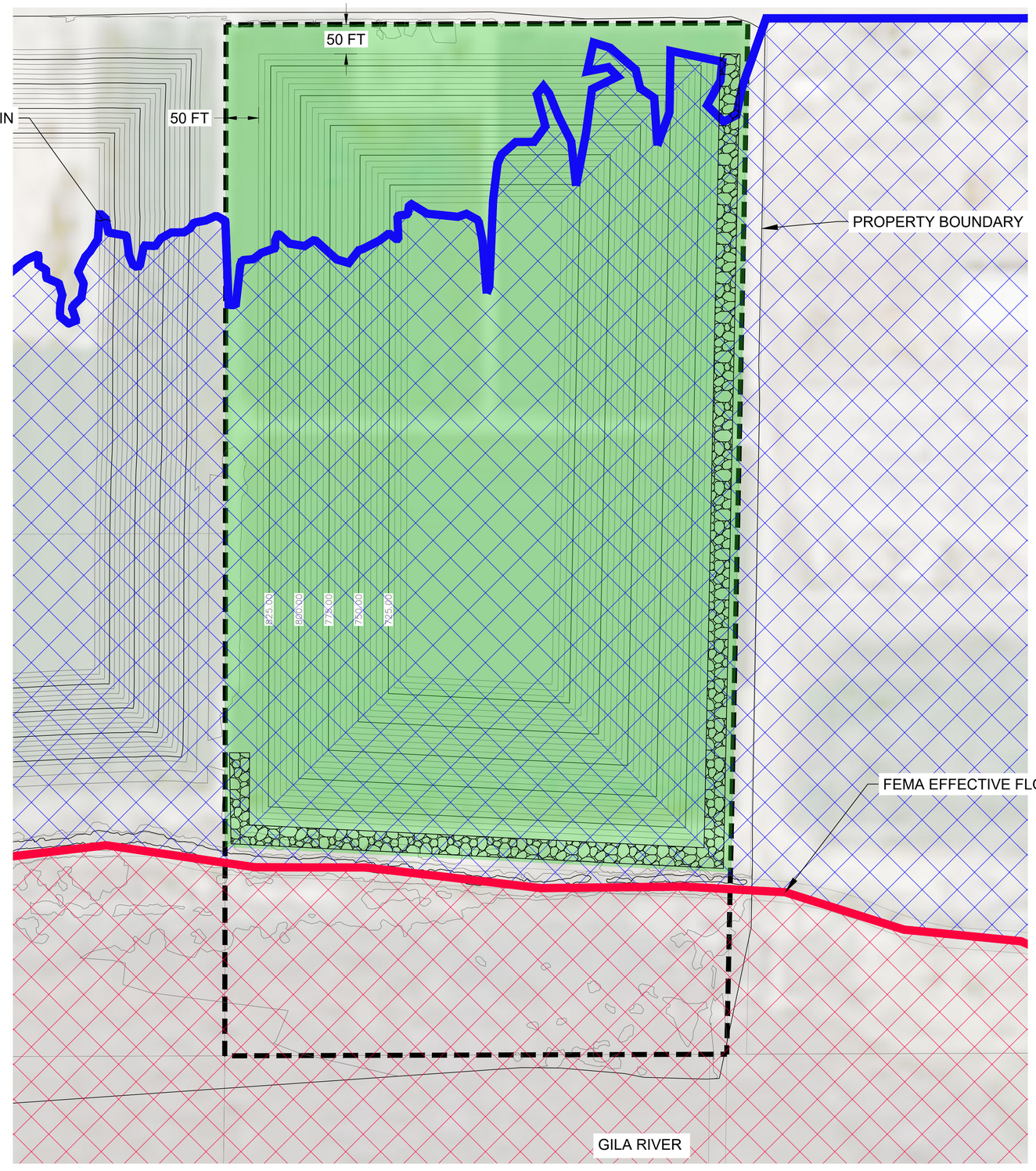


CLOSURE NOTES

CLOSURE AND RECLAMATION ACTIVITIES ARE GOVERNED BY THE ARIZONA STATE MINE INSPECTOR (ASMI) APPROVED *AGGREGATE MINED LAND RECLAMATION PLAN* (PLAN). THE PLAN SPECIFIES THE SPECIFIC FACILITY DEMOLITION AND REMOVAL, GRADING, REVEGETATION AND SECURITY MEASURES FOR THE SITE TO BE RECLAIMED IN A *SAFE AND STABLE CONDITION* BEFORE THE RECLAMATION FINANCIAL ASSURANCE MECHANISM CAN BE RELEASED.

THE PLAN REQUIRES THAT THE SITE BE SECURE, THAT POSSIBLE DRAINAGE INTO THE PIT BE ARMOURED TO PREVENT DAMAGING EROSION, AND THAT THE SITE BE GRADED AND NATURALLY REVEGETATED. THE FINANCIAL ASSURANCE MECHANISM POSTED WITH THE ASMI CAN ONLY BE RELEASED UNTIL AFTER THE GRADING AND RECLAMATION MEASURES SPECIFIED IN THE PLAN ARE IMPLEMENTED.

THE OPERATOR HAS UP TO 12 MONTHS TO COMPLETE RECLAMATION ACTIVITIES ONCE MINING CEASES AND THE PLAN STIPULATES UP TO AN ADDITIONAL 36 MONTHS TO OVERSEE THE SITE TO MONITOR REVEGETATION PROGRESS, ENSURE SLOPE STABILITY, AND MITIGATE WILDCAT DUMPING ONCE THE RECLAMATION MEASURES ARE IMPLEMENTED, THE OPERATOR CAN REQUEST THAT THE SITE BE CLOSED. THE ASMI WILL INSPECT THE SITE FOR COMPLIANCE WITH THE PLAN AND DETERMINE IF CLOSURE AND RECLAMATION ACTIVITIES HAVE BEEN CONDUCTED IN ACCORDANCE WITH THE PLAN BEFORE ISSUING AN OFFICIAL CLOSURE DETERMINATION AND RELEASE THE FINANCIAL ASSURANCE MECHANISM.

MINING OPERATIONS CAN ENTER A TEMPORARY *CARE AND MAINTENANCE* CONDITION DUE TO MARKET VARIABILITY AND SUPPLY CONSIDERATIONS. DURING *CARE AND MAINTENANCE*, THE OPERATOR MUST MAINTAIN AND COMPLY WITH ALL PERMITS, SECURE THE FACILITY, CONDUCT ANNUAL INSPECTIONS, AND SUBMIT PROPERTY STATUS REPORTS TO THE ASMI. THE OPERATOR CAN KEEP A FACILITY IN *CARE AND MAINTENANCE* FOR NO MORE THAN 5-YEARS, AND CAN EXTEND THE *CARE AND MAINTENANCE* FOR NO MORE THAN 5-YEARS, AND CAN EXTEND THE *CARE AND MAINTENANCE* PERIOD ONLY WITH THE CONCURRENCE OF THE ASMI.

GENERAL NOTES

1. PIT LAKE AND NATURALIZED OPEN SPACE TO BE USED POST-RECLAMATION FOR RECREATIONAL PURPOSES.
2. 3H:1V INTERIOR SLOPES PROVIDE SAFE ACCESS TO PIT LAKES.
3. SEE SHEET C-101 FOR POINT ELEVATION AND LOCATION TABLE.

LEGEND

- EXISTING GROUND
- PROPOSED GROUND
- FEMA FLOODWAY
- FEMA FLOODPLAIN
- RIPRAP
- NATURALIZED OPEN SPACE

HALEY ALDRICH

Haley & Aldrich, Inc.
201 E. Washington Street, Suite 1795
Phoenix, AZ 85004
Tel: 602.760.2450
Fax: 602.238.9585
www.haleyaldrich.com

Project No.:	0212653-001
Scale:	AS SHOWN
Date:	MAY 2025
Drawn By:	BCH
Designed By:	BCH
Checked By:	CGL
Approved By:	CGL

Stamp:

PROFESSIONAL ENGINEER CERTIFICATE NO. 49937 CHRISTOPHER G. LANGHAM 5/30/25 REGISTERED ARIZONA U.S.A.

Rev.	Description	By	Date
S2	FOR SUBMITTAL	CGL	05/30/25
S1	FOR SUBMITTAL	CGL	04/11/25

PLAN OF OPERATIONS - GFT READY MIX HAZEN PLANT 4

PROPOSED CLOSURE PLAN

C-300

Sheet: 7 of 7

HOLLAND, BEN Printed: 5/30/2025 12:42 PM Layout: HA-ENG-D-L
\\HALEYALDRICH.COM\SHARE\CF\PROJECTS\0212653\CAD\WORKING\7_0212653_C-300.DWG

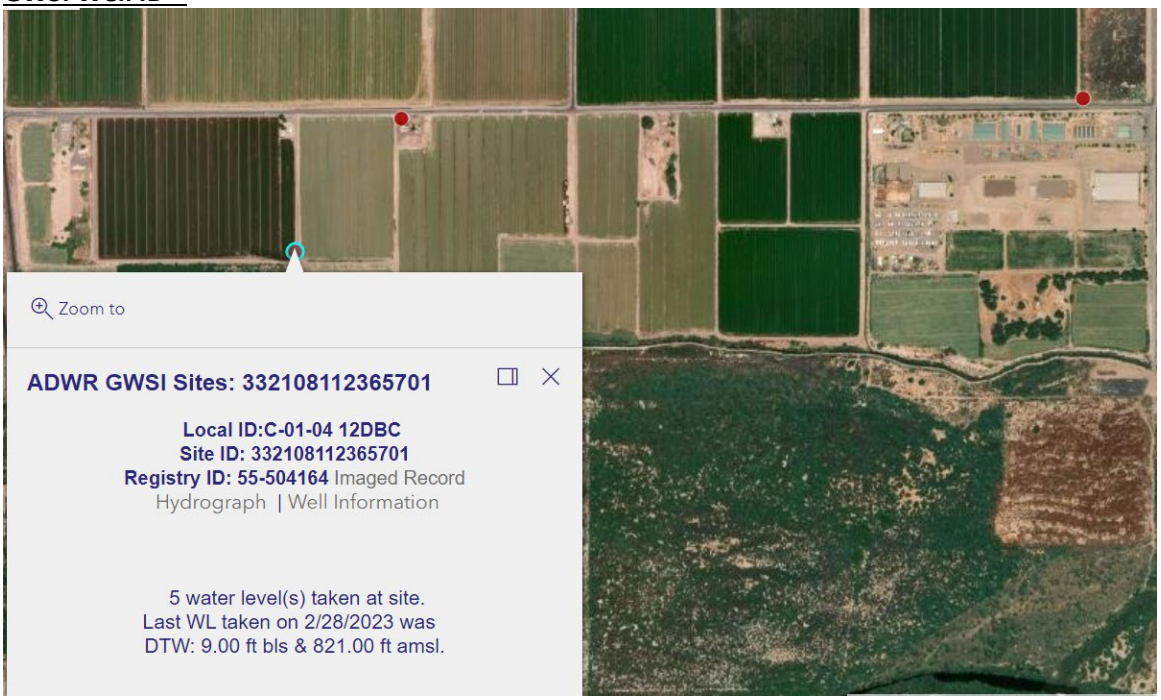
APPENDIX C
Arizona Groundwater Site Inventory Well Information

GFT READY MIX – HAZEN SITE
GWSI Site Detail

Aerial –



GWSI Well ID –



GFT READY MIX – HAZEN SITE

General Well Information –

GWSI Well Information

Search | Hydrograph | Auto Site Hydrograph | Map | Data Export | GWSI Help | Email

Site ID **332108112365701** Local ID **C-01-04 12DBC** 55 Registration No. **504164**

General | Water Levels | Construction | Remark | Owner | Pump | Water Quality | Spring | Photo

GWSI Site									
Site Type	W - WELL	Meridian	G - GILA AND SALT RIVER	Reliability	C - FIELD CHECKED				
Topo Setting	V - VALLEY FLAT	Source	ADWR	Quad Name	BUCKEYE	Map Scale	24000		

Latitude, Longitude DMS									
Laiitude	33 21 8.1	Longitude	112 36 56.4	Method	G - GLOBE POSITIONING SYSTEM (GPS)	Accuracy	5 - 0.5 SECOND	Datum	NAD 27

Site Elevation					
Altitude - Feet AMSL	830	Altitude Method	M - INTERPOLATED FROM TOPOGRAPHIC MAP	Altitude Accuracy	5

Well Information							
Hole Depth	53	Well Depth	53	Depth Code	O - OWNER	Geo unit	

Basin, County and State Information					
USGS Basin	SRV - SALT RIVER VALLEY	Sub Basin	WSR - WEST SALT RIVER	ADWR Basin	PHX - PHOENIX AMA
State	AZ - ARIZONA	County	13 - MARICOPA		

Site Uses		Water Uses	
Site Use 1	U - UNUSED	Water Use 1	U - UNUSED
Site Use 2		Water Use 2	
Site Use 3		Water Use 3	

GFT READY MIX – HAZEN SITE

Water Level –

GWSI Well Information

Search | Hydrograph | Auto Site Hydrograph | Map | Data Export | GWSI Help | Email

Site ID 332108112365701 Local ID C-01-04 12DBC 55 Registration No. 504164

General | Water Levels | Construction | Remark | Owner | Pump | Water Quality | Spring | Photo

Standard Water Levels | Automated Water Levels

Standard Water Levels

Date	Depth to Water ft.	Measurement Method	Meas. Code	Remark	Rem. Code	Source	Src. Code	Altitude ft amsl
2/28/2023	9	ADWR CALIBRATED ELECTRIC SOUNDER OR NON-ADWR ELECTRIC TAPE	V			ADWR	A	821
1/5/2018	8.8	ADWR CALIBRATED ELECTRIC SOUNDER OR NON-ADWR ELECTRIC TAPE	V	FOREIGN MATERIAL (OIL)	V	ADWR	A	821.2
11/3/1997	29.8	ADWR CALIBRATED ELECTRIC SOUNDER OR NON-ADWR ELECTRIC TAPE	V	PUMPING	P	ADWR	A	800.2
4/19/1996	31.1	ADWR CALIBRATED ELECTRIC SOUNDER OR NON-ADWR ELECTRIC TAPE	V	PUMPING	P	ADWR	A	798.9
6/5/1987	24.9	ADWR CALIBRATED ELECTRIC SOUNDER OR NON-ADWR ELECTRIC TAPE	V	PUMPING	P	ADWR	A	805.1

Measuring Point

Date Established	Meas. Pt. Height ft	Description
6/5/1987	2	TCA.W
1/5/2018	0	TCA

Water Level Graph –

Well Info | Map | Reset Graph | Auto Site Hydrograph | Email | Help

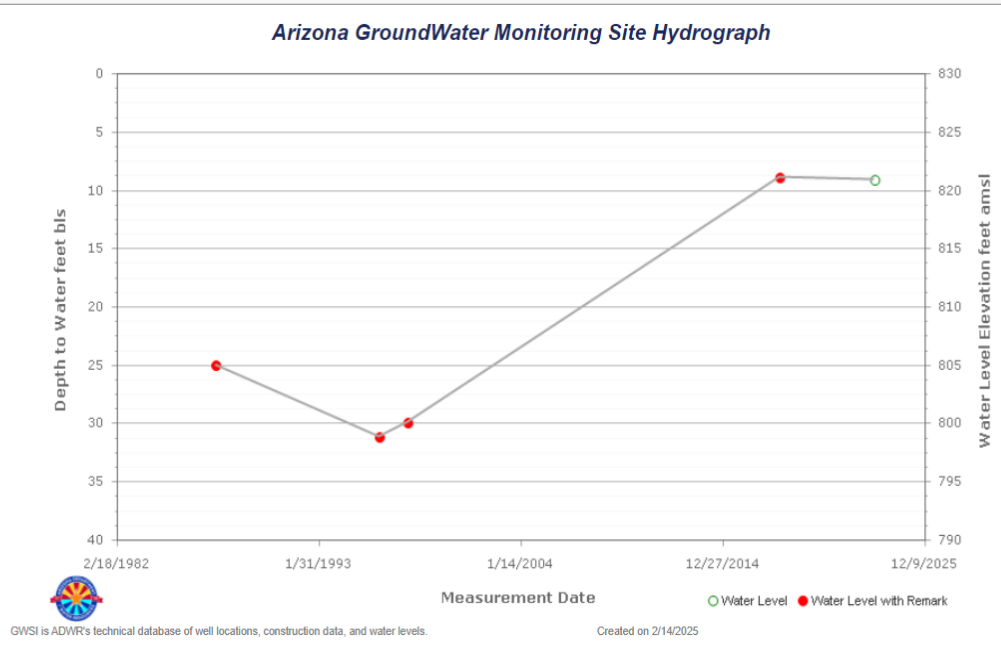
Local ID	Site ID	Registry ID	Latitude NAD27	Longitude NAD27	Alt. (ft amsl)	Water Use	Well Depth (ft)	Case Dia.(in)	Drill Date	Latest WL Date	DTW (ft)	WL Elv. (ft)
C-01-04 12DBC	332108112365701	504164	33° 21' 8.1"	112° 36' 56.4"	830	UNUSED	53	20	2/20/1983	2/28/2023	9	821

Enter a Date Range

Start Date mm/dd/yyyy:

End Date mm/dd/yyyy:

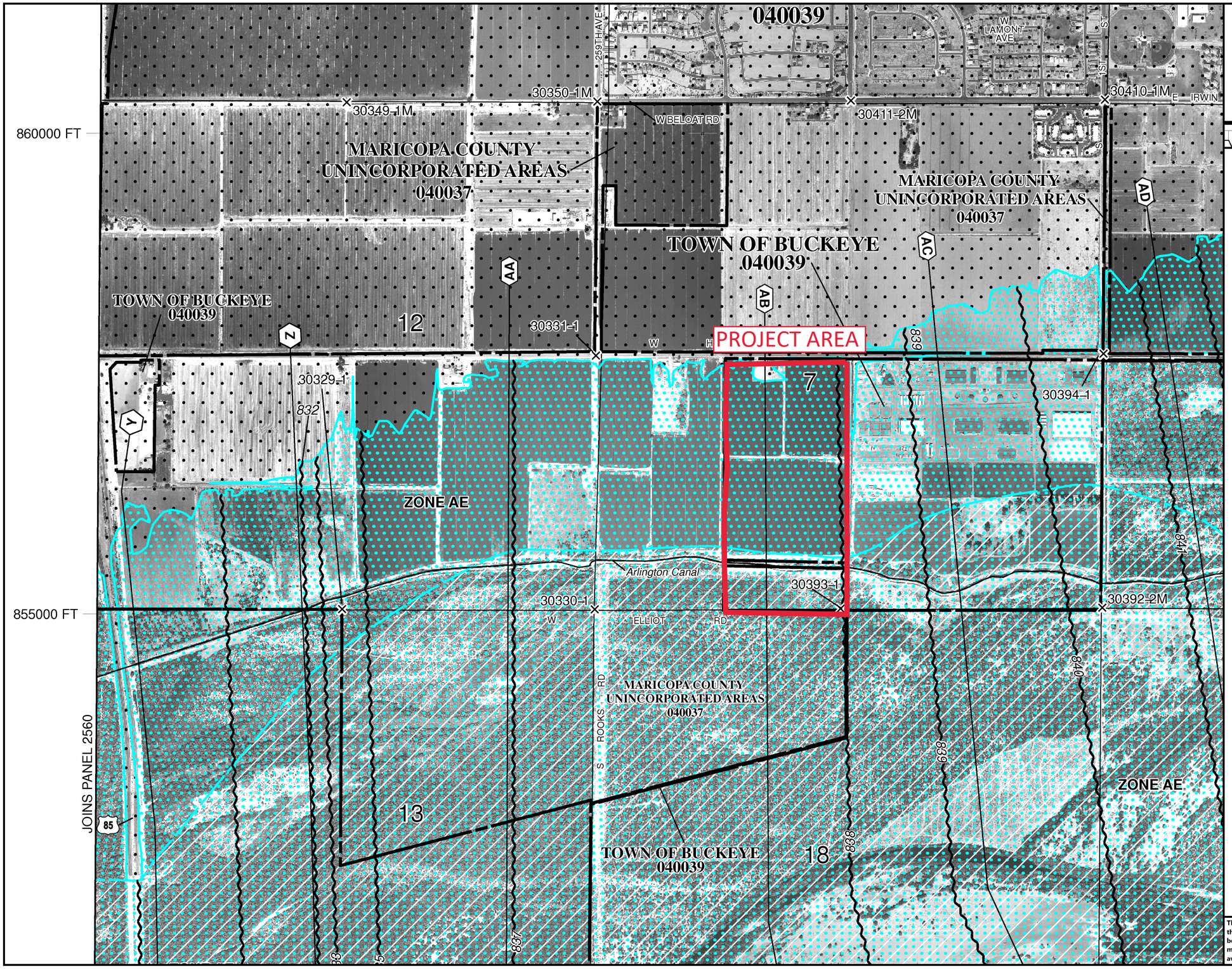
Refresh



GWSI is ADWR's technical database of well locations, construction data, and water levels.

Created on 2/14/2025

APPENDIX D
FEMA-FIRM Mapping



MAP SCALE 1" = 1000'

500 0 1000 2000 FEET

300 0 300 600 METERS

NFIP

PANEL 2580L

FIRM

FLOOD INSURANCE RATE MAP

MARICOPA COUNTY, ARIZONA

AND INCORPORATED AREAS

PANEL 2580 OF 4425

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
MARICOPA COUNTY	040037	2580	L
BUCKEYE, TOWN OF	040039	2580	L

NATIONAL FLOOD INSURANCE PROGRAM

Notice to User: The **Map Number** shown below should be used when placing map orders; the **Community Number** shown above should be used on insurance applications for the subject community.

MAP NUMBER
04013C2580L

MAP REVISED
OCTOBER 16, 2013

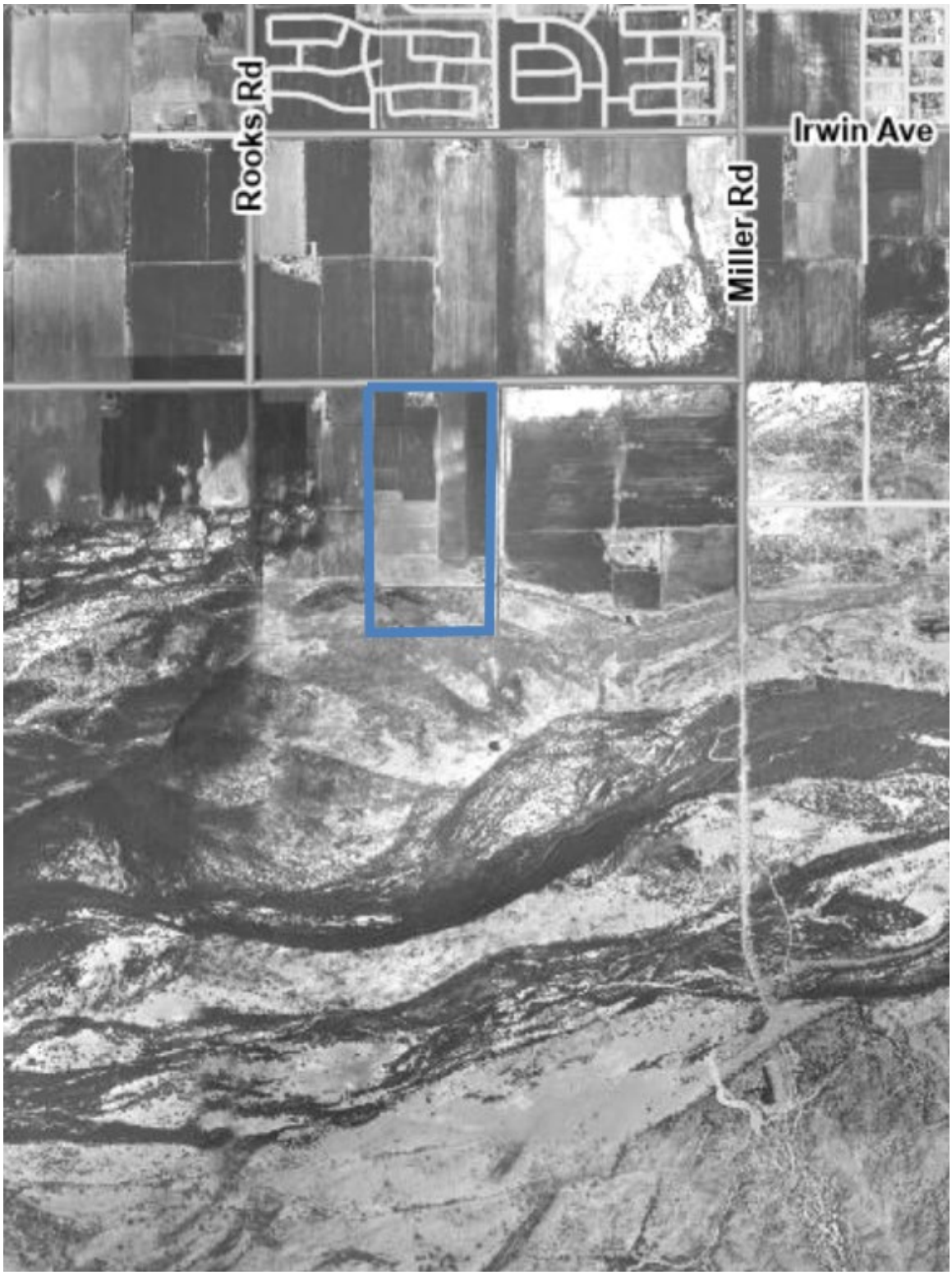
Federal Emergency Management Agency

GFT READY MIX
HAZEN PLANT
ANNOTATED FIRM

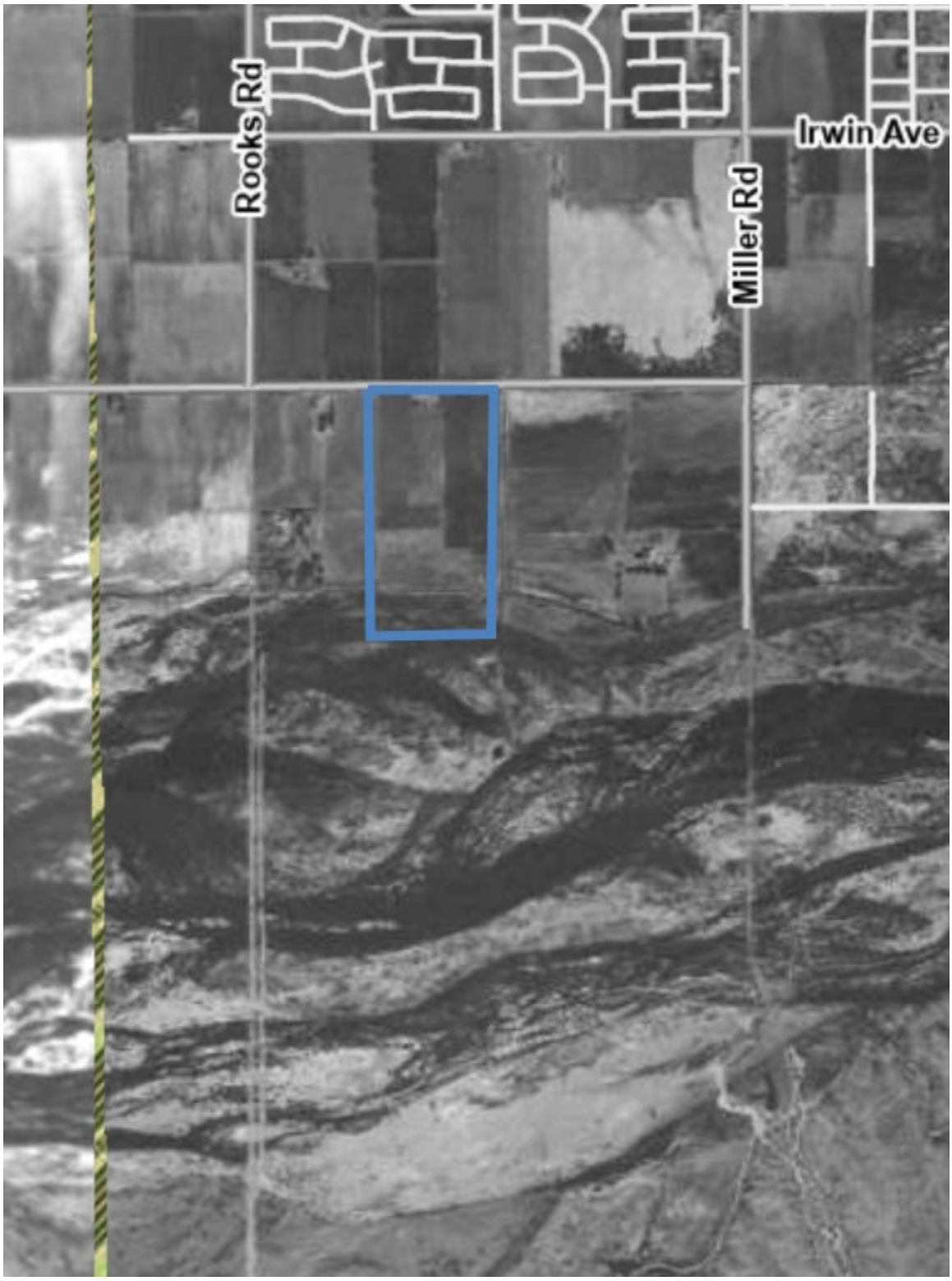
This is an official FIRMette showing a portion of the above-referenced flood map created from the MSC FIRMette Web tool. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For additional information about how to make sure the map is current, please see the Flood Hazard Mapping Updates Overview Fact Sheet available on the FEMA Flood Map Service Center home page at https://msc.fema.gov.

APPENDIX E
Historical Aerial Images

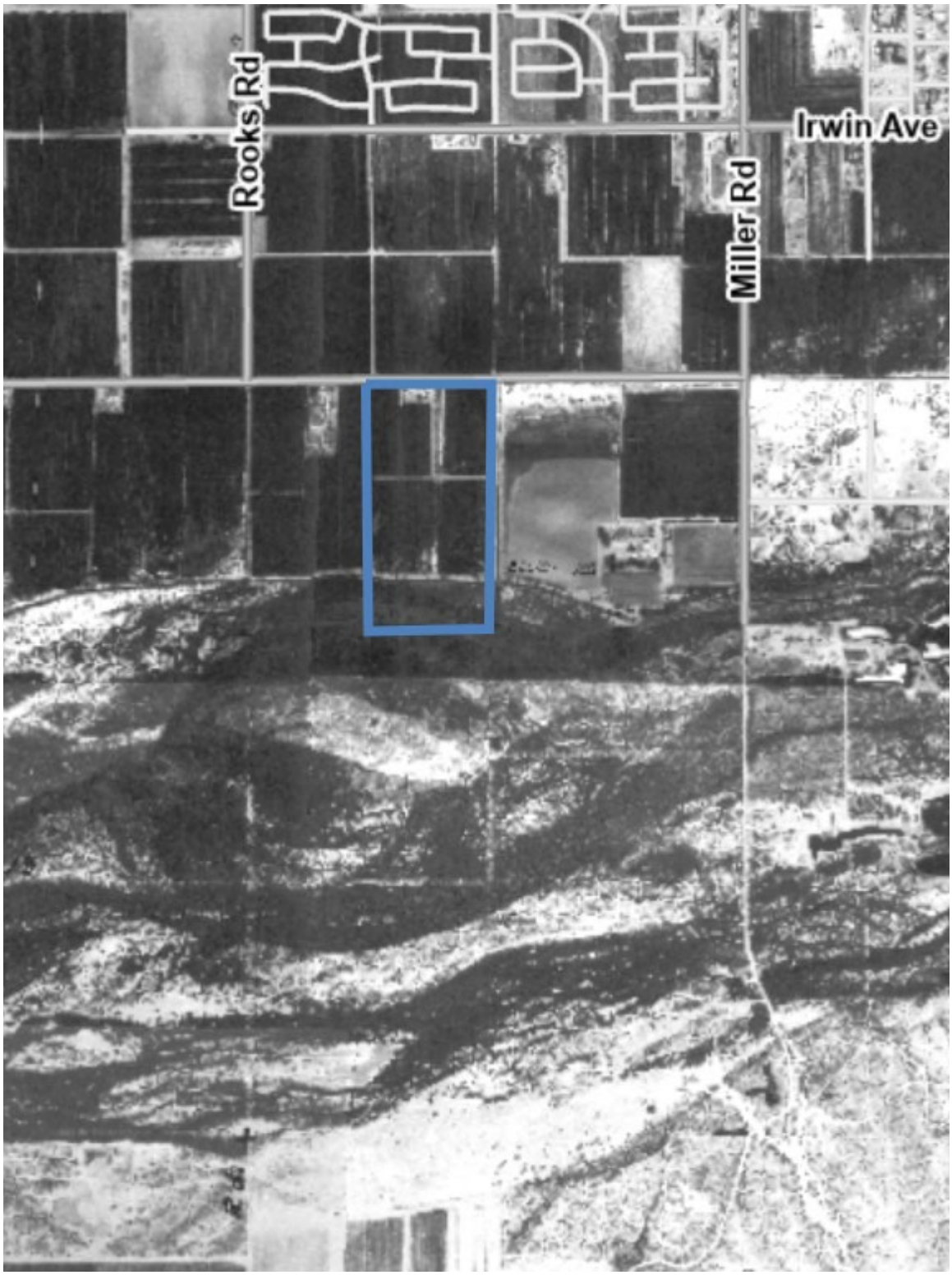
1949 Feb – 1949 Apr



1953 Mar -1953 May



1976 Feb – 1976 Apr



1996 Dec – 1997 Feb



2000 Dec – 2001 Mar



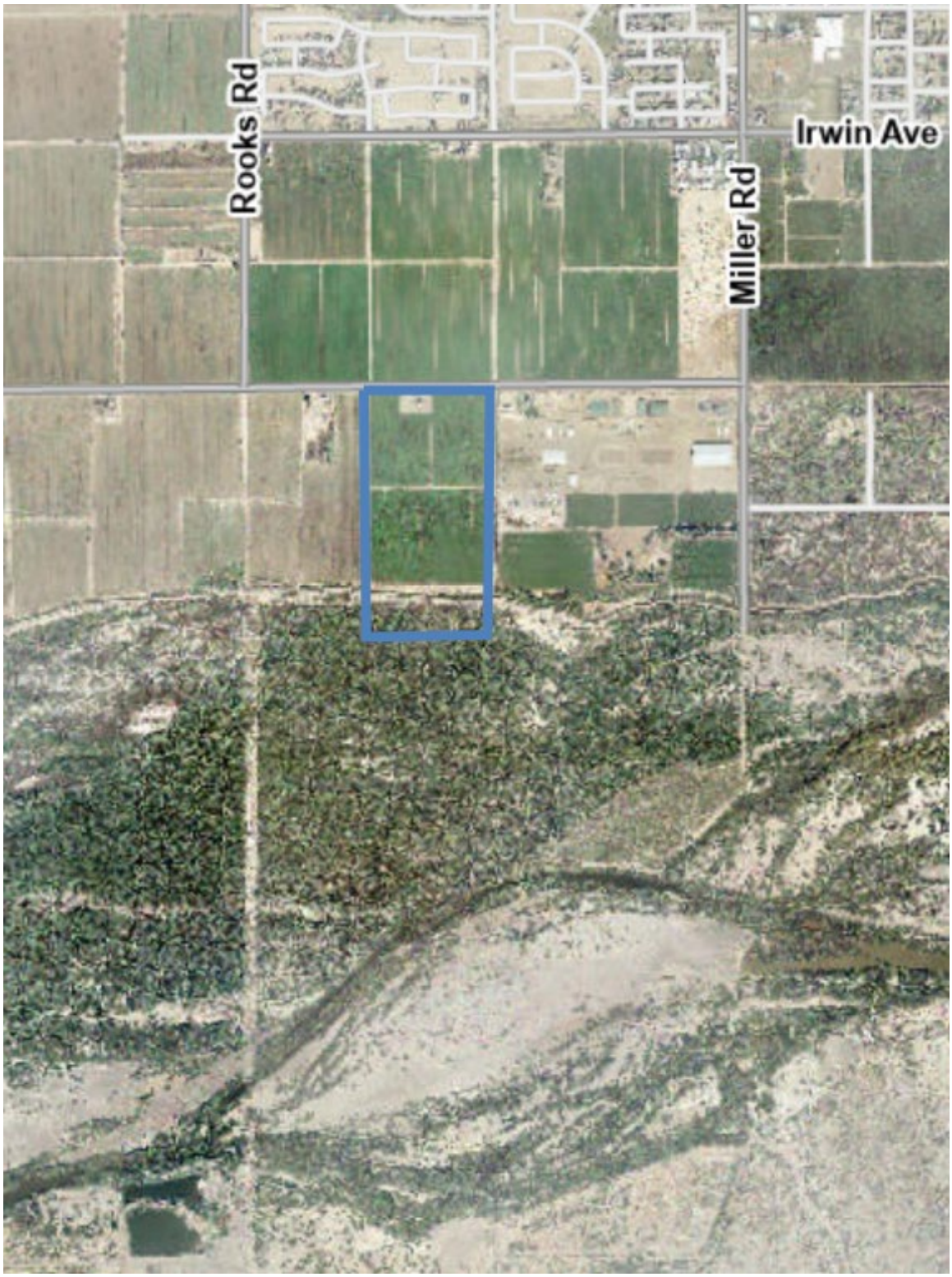
2004 Nov – 2004 Dec



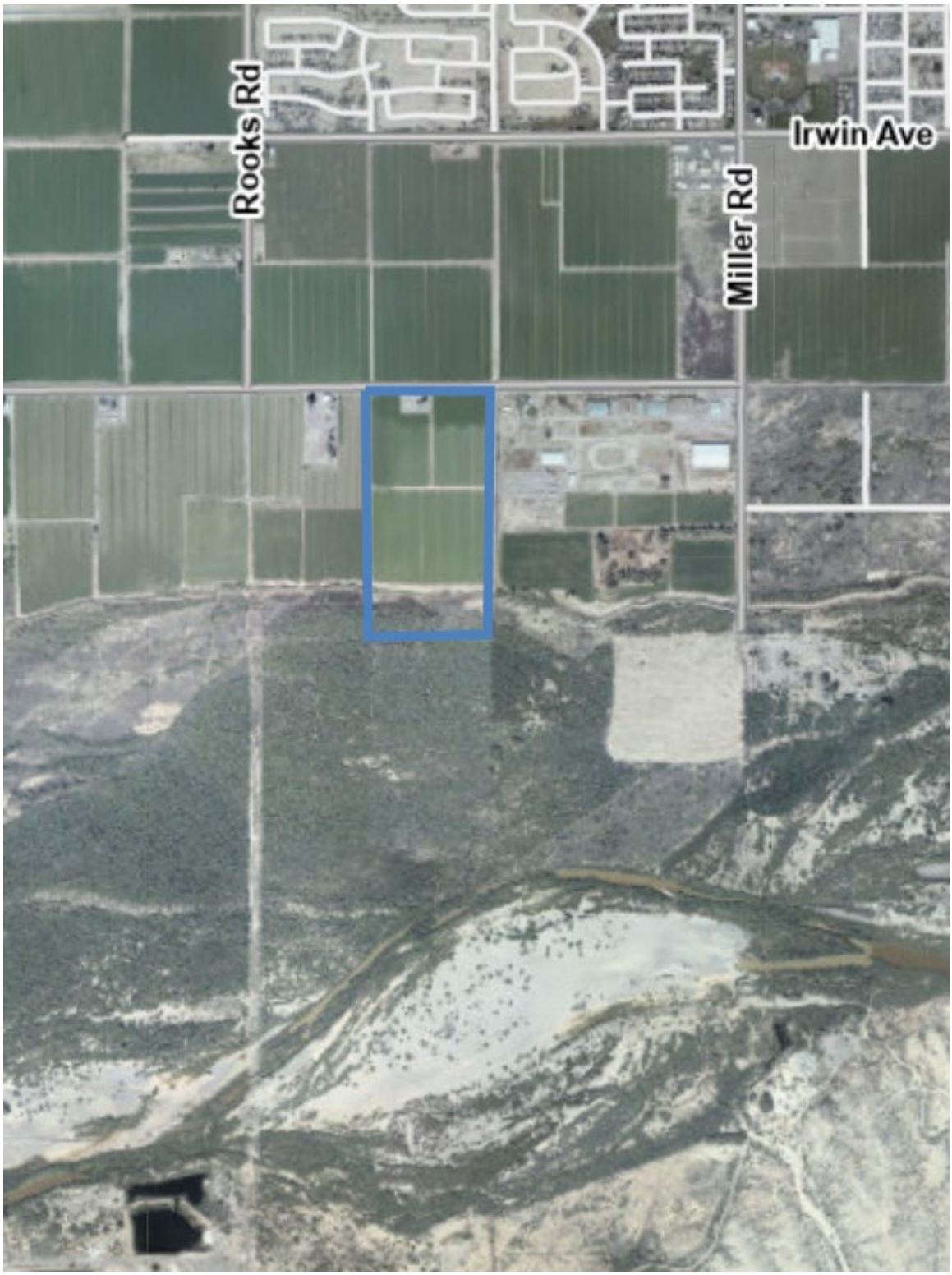
2008 Oct – 2008 Dec



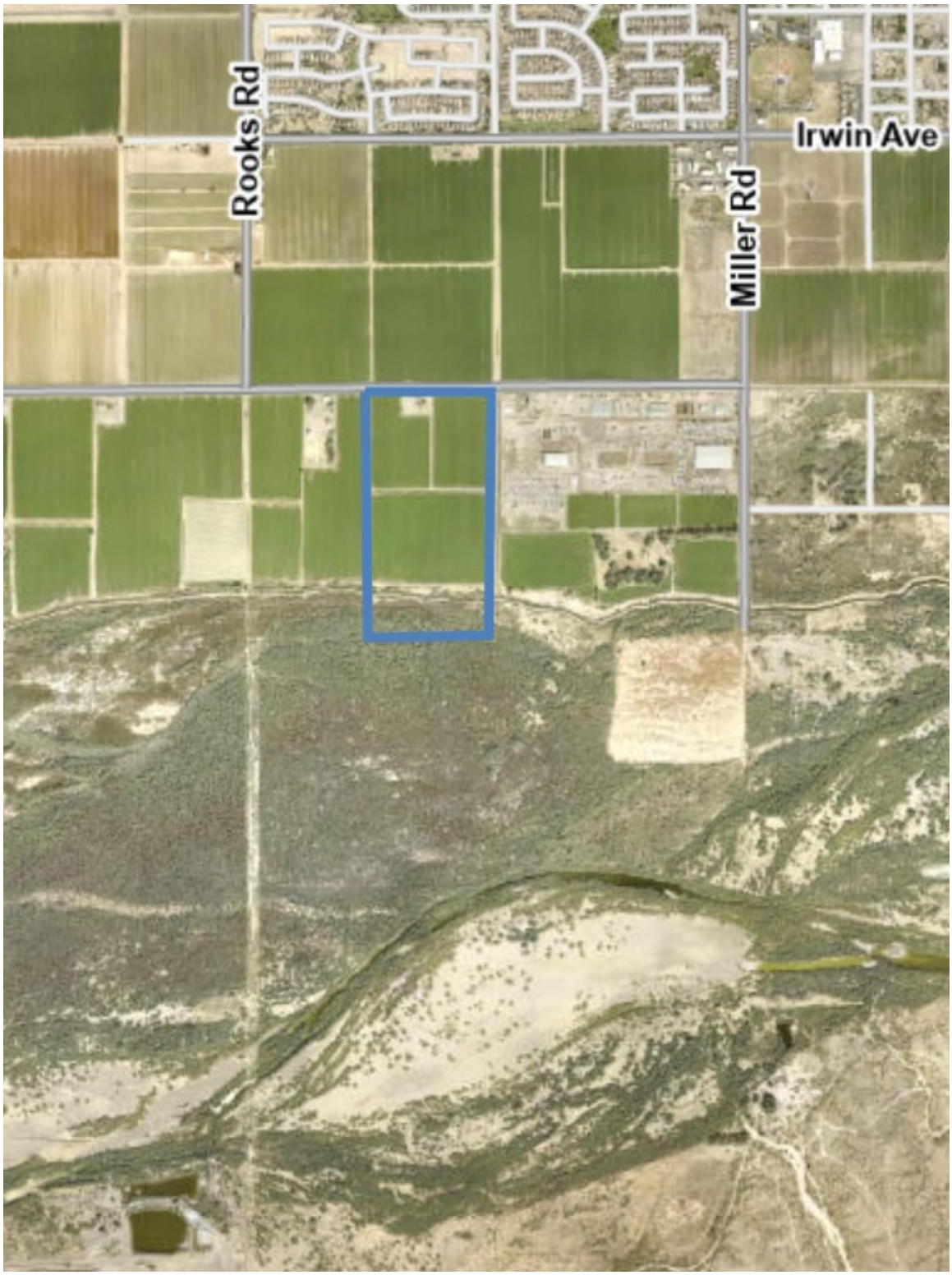
2012 Oct – 2012 Dec



2018 Sep – 2018 Dec



2020 Oct – 2020 Nov



2022 Sep – 2022 Oct



APPENDIX F
HEC-RAS Output Files

HALEY ALDRICH	CALCULATIONS	Project No. 0212653
		Sheet: 1 of 1
Client	GFT Ready Mix Concrete Company	Date: 04/11/2025
Project	Floodplain Use Permit Engineering	Computed By: BCH
Subject	HEC-RAS Modeling	Checked By: CGL

Background

The Flood Control District of Maricopa County (FCDMC) provided an existing HEC-RAS model created in version 4.1 (United States Army Corps of Engineers, 2010) from Stantec's Lower Gila River Floodplain Delineation Study Technical Data Notebook. This FEMA Effective model was used for FIRM analyses, including the geometry files for cross sections extending from river mile 166.24 upstream to river mile 195.05 (existing conditions), known as Reach 2. The proposed pit is located between river mile 181.22 upstream to river mile 181.44.

Modeling

Cross sections in the existing HEC-RAS geometry file were edited to include the pit at full excavation (proposed conditions) HEC-RAS modeling was completed using program version 6.6.0 to compare water surface profile and hydraulic results with existing conditions to results obtained for the proposed conditions.

FEMA EFFECTIVE:

Source geometry file: LGR_FDS_R2_FW_EXISTING
Geometry file with GRL pit: LGR_FDS_R2_FW_HAZEN
Steady Flow File: LGR_FDS_R2_FW
The results shown are for the 100-YR profile as recommended by FCDMC.

FEMA HEC-RAS Output Summary (Proposed Conditions)

Reach	River Sta	Profile	Plan	Q Total	Min Ch El	W.S. Elev	Crit W.S.	E.G. Elev	E.G. Slope	Vel Chnl	Flow Area	Top Width	Froude # Chl
				(cfs)	(ft)	(ft)	(ft)	(ft)	(ft/ft)	(ft/s)	(sq ft)	(ft)	
2	181.81	100-YR	Existing	210000.00	816.56	839.31	832.54	839.69	0.001376	5.20	47693.20	7924.57	0.29
2	181.81	100-YR	HAZEN	210000.00	816.56	839.33	832.54	839.71	0.001363	5.18	47910.45	7930.12	0.29
2	181.71	100-YR	Existing	210000.00	819.16	838.68	832.31	839.03	0.001053	4.91	51362.20	8144.96	0.28
2	181.71	100-YR	HAZEN	210000.00	819.16	838.72	832.31	839.06	0.001040	4.89	51636.77	8162.53	0.28
2	181.62	100-YR	Existing	210000.00	817.54	838.29	831.29	838.53	0.000871	4.10	59042.48	9173.31	0.22
2	181.62	100-YR	HAZEN	210000.00	817.54	838.33	831.29	838.57	0.000859	4.08	59388.03	9181.70	0.22
2	181.53	100-YR	Existing	210000.00	816.80	837.92	830.48	838.12	0.000885	3.79	63794.59	9415.73	0.21
2	181.53	100-YR	HAZEN	210000.00	816.80	837.96	830.48	838.16	0.000870	3.77	64217.11	9420.73	0.20
2	181.44	100-YR	Existing	210000.00	816.14	837.51	829.79	837.70	0.000791	3.62	67655.40	9509.93	0.19
2	181.44	100-YR	HAZEN	210000.00	816.14	837.53	829.80	837.73	0.000844	3.74	63541.55	7768.99	0.20
2	181.33	100-YR	Existing	210000.00	815.44	837.09	829.01	837.25	0.000741	3.45	70739.90	9991.08	0.18
2	181.33	100-YR	HAZEN	210000.00	815.44	837.09	829.03	837.26	0.000772	3.52	66915.33	8328.50	0.19
2	181.22	100-YR	Existing	210000.00	815.02	836.67	828.09	836.82	0.000766	3.10	72139.13	10360.00	0.17
2	181.22	100-YR	HAZEN	210000.00	815.02	836.67	828.09	836.82	0.000766	3.10	72139.13	10360.00	0.17
2	181.13	100-YR	Existing	210000.00	813.91	836.35	827.46	836.49	0.000677	2.99	73370.20	8672.20	0.16
2	181.13	100-YR	HAZEN	210000.00	813.91	836.35	827.46	836.49	0.000677	2.99	73370.20	8672.20	0.16

APPENDIX G
Riprap and Scour Calculations

HALEY ALDRICH	CALCULATIONS	Project No. 0212653
		Sheet: 1 of 5
Client	GFT Ready Mix Concrete Company	Date: 04/15/2025
Project	Floodplain Use Permit Engineering	Computed By: BCH
Subject	Launchable Riprap Design	Checked By: CGL

DESIGN APPROACH

Launchable riprap design is based on the riprap gradation required to provide bank protection should the Gila River erode laterally to the south and approach the pit. Bank riprap was sized using the Flood Control District of Maricopa County (FCDMC) Drainage Design Management System Program (DDMSW) version 6.8.0. This program has a riprap sizing function for river banks and requires the user to input flow velocity, estimated bank slope, unit weight of rock riprap, and the specific weight of water.

The calculations were taken from output of the Federal Emergency Management Agency (FEMA) effective previously calculated HEC-RAS 1D model for the Salt/Gila floodplain. This design was created with the intent of meeting all FEMA and FCDMC criteria.

PROPOSED DESIGN

The Hazen Site will be protected by a single size of riprap. This design incorporates the maximum velocities and total scour at cross sections of the FEMA effective model only. The values used in the calculation of each section of riprap is displayed in Table 1. Please note that the elevations used in DDMSW have been abbreviated into a single vertical launch distance column in Table 1.

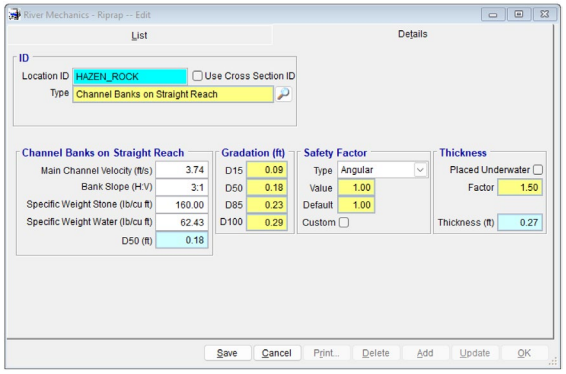
Table 1: Values Used in Riprap Calculation.

PENDING XS STATION	Max Vel Chan (ft/sec)	Total Scour (ft)	Vertical Launch Distance: (Ground - Min Thalweg) (ft)	RIPRAP SECTION
181.44	3.74	-11.6	27.0	RIPRAP SECTION 1
181.33	3.52	-12.0	28.2	
181.22	3.1	-11.1	28.1	
	most conservative value used in riprap section calculations			

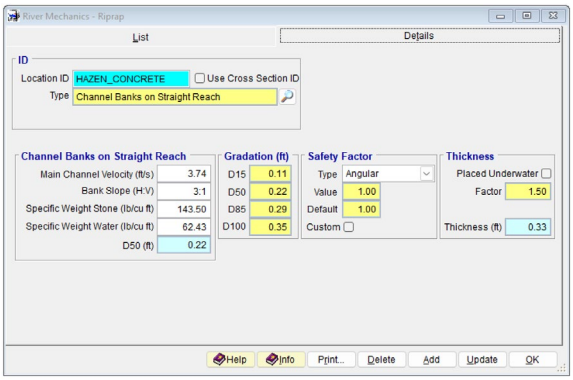
BANK RIPRAP SIZING

The bank riprap was sized using the FCDMC DDMSW computer program for a single straight reach. The results and riprap gradation for concrete rubble and angular rock, are shown below.

Angular Rock



Concrete Rubble



SCOUR COMPUTATIONS

General, Bend, Bedform, Low Flow Thalweg, Local, and Long-Term Scour were considered based on procedures and equations found in Sections 11.8.2.1 through 11.8.2.6 of the Drainage Design Manual, Hydraulics (FCDMC, 2013). Scour was calculated at each cross-section through the proposed pit using results obtained from the HEC-RAS model results (C-101).

General Scour – General Scour was calculated using the Lacey Equation (Equation 11.56 Drainage DesignManual). A bend coefficient was not used per comments from the Flood District of Maricopa County. The Lacey Equation is shown below:

$$Z_{general}=Z(0.47[Q/f]^{1/3})$$

Where:

$Z_{general}$ = general scour depth, feet
Q = Design Discharge, cfs
f = Lacey's silt factor = $1.75(D_m)^{1/2}$
Z = multiplying factor (0.25 for straight reach)

Bedform Scour – The Bedform Scour was calculated using the following equation (equation 11.61 from Drainage Design Manual):

$$Z_{bedform} = 0.5d_h$$

Where:

$Z_{bedform}$ = bedform scour depth
d_h = dune height ($d_h=y_h*(0.15+0.3)/2$)

Low Flow Thalweg Scour – This component of scour accounts for bedform irregularities resulting from the development of a low-flow channel. Recommended values range from 1 to 2 feet. A value of 1 foot was used in the scour calculation.

Local Scour – Local Scour is typically encountered due to obstructions in the flow channel that create flow acceleration and vortices. Obstructions such as these were not observed in the Gila River channel along the reach that parallels the southern boundary of the proposed pit. Local Scour was assumed to be 0 feet.

Long-Term Degradation – Long-Term Degradation values were obtained from the proposed conditions HEC-6T model featured in the report "Salt/Gila River Sediment Transport Modeling" (West Consultants, Inc., 2016).

The 2016 West modeling used a long-term hydrograph based on historic flow data. The long-term scour was found to be quite variable over the reach of the Gila River that flows south of the proposed pit. The decrease in channel invert elevation (Degradation) or the increase in channel invert elevation (Aggradation) values were used to determine the maximum long-term degradation at the site

Table 2: Long-Term Degradation.

Station (River Mile)	Degradation[(1)] (feet)	Value Used in Total Scour Calculation (feet)
181.44	0	-11.6
181.33	-0.25	-12.0
181.22	0	-11.1

Notes:

[(1)] Value from the edited HEC-6T model used to create Figure 6-25 found in the report titled "Salt/Gila River Sediment Transport Modeling" (West Consultants,Inc., 2016).

Total Scour – The calculated or estimated value of the scour components listed above, when added together, comprise the estimated value for total scour. Table 3 below lists the value of each scour component at each cross section that includes the proposed pit geometry. The maximum total scour was estimated to be -12.0 feet.

Table 3: Total Scour Breakdown.

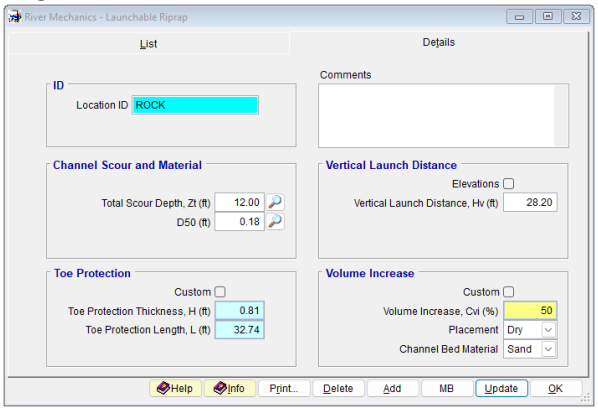
Station (River Mile)	General Scour (feet)	Bedform Scour (feet)	Low Flow Scour (feet)	Local Scour (feet)	Long- Term Scour (feet)	Total Scour (feet)
181.13	-6.69	-1.25	-1	0	0	-11.6
181.02	-6.69	-1.26	-1	0	-0.25	-12.0
180.94	-6.69	-1.22	-1	0	0	-11.1

ULTIMATE LAUNCHABLE RIPRAP DESIGN

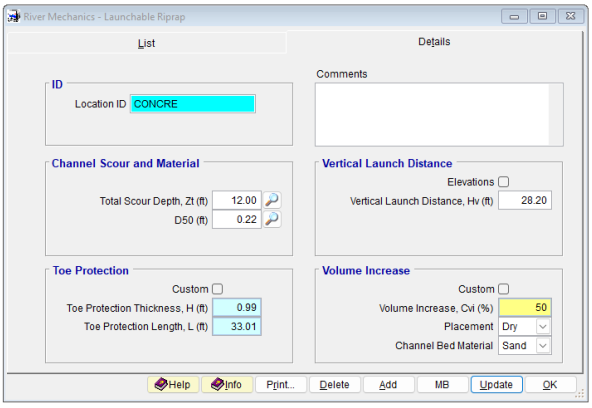
Launchable riprap was designed using the FCDMC DDMSW computer program. Required program inputs include total sour depth, riprap D_{50}, main channel velocity, the top of launchable riprap protection elevation, and the channel thalweg invert elevation. The following table contains a summary of program inputs assuming rock having a unit weight of 160 pounds per cubic foot. Conservatively the worst-case scenario with the greatest volume of riprap is to be used in the design. For each section of riprap, the largest difference between the existing ground and channel thalweg was used from across the FEMA effective model.

Launchable riprap results are shown below for angular rock and concrete rubble.

Angular Rock



Concrete Rubble



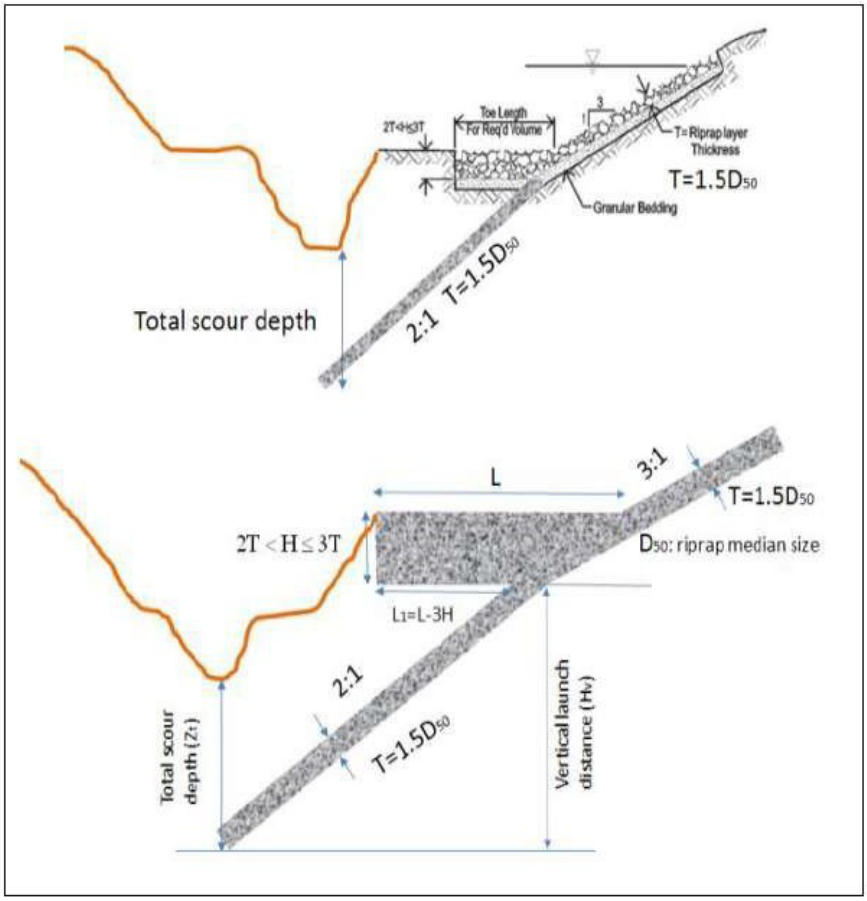
HALEY ALDRICH	CALCULATIONS	Project No. 0212653
		Sheet: 5 of 5
Client	GFT Ready Mix Company	Date: 04/15/2025
Project	Floodplain Use Permit Engineering	Computed By: BCH
Subject	Launchable Riprap Design	Checked By: CGL

The layout of the launchable riprap protection will be as shown in the following diagram where:

FEMA Section 181.33 –

H = 0.81-feet (angular rock); 0.99-feet (concrete rubble), toe protection thickness

L = 32.74-feet (angular rock); 33.01-feet (concrete rubble), toe protection length



Channel Bank Toe-Protection ("Launchable Riprap")

Appendix C

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY
Air Quality Division
1110 West Washington Street • Phoenix, AZ 85007 • Phone: (602) 771-2338

GENERAL AIR QUALITY CONTROL PERMIT for Concrete Batch Plants

(As required by Title 49, Chapter 3, Article 2, Section 49-426, Arizona Revised Statutes)

This air quality control permit does not relieve applicant of responsibility for meeting all air pollution regulations

THIS GENERAL PERMIT ISSUED SUBJECT TO THE FOLLOWING **Conditions contained in Attachments "A" through "E"**

ADEQ GENERAL PERMIT NUMBER **104** PERMIT CLASS **II** EXPIRATION DATE: **May 21, 2025**

PERMIT ISSUED THIS **22nd** DAY OF **May , 2020**

Daniel Czecholinski

Digitally signed by Daniel Czecholinski
Date: 2020.05.22 11:25:36 -07'00'

Daniel Czecholinski, Director, Air Quality Division

SIGNATURE TITLE

ARIZONA DEPARTMENT
OF
ENVIRONMENTAL QUALITY

1110 West Washington Street Phoenix, Arizona 85007
(602) 771-2300 www.azdeq.gov

Concrete Batch Plant General Air Quality Control Permit
Authorization to Operate (A.T.O.)

A.T.O. #: 131821

Coverage issued to: GREEN FUEL TECHNOLOGIES L.L.C.

Mailing Address: 3423 S 51ST AVE
PHOENIX, AZ 85043

Current Location:

Place ID: 242326

Place Name: GFT04

Address: 25739 W Hazen Rd
BUCKEYE, AZ 85326

Latitude/Longitude: 33.353974/-112.605780

Driving Directions:

County: MARICOPA

Equipment for this A.T.O. number is as follows:

Equipment Type	Serial/ ID	Maximum Rated Capacity	Units	Make/ Model	Date of Mfg.	NSPS	NESHAP
CBP Truck Mix with Baghouse	871020	200	Cubic yds per hr	Vince Hagan / HT/CM10300	11/01/1987	Not Applicable	Not Applicable

Annual Hours: 8,760

Throughput Limits:

CBP TRUCK MIX WITH BAGHOUSE: 2000 cubic yards per day

LTF #: 104087

Expires on: May 21,2025

Date of Issue: Jun 11,2024

As required by title 49, chapter 3, Article 2 Section 49-426, Arizona revised Statutes. This A.T.O. issued is subject to the conditions contained in the Concrete Batch Plant General Air Quality Control Permit. This Air Quality Control General Permit does not relieve the applicant of responsibility for meeting all air pollution regulations.

Appendix C

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY
Air Quality Division
1110 West Washington Street • Phoenix, AZ 85007 • Phone: (602) 771-2338

GENERAL AIR QUALITY CONTROL PERMIT for Concrete Batch Plants

(As required by Title 49, Chapter 3, Article 2, Section 49-426, Arizona Revised Statutes)

This air quality control permit does not relieve applicant of responsibility for meeting all air pollution regulations

THIS GENERAL PERMIT ISSUED SUBJECT TO THE FOLLOWING **Conditions contained in Attachments "A" through "E"**

ADEQ GENERAL PERMIT NUMBER **104** PERMIT CLASS **II** EXPIRATION DATE: **May 21, 2025**

PERMIT ISSUED THIS **22nd** DAY OF **May , 2020**

Daniel Czecholinski

Digitally signed by Daniel Czecholinski
Date: 2020.05.22 11:25:36 -07'00'

Daniel Czecholinski, Director, Air Quality Division

SIGNATURE TITLE

ARIZONA DEPARTMENT
OF
ENVIRONMENTAL QUALITY

1110 West Washington Street Phoenix, Arizona 85007
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Appendix D

HALEY ALDRICH

www.haleyaldrich.com

REPORT ON

RECLAMATION PLAN
GFT READY MIX CONCRETE COMPANY
HAZEN PLANT 4
BUCKEYE, ARIZONA

by
Haley & Aldrich, Inc.
Phoenix, Arizona

for
GFT Ready Mix Concrete Company
Phoenix, Arizona

File No. 0212653
August 2025

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2	Existing Site Conditions
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4	Post-Aggregate Reclamation Plan

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A	Pre-Notification Letter Affidavit
B	Reclamation Cost Estimate
C	Pre-Notification Letter Affidavit
D	Reclamation Cost Estimate

1. Introduction

This Reclamation Plan (Plan) was prepared for the GFT Ready Mix Concrete Company Hazen Plant 4 property (Site) collectively owned by MP Hazen Sand & Rock, LLC and operated by GFT Ready Mix Concrete Company (GFT) in Buckeye, Arizona. This Plan has been developed pursuant to the format and content prescribed in the Arizona Aggregate Mined Land Reclamation Rules (Arizona Administrative Code [A.A.C.] R11-3-101, *et seq*.). Figure 1 presents the facility location map (Project Locus).

This is a new Plan in accordance with House Bill (HB) 2685. Accordingly, GFT has submitted the required pre-notification statement of the proposed Plan to each residential property owner whose property is located within a one-half mile radius of the aggregate mining operation as shown on the current property tax roll. The submitted letter and locations of each residential structure is presented in Appendix A.

The Site consists of Maricopa County parcels 400-37-003L and 400-37-003K (identified as MP Hazen Sand & Rock, LLC) that encompass approximately 78 acres and are located within the floodplain and floodway of the Gila River. An easement associated with the Arlington Canal splits the northern and southern parcels (400-37-003L and 400-37-003K) and generally serves as the boundary of the floodplain and floodway on two parcels. The Site is located southeast of the intersection of Arizona State Route 85 and West Hazen Road within unincorporated Maricopa Country near the City of Buckeye, Arizona. More specifically, Section 12, Township 1 South, Rance 4 West, and Section 7, Township 1 South, Range 3 West, of the Gila and Salt River base and Meridian. The Site can be accessed from one of several farm road access points directly from West Hazen Road to the north.

GFT is proposing to:

- Excavate approximately 63 acres in the northern and central portion of the Site to create the pit area.
- A concrete ready mix batch plant and aggregate processing area will be located within the northern portion of the Site until the maximum disturbance is achieved. At this time the processing plant and concrete batch plant will be moved off Site to another location.

2. Reclamation Plan Narrative

2.1 OWNERSHIP/OPERATOR INFORMATION

Pursuant to the records of the Maricopa County Tax Assessor, the two parcels are owned by MP Hazen Sand & Rock. GFT will operate the property under a lease with the landowners. Owner and operator information are provided below.

2.1.1 Owner/Operator Name and Address

Owner: MP Hazen Sand & Rock
5210 North Central Avenue, Suite 102
Phoenix, Arizona 85012
Contact: Pat Mahoney
Phone: 602-264-4336
Email: pmahoney@arizonacommercial.com

Operator: GFT Ready Mix Concrete Company
3423 South 51st Avenue
Phoenix, Arizona 85043
Contact: John Casey
Phone: 480-283-5894
Email: jcasey@GFTMix.com

2.1.2 Contact Person Name and Address

Operator's contact person (for regulatory contact):

John Casey
GFT Ready Mix Concrete Company
3423 South 51st Avenue
Phoenix, Arizona 85043
Phone: 480-283-5894

2.1.3 Responsible Party

GFT Ready Mix Concrete Company is the responsible party for the reclamation described in this Reclamation Plan.

_____ _____
Signature Date

John Casey **President/Operator**
Name Title

2.2 CERTIFICATE OF DISCLOSURE

The certificate of disclosure required by Arizona Revised Statutes 27-1205 will be prepared by GFT Ready Mix Hazen Plant 4 and will be submitted separately, if necessary.

2.3 CURRENT OPERATION

2.3.1 Description of Current Operations

The existing Site conditions are shown on Figure 2. Features of the properties include:

- Two parcels encompassing approximately 78 acres of developed farmland and undeveloped land within the floodway of the Gila River.
- Three existing buildings including a single-family home and two farm operation buildings. These buildings will be removed as the mining progresses at the Site.
- West Hazen Road provides access at the north end of the property.
- The southern parcel is entirely undeveloped and within a Federal Emergency Management Agency (FEMA) Effective Floodway.
- The eastern property line has a chain link fence with access restriction signs.

The Site's ground surface consists of undeveloped land and active farmland that is generally flat with a gentle slope to the southeast and elevations ranging from 829 feet to 844 feet above mean sea level (amsl).

Utilities on the Site include:

- Water provided by an active on-Site well;
- Power provided by hard-line infrastructure from Arizona Public Service;
- Sanitary facilities by a septic system; and
- Portable solid waste disposal provided by a licensed third-party solid waste contractor.

2.3.2 Current Permits, Licenses, and Approvals

Operations will comply with applicable air, storm water, and hazardous/regulated materials management regulations. The properties currently have/will obtain the following permits/plans:

- Maricopa County Floodplain Use Permit;
- Storm Water Pollution Prevention Plan (SWPPP);
- Spill Prevention, Control, and Countermeasures Plan;
- Arizona Department of Environmental Quality Air Quality Permit; and
- Arizona Department of Transportation Material Source Certification Designation

2.3.3 Description of Future Disturbance

All future aggregate mining and reclamation activities on the Site are planned to occur within the property boundaries (Figure 3).

Excavated materials at the Site will be transported to a separate location once mining advances to the final disturbance area. Prior to this time, materials will be processed and stockpiled, and a concrete ready-mix batch plant will operate in the northern portion of the Site. The disturbances to the Site are estimated to be approximately 63 acres on the property primarily from aggregate mining activities.

The pit is estimated to have a maximum final depth of 125 feet below ground surface (bgs). Pit walls will be mined to a concurrent reclamation slope of 3 Horizontal to 1 Vertical (3H:1V). The setbacks will be approximately 50 feet back from the property line to the north, east, and west. The setback to the south will be greater than 100 feet from the property line due to the Arlington Canal easement and unmined lands within the FEMA Effective Floodway.

To support mining activities, the Site will maintain temporary unpaved haul roads that lead to the primary crushing, screening, washing, and stockpile areas (disturbance included in pit disturbance area).

2.4 POST-AGGREGATE MINING USE

2.4.1 Description of Total Future Disturbance

The Site will be designated for two post-aggregate mining land uses including the undisturbed floodway of the Gila River and naturalized open space and pit lake within the excavated area of the northern parcel. No part of the reclaimed site will be designated for grazing or forestry.

The Site encompasses a total of 78 acres. Approximately 63 acres will make up the pit, with the remaining 15 acres on the south end of the property being untouched as it encompasses the Arlington Canal and property within the FEMA Effective Floodway. The final slope of the pit will be 3H:1V with a maximum final pit depth of approximately 125 feet.

Lands within the Gila River floodway will remain undisturbed while mining operations occur.

2.4.2 Surrounding Area Land Use

The Site is located on undeveloped farmland in Maricopa County. Surrounding land uses generally consist of:

- Open space dominated by the floodplain of the Gila River to the south;
- Developed farmland to the west, north, and east;
- Planned or existing aggregate operations to the east and south of the property;
- Residential development to the north within 0.5 miles of the proposed pit area; and
- Industrial and commercial business directly east of the property.

The planned post-aggregate mining land use as naturalized open space is consistent with surrounding land uses.

2.5 POST-AGGREGATE MINING REGRADING AND EROSION CONTROL

2.5.1 Description of Final Topography

The final topography for all areas planned to be reclaimed will include pit wall slopes no steeper than 3H:1V for the pit (Figure 4). The pit slopes will be mined to reclamation slopes and therefore no regrading will be required at closure.

Overburden will be temporarily stockpiled around the Site and used in road and berm construction or sold as clean fill.

Processing plant material stockpiles will be depleted and removed by the end of the mining operations.

2.5.2 Slope Stability Evaluation

Pit wall slopes will be no steeper than 3H:1V, which is safe and stable according to ASMI. No additional evaluation is necessary.

2.5.3 Erosion Control Plan

Storm water drainage controls have been established as part of a SWPPP for the Site. Specific erosion control measures include:

- Storm water will be routed into the pit so that no off-Site runoff is anticipated.
- Riprap will be used to line drainage points where erosion controls are required.
- Earthen berms will be used to prevent outfalls and prevent storm water from flowing off Site.
- The SWPPP will be followed in addition to Site-specific best management practices.

2.6 POST-AGGREGATE MINING PLAN FOR STRUCTURES AND EQUIPMENT

2.6.1 Structures to be Removed

The excavation areas will have no permanent post-mining structures. Prior to excavating, GFT will remove the existing ranch structures on the property. All material processing will occur off Site once the full extent of the mining excavation is achieved.

2.6.2 Facilities, Wells, and Improvements to be Reclaimed

All improvements, facilities, and aboveground storage tanks will be removed during reclamation activities.

2.6.3 Access Restriction/Public Safety

Final mining slopes will be graded to 3H:1V for the pit to provide an acceptable factor of safety against deep-seated failure. Earthen berms will be established around the east, south, and west boundaries of Site, while a fence will be placed along the northern portion in addition to the existing fence along the eastern boundary. An active pit, operated by Vulcan Materials, will share the western property line. Access to the Site from the south will be prevented by the presence of the Arlington Canal. Signs and other markings will be installed and maintained at any access points to the Site to identify any potential hazards in an effort to prevent access and ensure public safety.

2.7 POST-AGGREGATE MINING ROAD RECLAMATION

2.7.1 Road Description

The Site will contain unpaved roads. These roads will be temporary and change as pit mining progresses. It is planned that an unpaved perimeter road around the full extent of the mining area will be left in place for facility care and maintenance after mining and reclamation.

2.7.2 Reclaimed Road Erosion Control Plan

Except for the perimeter security and maintenance road, there will be no roads outside of the pit area. In the event that mining does not achieve the final disturbance boundaries as shown on Figure 3, remaining compacted, unpaved, and temporary mining roads within the mining area will be reclaimed by ripping and scarifying to promote natural revegetation.

2.8 SOIL CONSERVATION AND REVEGETATION

2.8.1 Overburden Conservation Plan

The Site is generally excavated to the final disturbance footprint. However, some overburden will be retained on Site in berms and stockpiles for future reclamation use, as needed.

2.8.2 Revegetation Plan

Natural revegetation is planned for the Site. The slope areas will be roughened using a grader or scarified with a bulldozer to provide an appropriate surface to promote natural revegetation.

Care and maintenance of the reclamation effort will involve annual inspections of the Site for three years maximum. Care and maintenance activities will include monitoring for potential slope movement, illegal dumping, erosion, and vegetation growth.

Annual inspection reports will be published on the anniversary date of Site closure until the Site is released by the ASMI.

2.9 CONCEPTUAL SCHEDULE FOR DISTURBANCE AND RECLAMATION

The conceptual schedule includes:

- Disturbance operations are ongoing.
- Excavation completion of the primary pit area will continue through approximately 2045.
- Reclamation activities will be concurrent with excavation activities as conditions allow.
- If concurrent reclamation is not feasible, areas will be reclaimed after excavation activities cease. Final post-aggregate reclamation activities will begin within 12 months of the cessation of excavation activities and is anticipated to be completed within 12 months.
- Reclamation will be deemed complete once the ASMI verifies that the owner or operator has fulfilled the requirements of the approved reclamation plan.

2.10 PROBABLE FUTURE CONDITIONS

The profitable operation of a mine is based on a variety of factors including the amount and quality of geologic resources available for extraction, site-specific hydrogeologic conditions, permitting constraints, economic factors affecting the cost of extraction and processing, and market conditions which influence the supply and demand for these materials or finished products containing these materials. Changes to any of these factors can have significant impacts to mine profitability and can thus require operators to modify mining, processing, or operational methods or expand or temporarily cease operations.

Further, the means and methods described in this Plan to operate a mining facility and implement reclamation are based on the application of currently available technologies and practices. These technologies and practices are constantly evolving, and the operations described in this Plan may be modified if the currently specified means and methods become outdated, obsolete, cost ineffective, or impracticable.

Consequently, factors affecting profitable operation or means and methods are likely to change due to unanticipated or unknown future conditions. Therefore, the operator of the facility described in this Plan reserves the right to adapt their operations or plans to these changing, unanticipated, or unknown future conditions to the extent that these operational changes do not cause substantial non-compliance with existing permits or authorizations.

2.11 ESTIMATED RECLAMATION COSTS

The unit costs developed for this Reclamation Plan are based primarily on the cost estimating database RS Means Facilities Construction Cost Data (2024) along with estimated productivity for material movement based primarily on the Caterpillar Handbook (Edition 31). Administrative costs were based on Arizona Rock Products Association and Haley & Aldrich, Inc. recommendations. Material volumes were calculated using AutoCAD Civil 3D surfaces for cuts and fills. Surface areas were defined by plan projection of outlined area.

The estimated costs developed for this Reclamation Plan Significant Amendment include:

- Mining Pit Areas regrading;
- Plant Area regrading;
- Road reclamation;
- Structure demolition and removal;
- Care and maintenance;
- General construction;
- Plant removal; and
- Administrative costs.

A summary of the estimated reclamation costs are presented in Table I at the end of this section. The sources and calculation of the estimated reclamation costs are provided in Appendix B.

2.11.1 Mine Pit Areas Regrading Cost

The mining area will be excavated to final reclamation slopes of 3H:1V above the estimated pit lake elevation of 821 feet amsl.

There is no cost for pit wall regrading.

2.11.2 Plant Area Regrading Cost

All remaining stockpiles of merchantable materials will be sold or relocated off Site prior to cessation of mining or used for regrading. Consequently, no removal of stockpiles will be necessary if the Plan is executed as written. The plant area is included and will be excavated within the maximum disturbance area and thus regrading is not anticipated for the area.

There are no costs associated with this category.

2.11.3 Road Reclamation Cost

A perimeter road will be used during the active life of mine and remain afterwards. All roads used during mining will be in the pit area and be consumed by the pit lake.

There are no costs associated with this category.

2.11.4 Structure Demolition and Removal Cost

It is planned that the three ranch structures and the septic tank will be removed prior to completion of mining. However, costs have been included to remove these facilities from the property.

The cost for structure removal is $13,000.

2.11.5 Care and Maintenance Cost

Care and maintenance for the reclamation effort at this operation consist of:

- Three annual inspections of the Site and preparation of the required annual reports describing the Site conditions; and
- Trash removal.

Three annual inspections are estimated to be needed before the Site is released. Approximately 10 tons of trash removal is assumed for this category. The cost of care and maintenance of the Site is estimated to be $24,000.

2.11.6 Construction Cost

Construction efforts for reclamation include:

- Installation of a fence and site restriction signs.

The cost of construction is estimated to be $12,300.

2.11.7 Plant Removal Cost

An interim processing and concrete batch plant will be present on Site during mining and removed during the life of the Site prior to closure.

The cost for plant removal is $249,000.

2.11.8 Administrative Cost

The estimated administrative costs include:

- Contingency;
- Mobilization/demobilization;
- Indirect costs;
- Contractor profit; and
- Contract administrative costs.

The total estimated administrative cost is estimated to be $102,000.

2.11.9 Total Reclamation Cost

The total estimated reclamation cost for this reclamation plan is estimated to be $403,000.

Table I. Estimated Reclamation Cost Summary

Section	Reclamation Item	Cost
2.11.1	Mine Pit Areas Regrading Cost	NA
2.11.2	Plant Area Regrading Cost	NA
2.11.3	Roads Reclamation Cost	NA
2.11.4	Structure Demolition and Removal Cost	$13,000
2.11.5	Care and Maintenance Cost	$24,000
2.11.6	Construction Cost	$12,300
2.11.7	Plant Removal Cost	$249,000
2.11.8	Administrative Cost	$102,000
	Total Reclamation Cost	**$400,300**

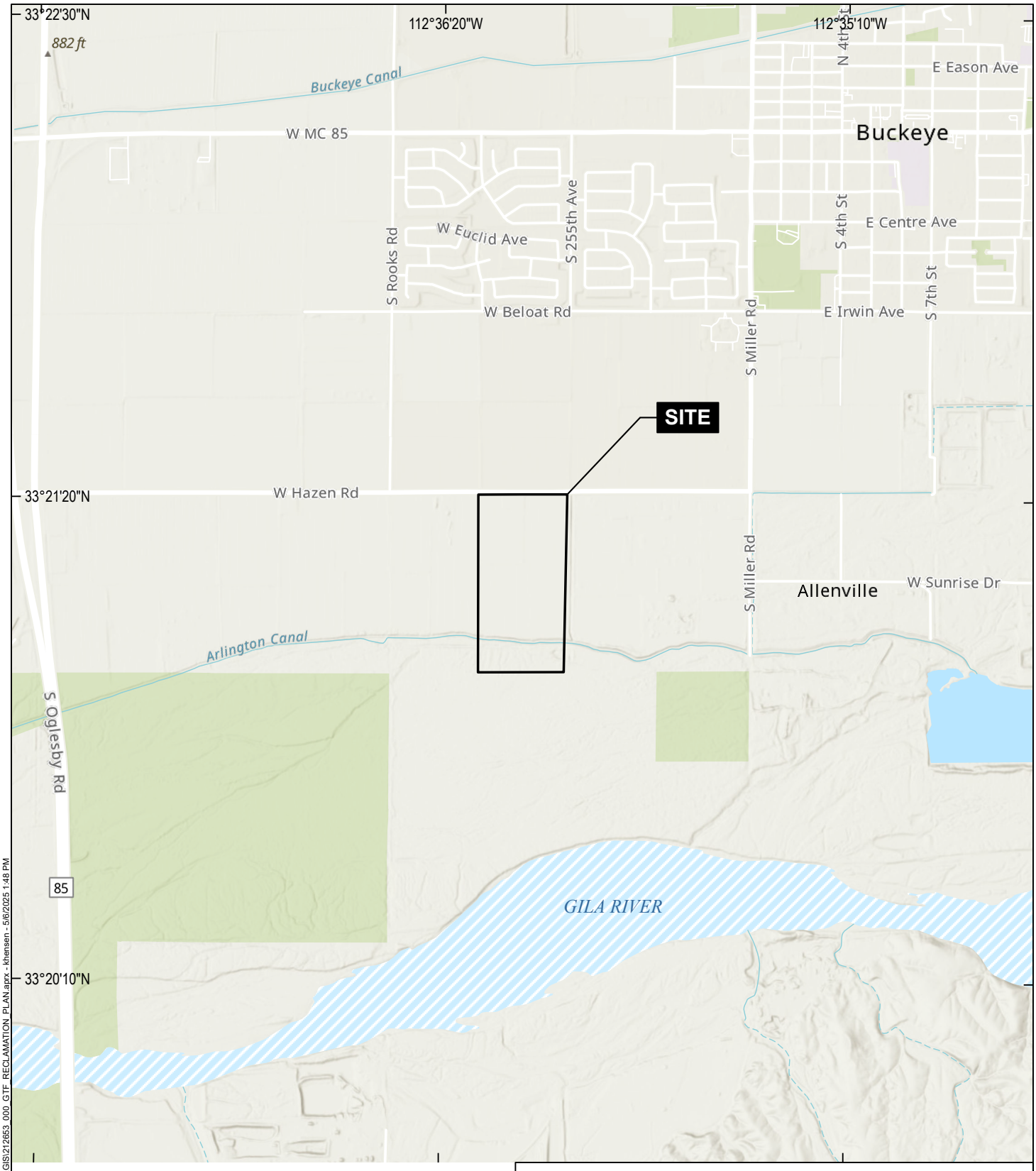
3. Fees

The fee for a new Aggregate Mined Land Reclamation Plan is $3,800. A check covering this fee is submitted with this Plan.

4. Financial Assurance

Corporate self-insurance will be the Financial Assurance Mechanism to cover the estimated reclamation costs. The corporate information required to satisfy the financial test requirements of Arizona Administrative Code R11-3-809.C will be submitted within 60 days under separate correspondence.

FIGURES







MAP SOURCE: ESRI
SITE COORDINATES: 33°21'08"N, 112°36'06"W

HALEY ALDRICH

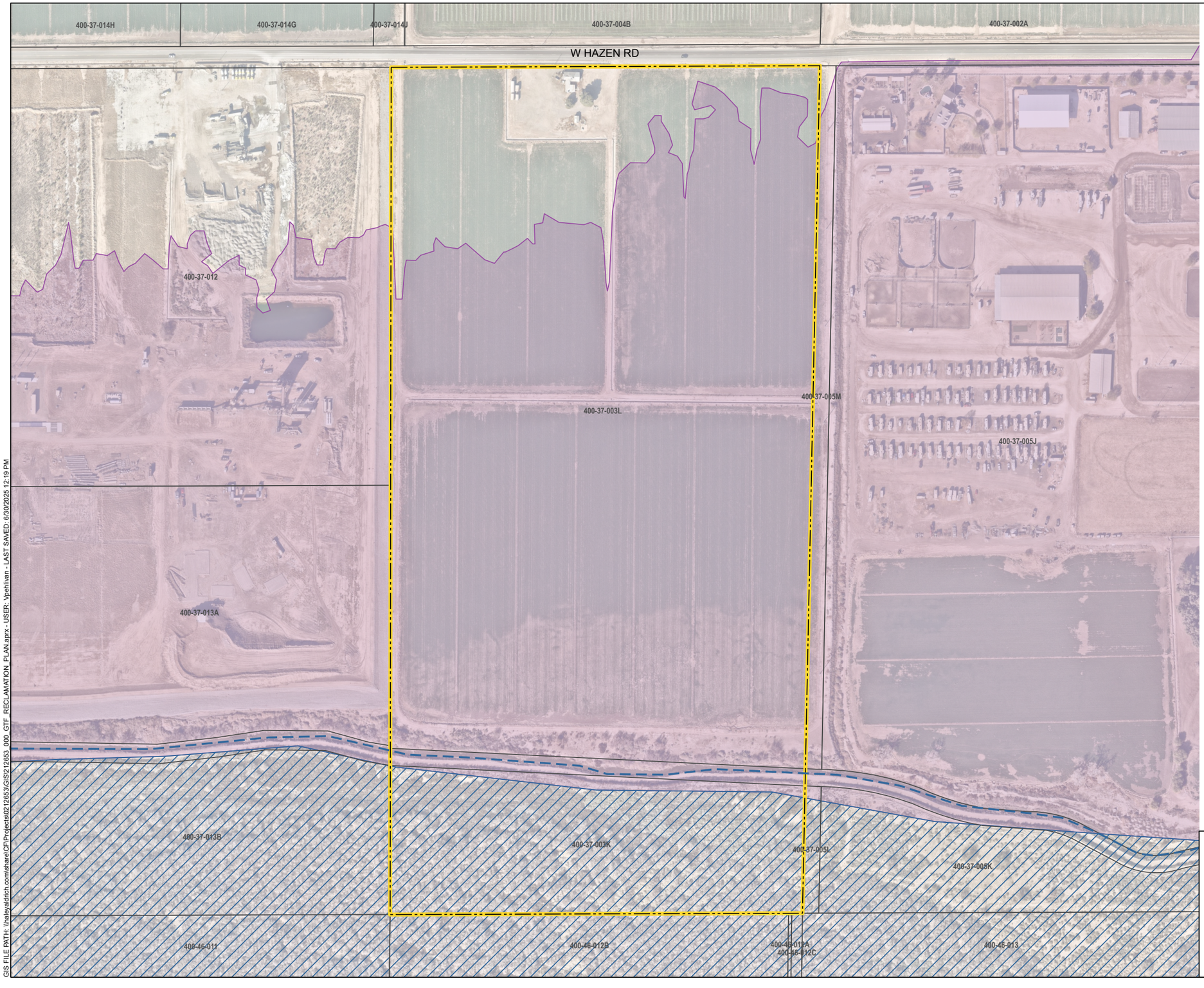
GFT READY MIX RECLAMATION PLAN
HAZEN PLANT 4
BUCKEYE, ARIZONA

PROJECT LOCUS

APPROXIMATE SCALE: 1 IN = 2000 FT
AUGUST 2025

FIGURE 1

GIS: \\haleyaldrich.com\share\CF\Projects\0212653\GIS\212653_000_GTF_RECLAMATION_PLAN.aprx - khensen - 5/6/2025 1:48 PM



LEGEND

- EXISTING ARLINGTON CANAL

FEMA FLOOD HAZARD

- REGULATORY FLOODWAY
- 1% ANNUAL CHANCE FLOOD HAZARD
- SITE BOUNDARY
- PARCEL BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. FEMA FLOOD HAZARD ZONE DATA SOURCE: FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
3. ASSESSOR PARCEL DATA SOURCE: MARICOPA COUNTY
4. AERIAL IMAGERY SOURCE: NEARMAP, FEBRUARY 5, 2025

N

0 300 600

SCALE IN FEET

HALEY ALDRICH

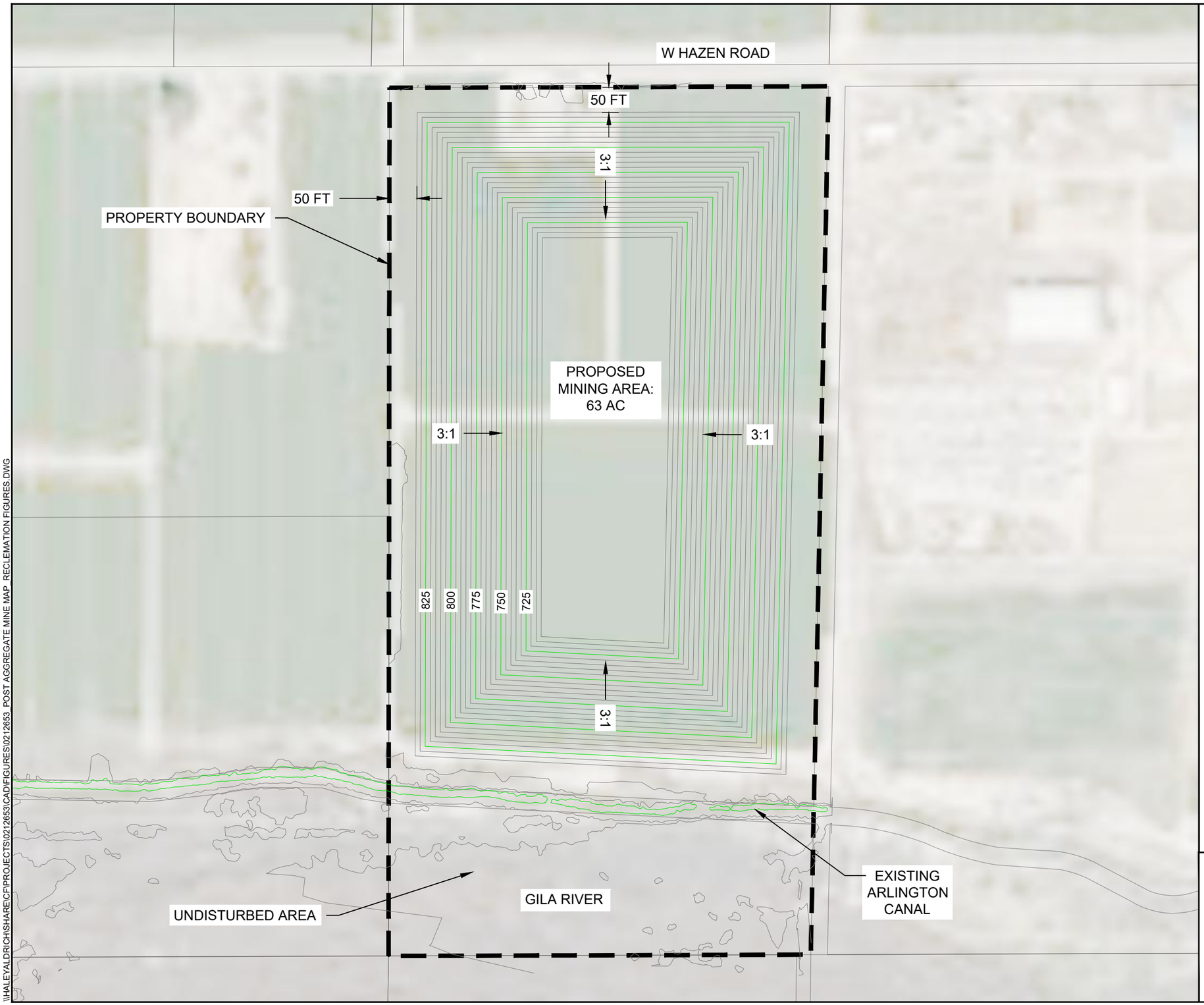
GFT READY MIX RECLAMATION PLAN HAZEN PLANT 4
BUCKEYE, ARIZONA

EXISTING SITE CONDITIONS

AUGUST 2025

FIGURE 2

GIS FILE PATH: \\haleyaldrich.com\share\CFLProjects\0212653\GIS\212653_000_GTF_RECLAMATION_PLAN.aprx - USER: Ypathivan - LAST SAVED: 6/30/2025 12:19 PM



LEGEND

- EXISTING GROUND
- PROPOSED GROUND
- PROPERTY BOUNDARY

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. PROPERTY AREA: 78 AC

N

0 600 1200
SCALE IN FEET

HALEY ALDRICH

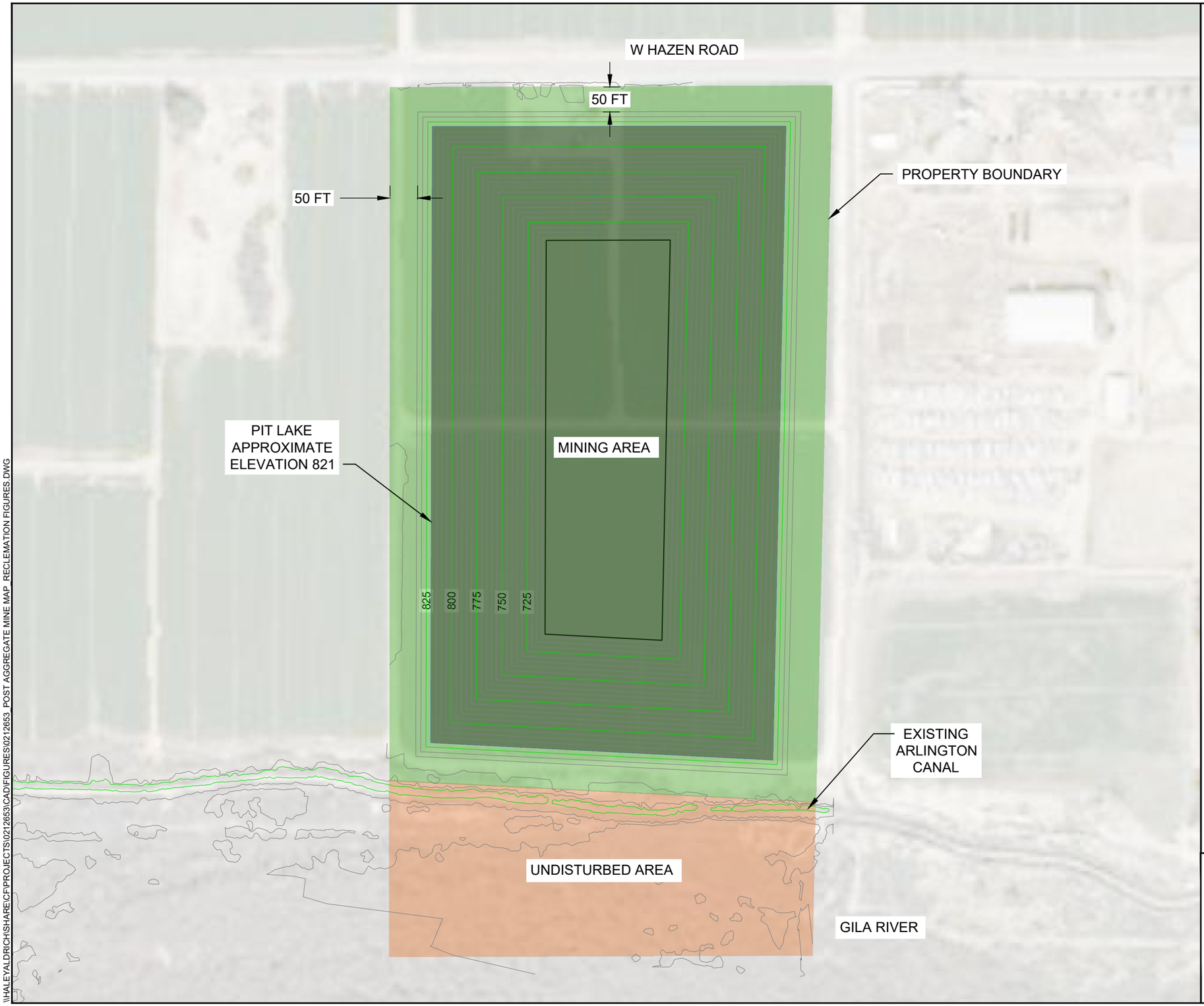
GFT READY MIX
RECLAMATION PLAN
BUCKEYE, ARIZONA

POST AGGREGATE
EXCAVATION CONTOURS

SCALE: AS SHOWN
AUGUST, 2025

FIGURE 3

\\HALEYALDRICH\SHARE\CF\PROJECTS\02126531\CAD\FIGURES\02126531 POST AGGREGATE MINE MAP RECLEMATION FIGURES.DWG
MCCONNELL Printed: 6/25/2025 10:39 AM Sheet: POST AGGREGATE MINE MAP



LEGEND

- RECLAMATION CONTOURS
- NATURALIZED OPEN SPACE
- UNDISTURBED AREA
- PIT LAKE

NOTES

1. ALL LOCATIONS AND DIMENSIONS ARE APPROXIMATE.
2. PROPERTY AREA: 78 AC
   NATURALIZED OPEN SPACE: 63 AC

N

0 300 600
SCALE IN FEET

HALEY ALDRICH

GFT READY MIX
RECLAMATION PLAN
BUCKEYE, ARIZONA

POST AGGREGATE
RECLAMATION PLAN

SCALE: AS SHOWN
AUGUST, 2025

FIGURE 4

\\HALEYALDRICH\SHARE\CP\PROJECTS\0212653\CAD\FIGURES\0212653_POST AGGREGATE MINE MAP_RECLEMATION FIGURES.DWG
MOCONNELL Printed: 6/25/2025 11:17 AM Sheet: POST MINING RECLAMATION PLAN

APPENDIX A
Pre-Notification Letter Affidavit

GFT READY MIX LLC
3423 S 51ST AVE
PHOENIX AZ 85043
602-269-9206



GFTMIX.COM

June 12, 2025

DECA Ranch LLC
10300 S Miller Road
Buckeye, Arizona 85326

To Whom it May Concern:

As you may be aware, GFT Ready Mix (GFT) will be operating the Hazen Plant 4 sand and gravel facility located at 25550 West Hazen Road in Buckeye, Arizona (Site). Our Site will be an import source of high-quality construction materials in the community. In accordance with Arizona law, GFT has begun the forward-looking process of developing a Closure and Reclamation Plan (Plan) for the Site. Although we will continue to operate for many years, reclamation and closure planning is an important long-term process that prepares the Site for an eventual productive post-mining land use.

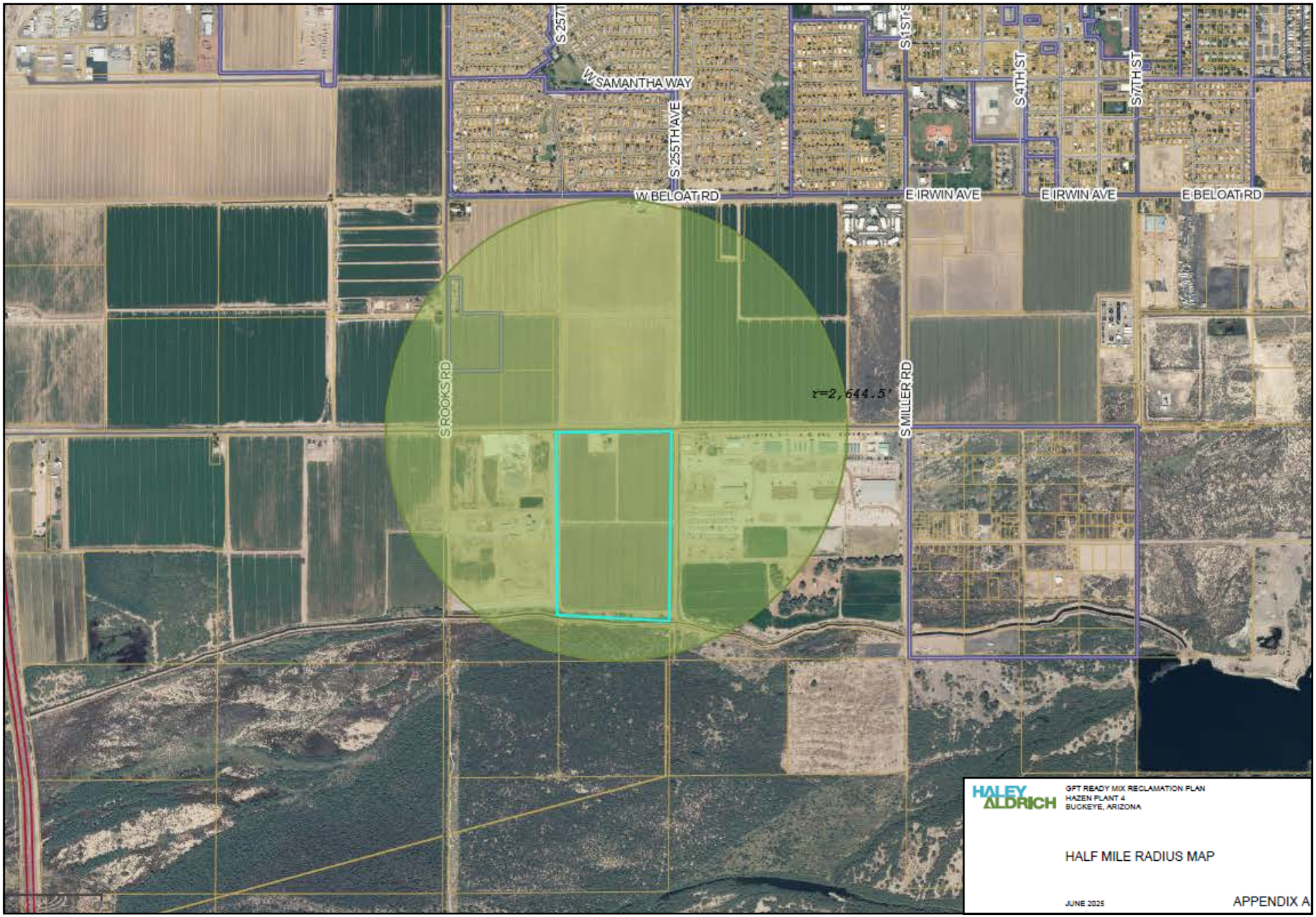
As we begin this important planning process, we are consulting with the Arizona State Mine Inspector and nearby residents such as yourself. By developing closure plans through a formal Aggregate Mined Land Reclamation Plan, GFT can best plan for that future and create a post-mining property use that complements the future growth surrounding and within the area.

As part of this process, we are delivering this notice to nearby residents. While you don't have to do anything, you may request a copy of the proposed reclamation plan from the Arizona State Mine Inspector. Should you have any questions you can contact GFT by email at jcasey@gftmix.com

Sincerely,

John Casey

John Casey
Owner, MM


S 257TH
W SAMANTHA WAY
S 255TH AVE
S 1ST ST
S 4TH ST
S 7TH ST
W BELOAT RD
E IRWIN AVE
E IRWIN AVE
E BELOAT RD
S ROOKS RD
r=2,644.5'
S MILLER RD
HALEY ALDRICH
GFT READY MIX RECLAMATION PLAN
HAZEN PLANT 4
BUCKEYE, ARIZONA
HALF MILE RADIUS MAP
JUNE 2025
APPENDIX A

APPENDIX B
Reclamation Cost Estimate

Appendix B
Reclamation Cost Estimate
GFT Ready Mix

Date Checked	Checked By	Job Number	By	Date	Calc. No.	Sheet No.
8/5/2025	RAB	212653	SKP	5/15/2025		1 of 12

Project	Subject
GFT Ready Mix	Estimated Cost Summary (1 of 2)

Reclamation Item	Description and Units	Est. Cost	Number of Units	Cost	References/Notes
Pit Walls					Section 2.11.1 of Report
	Surface Regrading and Scarifying (square foot)	$ 0.01		$ -	
(No Mulch or Fertilizer)	Revegetation Cost - Broadcast (Acre)	$ 377		$ -	
	Revegetation Cost - Hydroseed (Acre)	$ 1,175		$ -	
	Containerized Trees (Each)	$ 10		$ -	
	Mining Area Regrade and Scarifying Sub-Total =			$ -	
Stockpiles, Overburden, or Fines Area					Section 2.11.2 of Report
	Surface Regrading and Scarifying (square foot)	$ 0.01		$ -	
	Revegetation Cost - Broadcast (Acre)	$ 377		$ -	
	Revegetation Cost - Hydroseed (Acre)	$ 1,175		$ -	
	Containerized Trees (Each)	$ 10		$ -	
	Plant Area Regrade and Scarifying Sub-Total =			$ -	
Roads					Section 2.11.3 of Report
(Side Slope < 30%)	Rip/Scarify (Linear Ft.)	$ 0.28		$ -	
(Side Slope >30%)	Re-Grading and Topsoiling (Linear Ft.)	$ 1.69		$ -	
(No Mulch or Fertilizer)	Revegetation Cost - Broadcast (Acre)	$ 377		$ -	
	Revegetation Cost - Hydroseed (Acre)	$ 1,175		$ -	
	Roads =			$ -	
Structures					Section 2.11.4 of Report
(Break-up and bury Slab)	Demolition and Removal - Metal Building (Sq. Ft.)	$ 3.81	3,200	$ 12,000	
(Break-up and bury Slab)	Demolition and Removal - Secondary Containment (Sq. Ft.)	$ 8.52		$ -	
(Break-up and bury Slab)	Demolition and Removal - Concrete Building (Sq. Ft.)	$ 15.86		$ -	
	Powerline Removal - Single Pole Utility (Linear Mile)	$ 12,560		$ -	
	Transformer Removal (Each)	$ 6,280		$ -	
	Demolition - Chain-Link Fencing (Linear Ft.)	$ 4.36		$ -	
	Demolition - Barb Wire Fencing (Linear Ft.)	$ 1.94		$ -	
	Septic Tank Removal (Each)	$ 1,000	1	$ 1,000	
	Well Removal (Ft. Depth)	$ 33.55		$ -	
	Removal - 15" Culvert (Linear Ft.)	$ 10.29		$ -	
	Removal - 36" Culvert (Linear Ft.)	$ 17.15		$ -	
(Break-up and bury Slab)	Demolition - Concrete Roads and Pads (Sq. Ft.)	$ 8.52		$ -	
	Structures =			$ 13,000	
Care and Maintenance					Section 2.11.5 of Report
	Site Monitoring and Reporting (Annual)	$ 7,500	3	$ 23,000	
	Trash Removal (Ton)	$ 75	10	$ 1,000	
	Care and Maintenance =			$ 24,000	
Construction					Section 2.11.6 of Report
	Construction - Chain-Link Fencing (Linear Ft.)	$ 9.21	1,300	$ 12,000	
	Install Rip Rap Erosion Lining (Sq. Yd)	$ 118.00	-	$ -	
	Install Access Restriction Sign	$ 83.40	4	$ 300	
	Construction =			$ 12,300	
	Est. Reclamation Operating and Material (O&M) Cost Sub-Total =			**$ 49,300**	

Appendix B
Reclamation Cost Estimate
GFT Ready Mix

Date Checked	Checked By	Job Number	By	Date	Calc. No.	Sheet No.
8/5/2025	8/5/2025	212653	SKP	5/15/2025		2 of 12
Project			Subject			
GFT Ready Mix			Estimated Cost Summary (2 of 2)			

Reclamation Item	Description and Units	Est. Cost	Number of Units		Cost	References/Notes
Est. Reclamation Operating and Material (O&M) Cost Sub-Total (from page 1) =				**$**	**49,300**	
Material Haulage for Backfill						
Truck and Loader - 2000Ft. One Way (Cu. Yd)		$ 1.21		$	-	
Dozer and Scraper - 1000Ft. One Way (Cu Yd)		$ 0.68		$	-	
			Material Haulage =	$	-	
Plant Removal						Section 2.11.7 of Report
(Processing Equip)	Removal - Plants	$ 249,000.00	1.0	$	249,000	
(Beltline)	Removal - Conveyor			$	-	
			Plant Removal =	$	249,000	
	Est. Reclamation Operating and Material (O&M) Cost Sub-Total =			**$**	**298,300**	
Cost Adjustment						
Template based on 2024 costs	Consumer Price Index Increase			$	-	U.S. Dept of Commerce, Bureau of Economic Analysis (www.bea.gov)
			Cost Adjustment =	$	-	
	Est. Reclamation Operating and Material (O&M) Cost Total =			**$**	**298,300**	
Administrative Costs						Section 2.11.8 of Report
% of O&M Cost	Contingency	10%		$	30,000	SRCE Cost Data File 1_12_Std_2024
% of O&M Cost	General Mobilization/De-Mobilization	4%		$	12,000	SRCE Cost Data File 1_12_Std_2024
% of O&M Cost	Indirect costs	2%		$	6,000	SRCE Cost Data File 1_12_Std_2024
% of O&M Cost	Contractor Profit	10%		$	30,000	SRCE Cost Data File 1_12_Std_2024
% of O&M Cost	Contract Administration	8%		$	24,000	SRCE Cost Data File 1_12_Std_2024
			Administrative Costs =	$	102,000	
	Total Estimated Financial Assurance Amount =			**$**	**400,300**	

Date Checked	Checked By	Job Number	By	Date	Calc. No.	Sheet No.
8/5/2025	RAB	212653	SKP	5/15/2025		3 of 12

Project	Subject
GFT Ready Mix	Unit Cost Basis

The unit cost basis for the estimate is based on two key databases

- RS Means - Facilities Construction Cost Data -2023, and
- Caterpillar Performance Handbook, Edition 31.

Equipment rental rates and operator labor rates are based on the RS-MEANS CREWS data, as referenced for each piece of equipment. The unit rates can be adjusted by the city cost index for specific locations, however, no adjustment was made since the Phoenix Area rates are close to the national average.

CREWS DATA

Earthmoving Equipment, cost $/hr

RS Means : Facilities Construction Cost Data

List	Labor (1)*	Equipment (2)*	Total		
980G Loader	$58	$135	$193	$/hr	crew B-10U
775D Haul Truck	$55	$369	$424	$/hr	crew B-34J
Water Truck	$55	$60	$115	$/hr	crew B-59
D10 Dozer	$58	$234	$292	$/hr	crew B-10M
325 Excavator	$57	$300	$357	$/hr	crew B12-D
16H Motor Grader	$55	$85	$140	$/hr	crew B-11L
631E Scraper	$59	$304	$363	$/hr	crew B-33D
80 ton Crane	$61	$281	$342	$/hr	crew A-3L
120 ton Crane	$61	$305	$366	$/hr	crew A-3M

LABOR DATA

Mechanical labor	$61	$0	$61	$/hr	crew A-1A
Laborer	$47	$0	$47	$/hr	crew A-1

MISC COST DATA

Demolition/Removal - Metal Building and Foundation	$	3.81	$/Sq. Ft.	RACER (ver. 8.1.2)
Demolition//Removal - Block Building and Foundation	$	7.61	$/Sq. Ft.	RACER (ver. 8.1.2)
Demolition/Removal - Concrete Pads/roads 12"	$	8.52	$/Sq. Ft.	RACER (ver. 8.1.2)
Demolition/Removal - Chain-Link Fencing	$	4.36	$/Sq. Ft.	RACER (ver. 8.1.2)
Removal of Single-Pole Powerline	$	12,560	$/Mile	Haley & Aldrich Data
Removal of Electrical Transformers	$	6,280	Each	Haley & Aldrich Data
Construction of Chain-Link Fence	$	11.57	$/ft	RACER (ver. 8.1.2)
Installation of Access Restriction/Public Safety Signs	$	83.40	$/sign	RACER (ver. 8.1.2)
Well Removal	$	33.55	ft depth	Haley & Aldrich Data
Trash Removal	$	75	Ton	Allied Waste Quote
Transport and Unloading, Heavy	$	1,570	$/load	Haley & Aldrich Data
Transport and Unloading, Light	$	1,068	$/load	Haley & Aldrich Data
Broadcast Seeding				
w/ straw mulch, fertilizer, desert scrub seed mixture	$	762	$/acre	Haley & Aldrich Data
w/o mulch and fertilizer	$	377	$/acre	Haley & Aldrich Data
Hydroseed				
w/ mulch and desert scrub type seed mixture	$	1,476	$/acre	Haley & Aldrich Data
Septic System Removal	$	1,000	$/tank	Haley & Aldrich Data

(1) Labor includes operating and maintenance labor
(2) Equipment costs include operating, maintenance, rental costs
* Labor and equipment costs are rounded to the nearest dollar

Date Checked	Checked By	Job Number	By	Date	Calc. No.	Sheet No.
8/5/2025	RAB	212653	SKP	5/15/2025		4 of 12
Project			**Subject**			
GFT Ready Mix			**Dozing Cost**			

D10 Re-grading from 1.5H:1V slope to 3H:1V slope

					References/Notes
	D10 Dozing Productivity				
	Optimum Production (CY/Hr)	950			(1) pg. 1-43 (200 Foot Push)
Push Factors	Operator experience	0.875			(1) pg. 1-45
	Type of material	0.8			(1) pg. 1-45
	Grade of Push	1.6			(1) pg. 1-45
	Weight Correction	0.71			(1) pg. 1-41 Material Weight = 1.62 T/CY
Work Factor	50 minutes/hour	0.83			(1) pg. 1-45
	Average Production (CY/Hr)	629			
	Average Daily Production (CY)	5,036			(8-hour work day)
	D10 Dozer Cost				
	Dozer Rental (Monthly)	$ 23,664			(2) Line # 015433204360
	Ownership Cost (Daily)		$	1,076	(22 working days/month)
	Dozer Operating Cost (Hourly)	$ 116			(2) Line # 015433204360
	Operating Cost(Daily)		$	928	(8-hour work day)
	Dozer Labor Cost (Hourly)	$ 58			(2) crew B-10M
	Labor Cost (Daily)		$	464	(8-hour work day)
	Dozer Total Cost (Daily)		$	2,468	
	Cost per CY		$	0.49	

(1) Caterpillar Performance Handbook, Edition 31
(2) RS Means 2023

Date Checked	Checked By	Job Number	By	Date	Calc. No.	Sheet No.
8/5/2025	RAB	212653	SKP	5/15/2025		5 of 12
Project			**Subject**			
GFT Ready Mix			**Scarifying Cost**			

					References/Notes
	Scarifying - Motor Grader				
	16H Grader Productivity				
	Ripper beam (Ft.)		9.75		(1) pg. 3-13, 17.8 inch max depth
	Max first gear with std tires (mph)		2.4		(1) pg. 3-12
	Feet per mile		5,280		
	Half Speed in Ft./Hr.		6,336		assumes 2 passes are
	Double-pass factor		0.5		adequate for road scarifying
	Effective speed in Ft./Hr.		3,168		
	Optimum area/hour (Sq. Ft./Hr.)		30,888		
Work Factor	50 minute hour		0.83		(1) pg. 3-15
	Average area/hour ($Ft.^2$/Hr.)		25,637		
	Average area Daily (Sq. Ft.)		205,096		(8-hour work day)
	Grader Cost (40,000 lb)				
	Grader Rental (Monthly)	$	11,832		(2) Line # 015433201920
	Ownership Cost (Daily)			$ 538	(22 working days/month)
	Grader Operating Cost (Hourly)	$	57		(2) Line # 015433201920
	Operating Cost(Daily)			$ 456	(8-hour work day)
	Grader Labor Cost (Hourly)	$	55		(2) crew B-11L
	Labor Cost (Daily)			$ 440	(8-hour work day)
	Grader Total Cost (Daily)			$ 1,434	
	Cost per Sq. Ft.			$ 0.0070	
	Cost per Linear Ft. of Road			$ 0.28	(40-foot-wide road)

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Date Checked	Checked By	Job Number	By	Date	Calc. No.	Sheet No.
8/5/2025	RAB	212653	SKP	5/15/2025		6 of 12

Project	Subject
GFT Ready Mix	Excavator Costing

					References/Notes
	325 Excavator Productivity				
Factors	Heaped bucket capacity (Cu. Yd.)		1.5		(1) pg. 5-117 Bucket size selected for the
	Optimum Cycles/Hr.		180		(1) pg. 5-1555 325 Excavator = 1.5 CY
	Bucket Fill factor		1.0		(1) pg. 5-126
	50 minutes/Hr.		0.83		Material Weight = 1.62T/CY
	Average Hourly Production (Cu. Yd.)		224		
	Average Daily Production (Cu. Yd.)		1,793		(8-hour work day)
	325 Excavator Cost				
	Excavator Rental (Monthly)	$	6,725		(2) 01590 200 0200 pg. 20
	Ownership Cost (Daily)			$ 306	(22 working days/month)
	Excavator Operating Cost (Hourly)	$	29		(2) 01590 200 0200 pg. 20
	Operating Cost (Daily)			$ 232	(8-hour work day)
	Excavator Labor Cost (Hourly)	$	57		(2) crew B12-D, pg. 1099
	Labor Cost (Daily)			$ 456	(8-hour work day)
	Excavator Total Cost (Daily)			$ 994	
	Cost per Cu. Yd.			$ 0.55	

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Date Checked	Checked By	Job Number	By	Date	Calc. No.	Sheet No.
8/5/2025	RAB	212653	SKP	5/15/2025		7 of 12

Project	Subject
GFT Ready Mix	Scraper Costing

631E Scraper

				References/Notes
Scraper capacity (heaped)		31 Cu. Yd.		Material Weight = 1.62 T/Cu. Yd.
Rated load		37.5 ton		(1) pg. 9-5
Scraper Productivity				
Bank Cu. Yd./Hr, 4% RR, 1000 ft haul		540		(1) pg. 9-67
Material correction		0.93		T/Cu. Yd.
50 minute hour		0.83		
Actual bank Cu. Yd. per hour		415		
631 Scraper Cost				
Scraper Rental (Monthly)	$ 14,900			(2) 01590 200 3700 pg. 21
Ownership Cost (Daily)			$ 677	(22 working days/month)
Scraper Operating Cost (Hourly)	$ 75			(2) 01590 200 3700 pg. 21
Operating Cost(Daily)			$ 600	(8-hour work day)
Scraper Labor Cost (Hourly)	$ 34			(2) crew B-33D, pg. 1099
Labor Cost (Daily)			$ 272	(8-hour work day)
Scraper Total Cost (Daily)			$ 1,549	
D9 Dozer Cost				
D9 Rental (Monthly)	$ 14,300			(2) 01590-200 4370, pg. 21
Ownership Cost (Daily)			$ 650	(22 working days/month)
D9 Operating Cost (Hourly)	$ 65			(2) 01590-200 4370, pg. 21
Operating Cost(Daily)			$ 520	(8-hour work day)
D9 Labor Cost (Hourly)	$ 34			(2) crew B-10M, pg. 1099
Labor Cost (Daily)			$ 272	(8-hour work day)
D9 Total Cost (Daily)			$ 1,442	
Total Fleet				
Total Fleet Cost (Daily)			$ 4,541	(1 - D9, 2 - 631)
Total Fleet Productivity (BCY/Hr)		830		
Total Fleet Productivity (BCY/Day)			6,640	
Cost per Cu. Yd. Moved			$ 0.68	

Cubic yards in 1 linear foot of 40 ft wide road, 1 foot thick (Cu. Yd.)		1.48
Cost of placing 1 linear foot (40 foot wide road)	$	1.01

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Appendix B
Reclamation Cost Estimate
GFT Ready Mix

Date Checked	Checked By	Job Number	By	Date	Calc. No.	Sheet No.
8/5/2025	RAB	212653	SKP	5/15/2025		8 of 12

Project	Subject
GFT Ready Mix	Truck haul (1 of 2)

				References/Notes
	980G Loader Productivity			
	Basic Cycle Time (minutes)	0.55		(1) pg. 13-46
Cycle Time Factors	Material type (minutes)	0.02		(1) pg. 13-46
	Type of Pile (minutes)	0.02		(1) pg. 13-46
	Common ownership trucks/loaders	0		(1) pg. 13-46
	Constant operation	0		(1) pg. 13-46
	Small target (minutes)	0.025		(1) pg. 13-46
	Fragile target	0		(1) pg. 13-46
	Total Cycle Time (minutes)	0.615		
	Optimum Cycles/Hr.	98		
Work Factor	50 minutes/Hr.	0.83		(1) pg. 13-47
	Average Cycles/Hr.	81		
	Bucket Full Load (Cubic Yards)	7.5		(1) pg. 13-29
	Bucket Fill Factor	0.9		(1) pg. 13-46
	Average Bucket Load (Cubic Yards)	6.75		
	Average Volume Loaded/Hr	547		
	980G Loader Cost			
	Loader Rental (Monthly)	$ 13,015		(2) 015433204560
	Ownership Cost (Daily)		$ 592	(22 working days/month)
	Loader Operating Cost (Hourly)	$ 77		(2) 015433204560
	Operating Cost(Daily)		$ 616	(8-hour work day)
	Loader Labor Cost (Hourly)	$ 58		(2) crew B-10M pg. 1099
	Labor Cost (Daily)		$ 464	(8-hour work day)
	Loader Total Cost (Daily)		$ 1,672	
	775D Truck Productivity			
	Truck Volume (Cubic Yards)	41.1		(1) pg. 10-3
	Loader Cycles needed to Fill Truck	6.09		(CY)
	Average Cycles per Truck	6		
	Average Truck Payload (Cubic Yards)	40.5		
	Basic Load Time (minutes)	4.45		Calculated from Loader rate
Cycle Time Factors	Maneuver - Load Area (minutes)	0.5		(1) pg. 10-8
	Maneuver - Dump Area (minutes)	1.1		(1) pg. 10-8
	Haul Time (minutes)	1.2		(1) pg. 10-8
	Return Time (minutes)	1.2		(1) pg. 10-8
	Optimum Truck Cycle Time (minutes)	8.45		(1) pg. 10-8
	Optimum Truck Cycles/Hr.	7.1		(1) pg. 10-8
Work Factor	50 minutes/Hr.	0.83		Assumption
	Average Truck Cycles/Hr.	5.9		
	Average (Cu.Yd.)/Hr. (for 1 truck)	239		
	Average (Cu.Yd.)/Hr. (for 2 trucks)	478		

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Appendix B
Reclamation Cost Estimate
GFT Ready Mix

Date Checked	Checked By	Job Number	By	Date	Calc. No.	Sheet No.
8/5/2025	RAB	212653	SKP	5/15/2025		9 of 12

Project	Subject
GFT Ready Mix	Truck Haulage (2 of 2)

			References/Notes
775D Truck Cost			
Truck Rental (Monthly)	$ 12,800		(1) 01590 200 5620 p22
Ownership Cost (Daily)		$ 582	(22 working days/month)
Truck Operating Cost (Hourly)	$ 57		(1) 01590 200 5620 p22
Operating Cost(Daily)		$ 456	(8-hour work day)
Truck Labor Cost (Hourly)	$ 55		(2) crew B-34A
Labor Cost (Daily)		$ 440	(8-hour work day)
Truck Total Cost (Daily)		$ 1,478	
Trucks (2T total Cost (Daily)		$ 2,956	
Loader Total Cost (Daily)		$ 1,672	
Fleet Total Total Cost (Daily)		$ 4,627	
Total Fleet Productivity (Cu. Yd. per Day)		3,821	(8-hour work day)
Fleet Cost per Cu. Yd.		$ 1.21	

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Date Checked	Checked By	Job Number	By	Date	Calc. No.	Sheet No.
8/5/2025	RAB	212653	SKP	5/15/2025		10 of 12
Project			Subject			
GFT Ready Mix			Crane Costing			

Rubber Tired Hydraulic Crane - 80 -on Capacity

80-Ton Crane Cost				References/Notes
Crane Rental (Monthly)	$	11,250		(2) 01590 500 2700 pg. 27
Ownership Cost (Daily)			$ 511	(22 working days/month)
Crane Operating Cost (Hourly)	$	58		(2) 01590 500 2700 pg. 27
Operating Cost(Daily)			$ 464	(8-hour work day)
Crane Labor Cost (Hourly)	$	42		(2) crew B-95A, pg. 1100
Labor Cost (Daily)			$ 336	(8-hour work day)
Crane Total Cost (Daily)			$ 1,311	(8-hour work day)
Crane Total Cost (Hourly)			$ 164	

Rubber Tired Hydraulic Crane - 120-Ton Capacity

120-Ton Crane Cost				References/Notes
Crane Rental (Monthly)	$	27,500		(2) 01590 500 2740 pg. 27
Ownership Cost (Daily)			$ 1,250	(22 working days/month)
Crane Operating Cost (Hourly)	$	89		(2) 01590 500 2740 pg. 27
Operating Cost(Daily)			$ 712	(8-hour work day)
Crane Labor Cost (Hourly)	$	42		(2) crew B-95A, pg. 1100
Labor Cost (Daily)			$ 336	(8-hour work day)
Crane Total Cost (Daily)			$ 2,298	(8-hour work day)
Crane Total Cost (Hourly)			$ 287	

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Date Checked	Checked By	Job Number	By	Date	Calc. No.	Sheet No.
8/5/2025	RAB	212653	SKP	5/15/2025		11 of 12
Project			**Subject**			
GFT Ready Mix			**Rip Rap Erosion Control**			

Material Cost, Hauling, and Placing Erosion Control Structures - Rip Rap

Description	Units	Total Cost	References/Notes
18" Minimum thickness, not grouted			
Material (sq. yd.)	1	$ 23	(2) Line # 313713100200
Labor (per unit)	1	$ 53	(2) Line # 313713100200
Equipment (per unit)	1	$ 42	(2) Line # 313713100200
Estimated Cost per Square Yard for Rip Rap Material and Install =		$ 118.00	

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Date Checked	Checked By	Job Number	By	Date	Calc. No.	Sheet No.
8/5/2025	RAB	212653	SKP	5/15/2025		12 of 12

Project	Subject
GFT Ready Mix	Plant Removal

References/Notes

Removal of Crushing/Screening plants or Wash Plants

Description	Units	Total Cost
80 Ton Crane (Hr)	250	$ 41,000
120 Ton Crane (Hr)	100	$ 29,000
Mechanical Labor (Hr)	1,500	$ 92,000
Loading/Unloading Labor (Hr)	400	$ 19,000
Light Transportation (Trips)	30	$ 32,000
Heavy Transportation (Trips)	23	$ 36,000
Estimated Total Cost for Plant Removal =		$ 249,000

(1) Caterpillar Performance Handbook, Edition 31
(2) RS Means 2023

GFT Mining and Extraction
Conditional Use Permit

APN 400-37-003L and 400-37-003K

Citizen Participation Plan
Case No.: PLZU-25-0006
Submitted: March 6, 2026
Resubmitted: March 31, 2026

1. Project Overview

Gilbert Blili PLLC, on behalf of the property owner, submitted a CUP application for a site located on Hazen Road. The purpose of the CUP is to establish a sand and mining operation and an ancillary batch plant. The site is 77 acres, with 63 acres anticipated for the mining operation, and 14 acres to remain as open space along the Gila River.

2. Purpose

The purpose of the Citizen Participation Report is to summarize the citizen participation efforts for the CUP application. The plan for citizen outreach and the affected parties for the application are described in the Citizen Participation Plan which was submitted with the CUP application.

3. Outreach Efforts

The purpose of the Citizen Participation Plan is to summarize the citizen participation efforts in connection with the application. The following is a list of the public outreach efforts for the CUP:

First Notification and Neighborhood Meeting Notice Letter: A notification letter was mailed on December 2, 2025, to the property owners within 300 feet of the subject site and the homeowners associations and registered neighborhoods within 300 feet of the subject site. The letter was a notice that a CUP application was submitted to the City and that a neighborhood meeting was scheduled for these applications. The letter included information about the CUP application, neighborhood meeting information, and the proposed plan for the mining operation. The letter is included in the neighborhood meeting summary, which is further described below. There was no neighbor input generated from this notice letter.

Neighborhood Meeting: The neighborhood meeting was held on December 18, 2025, at 6 p.m. at the Buckeye Chamber of Commerce, 508 Monroe Ave, Buckeye, AZ 85326. No neighbors attended the meeting. The neighborhood meeting summary was submitted to the City on December 29, 2025 – it is included as Appendix A.

Planning & Zoning Commission Hearing Notices: The Planning and Zoning Commission hearing notices are scheduled for March 7-9, 2026, as listed in the Outreach Schedule below. The affidavits were sent to the City of Buckeye upon completion of noticing.

Meeting with Adjacent Property Owner: On March 27, 2026, a representative of GFT met with the property owner of the property directly to the east, which is operating as an equestrian and events center discuss concerns related to noise. At the Planning and Zoning Commission Hearing, a representative of the center expressed concerns over noise. At the hearing, GFT committed to switching equipment to “white noise” back-up alarms and to limiting the mining operation hours from 5:00 a.m. to 6:00 p.m. At the meeting on March 27, 2026, both parties discussed additional solutions to address noise, such as incorporating a sound wall or berm to mitigate noise. These solutions continue to be explored, and a follow-up meeting between parties is scheduled for April 2, 2026.

4. Outreach Schedule

The following is the schedule of when outreach and input opportunities occurred:

Neighborhood meeting notice	December 2, 2025
Neighborhood meeting	December 18, 2025
Public Hearing Newspaper Publication	March 7, 2026
Public Hearing Sign Posting and Affidavit	March 9, 2026
Public Hearing Mail Notice and Affidavit	March 9, 2026
Meeting with Adjacent Property Owner	March 27, 2026
Meeting with Adjacent Property Owner – Follow-up	April 2, 2026
Sign Removal	April 15-April 25, 2026

GFT Mining and Extraction

Conditional Use Permit

Case No.: PLZM-25-0070

Neighborhood Meeting Summary

The neighborhood meeting was scheduled for December 18, 2025 at 6:00 p.m. at the Buckeye Chamber of Commerce, 508 Monroe Ave, Buckeye, AZ 85326. The meeting notice was sent on December 2, 2025. The notice is included as Appendix A.

The representative for the CUP application was present to provide information about the CUP and to present the latest site plan, which is included as Appendix B. A representative from the mining operator, GFT Ready Mix, was the only individual in attendance at the meeting; therefore, no presentation was given. The sign in sheet is included as Appendix C.

Appendix A

Affidavit of Mailing Notice

Case Number: PLZU-25-0006

Project Name: GFT Ready Mix CUP

Applicant Name: Gilbert Blilie PLLC, Marcela Mora-Yatko

Location: South of Hazen Road, between Rooks Road and Miller Road - APN 400-37-003L and 400-37-003K

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the applicant for public hearings/meetings in the City of Buckeye shall secure the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than 15 days prior to the neighborhood meeting date.

I confirm that I secured the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the neighborhood meeting notice to each said owner no less than 15 days prior to the public hearing.

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 3rd day of December, 2025, by:

Claudia E. Carr
Notary Public

CLAUDIA E CARR
Notary Public - Arizona
Maricopa County
Commission # 689111
My Comm. Expires Oct 23, 2029

My Commission Expires:

October 23, 2029

Appendix A

FARMS HOLDINGS LP/GENUS LP/RESOURCE HOLDINGS TRUST
16700 N THOMPSON PEAK PKWY STE 230
SCOTTSDALE, AZ 85260

MP HAZEN SAND & ROCK LLC
5210 N CENTRAL AVE STE 102
PHOENIX, AZ 85012

ARIZONA PUBLIC SERVICE COMPANY
3286 PO BOX 53933
PHOENIX, AZ 85072

DECA RANCH LLC
23860 W US HIGHWAY 85 BUCKEYE AZ USA 85326

RIVERA JOSE/MARTINEZ LILIA
11318 W CHAMBERS AVE TOLLESON AZ USA 85353

CHILDRENS TUMOR FOUNDATION
370 LEXINGTON AVE RM 2100 NEW YORK NY USA 10017

CALMAT CO
1200 URBAN CENTER DR VESTAVIA AL USA 35242-2545

VULCAN LANDS INC
1200 URBAN CENTER DR VESTAVIA AL USA 35242-2545

GILBERT BLILIE
PLLC
ATTORNEYS AT LAW

701 NORTH 44TH STREET
PHOENIX, ARIZONA 85008-6504
FAX (480) 429-3100

Marcela Mora-Yatko
PLANNING CONSULTANT
DIRECT (480) 429-3044

E-MAIL: MMORA-YATKO@GILBERTBLILIE.COM

File No. 100982-0001

December 2, 2025

Via U.S. Mail

Re: Notice of CUP Application and Neighborhood Meeting; APNS 400-37-003L and 400-37-003K; Case Number: PLZU-25-0006

Dear Neighbor,

This notice is being sent to inform you that our firm, on behalf of the property owner, has filed a Conditional Use Permit (CUP) application with the City of Buckeye Development Services Department for a property located south of Hazen Road, between Rooks Road and Miller Road. Please be advised that a neighborhood meeting has been scheduled for this application.

The CUP request, PLZU-25-0006, is for the 77 acres that make up the site, which include APNS 400-37-003L and 400-37-003K. The purpose of the CUP is to allow sand and gravel mining and ancillary batch plant operations on the property, with the southern part of the site (approximately 14 acres) remaining as open space/natural vegetation. Excavation will occur throughout the mine's operational life in response to demand for aggregate materials. The plan of operations for extraction is included herein. The site will be operated by GFT Ready Mix.

The site is zoned Rural Residential. Rural Residential is an obsolete zoning district in Buckeye, and therefore may be converted to the Agriculture zoning district. Resource extraction is a Conditional Use within the Agricultural zoning district.

The neighborhood meeting information is as follows:

Date: Thursday, December 18, 2025

Time: 6 p.m.

Location: Buckeye Chamber of Commerce
508 E. Monroe Ave, Buckeye, AZ 85326

You are invited to attend this meeting to learn more about the CUP application. Please note that this is not a notice of a public hearing with the Planning and Zoning Commission or City Council as these hearings have not yet been set for this application. You will receive notice of these hearings at a future date when they have been scheduled.

If you cannot attend the neighborhood meeting and would like to discuss the application or have any questions, you can contact me at 480-429-3044 or by email at mmora-yatko@gilbertblilie.com. You may also contact Joseph Mueller, Senior Planner with the City of Buckeye Development Services Department, at 623-204-5505 or jmueller@buckeyeaz.gov.

Very truly,

GILBERT BLILIE PLLC



Marcela Mora-Yatko

Enclosures: Proposed Plan of Operations

Point Table					
Point #	Raw Description	Elevation	Easting	Northing	Elevation Above Pending EGL
1	BERM TOP	839.00'	491414.8479'	857582.3462'	1.00
2	BERM TOP	839.00'	491410.7429'	857382.3883'	1.00
3	BERM TOP	839.00'	491406.6379'	857182.4325'	1.00
4	BERM TOP	839.00'	491402.5328'	856982.4726'	1.00
5	BERM TOP	839.00'	491398.4278'	856782.5147'	1.00
6	BERM TOP	839.00'	491394.3228'	856582.5589'	1.00
7	BERM TOP	839.00'	491390.2178'	856382.5990'	1.00
8	BERM TOP	839.00'	491386.1128'	856182.6432'	1.00
9	BERM TOP	839.00'	491382.0077'	855982.6833'	1.00
10	BERM TOP	839.00'	491377.9027'	855782.7254'	1.00
11	BERM TOP	839.00'	491373.5911'	855572.7073'	1.00
12	BERM TOP	838.28'	491183.8971'	855582.2528'	1.00
13	BERM TOP	838.74'	490984.1498'	855592.3042'	1.00
14	BERM TOP	838.54'	490784.4025'	855602.3556'	1.00
15	BERM TOP	838.32'	490584.6502'	855612.4072'	1.00
16	BERM TOP	837.10'	490384.9080'	855622.4583'	1.00
17	BERM TOP	838.00'	490222.9295'	855630.6092'	1.00
18	BERM TOP	838.00'	490223.5877'	855813.2339'	1.00
19	BERM TOP	837.84'	490172.9855'	855813.2852'	1.00
20	RIPRAP TOE	829.74'	490176.7423'	855582.8701'	
21	RIPRAP TOE	834.00'	490375.6143'	855572.8627'	
22	RIPRAP TOE	834.01'	490575.3724'	855562.8108'	
23	RIPRAP TOE	834.19'	490775.0513'	855552.7629'	
24	RIPRAP TOE	834.37'	490975.6894'	855542.6667'	
25	RIPRAP TOE	835.99'	491175.3774'	855532.6183'	
26	RIPRAP TOE	837.64'	491422.5234'	855520.1817'	
27	RIPRAP TOE	836.30'	491426.6301'	855720.2239'	
28	RIPRAP TOE	836.36'	491430.7434'	855920.5857'	
29	RIPRAP TOE	836.54'	491434.8531'	856120.7706'	
30	RIPRAP TOE	836.65'	491438.9457'	856320.1220'	
31	RIPRAP TOE	836.79'	491443.0629'	856520.6714'	
32	RIPRAP TOE	837.52'	491447.1565'	856720.0761'	
33	RIPRAP TOE	836.76'	491451.2661'	856920.2544'	
34	RIPRAP TOE	838.58'	491455.3668'	857120.0015'	
35	RIPRAP TOE	838.47'	491459.4860'	857320.6500'	
36	RIPRAP TOE	839.12'	491464.8374'	857581.3210'	
37	PIT CREST	835.00'	491396.8517'	857582.7167'	
38	PIT CREST	835.00'	490766.5431'	857582.2207'	
39	PIT CREST	835.00'	490247.0955'	857581.5421'	
40	PIT CREST	835.00'	490245.8730'	857194.2483'	
41	PIT CREST	835.00'	490244.3600'	856714.9293'	
42	PIT CREST	835.00'	490242.9800'	856278.9790'	
43	PIT FLOOR	707.00'	491004.8588'	857197.3157'	
44	PIT FLOOR	707.00'	490999.4354'	856933.1403'	
45	PIT FLOOR	707.00'	490992.5281'	856596.6837'	
46	PIT FLOOR	707.00'	490986.3597'	856296.2159'	
47	PIT FLOOR	707.00'	490980.1975'	855996.0518'	
48	PIT FLOOR	707.00'	490804.6382'	856005.3476'	
49	PIT FLOOR	707.00'	490629.0789'	856014.6434'	
50	PIT FLOOR	707.00'	490630.9433'	856309.8797'	
51	PIT FLOOR	707.00'	490630.9433'	856605.3159'	
52	PIT FLOOR	707.00'	490631.7891'	856873.2537'	
53	PIT FLOOR	707.00'	490632.8078'	857195.9883'	
54	PIT FLOOR	707.00'	490818.8333'	857196.6520'	

NOTES

1. ELEVATIONS PROVIDED ON THE FIGURE REFERENCE NAVD88.
2. GRADE IS 3:1 FROM PIT CREST TO DESIGN BOTTOM.
3. GWSI DATA VERIFIES GROUNDWATER ALTITUDE AT 821 FT AMSL ON 1/5/2018. APPROXIMATELY 8.8 FEET BELOW GRADE.
4. BERM DESIGN IS BASED ON CONSTRUCTION INCLUDING FREEBOARD OF 1.0 FT ABOVE GILA RIVER ENERGY GRADE LINE FOR THE REGULATORY, 100-YEAR DISCHARGE AS DEFINED IN THE HYDRAULIC MODEL.
5. TOP OF LAUNCHABLE RIPRAP TRENCH TO BE LEVEL WITH EXISTING GROUND.
6. THE ARLINGTON CANAL WILL BE MONITORED FOR EROSION CAUSED BY HEAD-CUTTING. THE CANAL IS LOCATED WITHIN THE "AUTHORIZED" HEADCUT SETBACK ZONE. SHOULD THERE BE ANY OBSERVABLE DAMAGE TO THE CANAL THE OPERATOR IS REQUIRED TO MAINTAIN THE INTEGRITY OF THE CANAL.
7. OPERATOR IS REQUIRED TO PROVIDE WARNING SIGNAGE IN AREAS OF OVERHEAD UTILITIES.

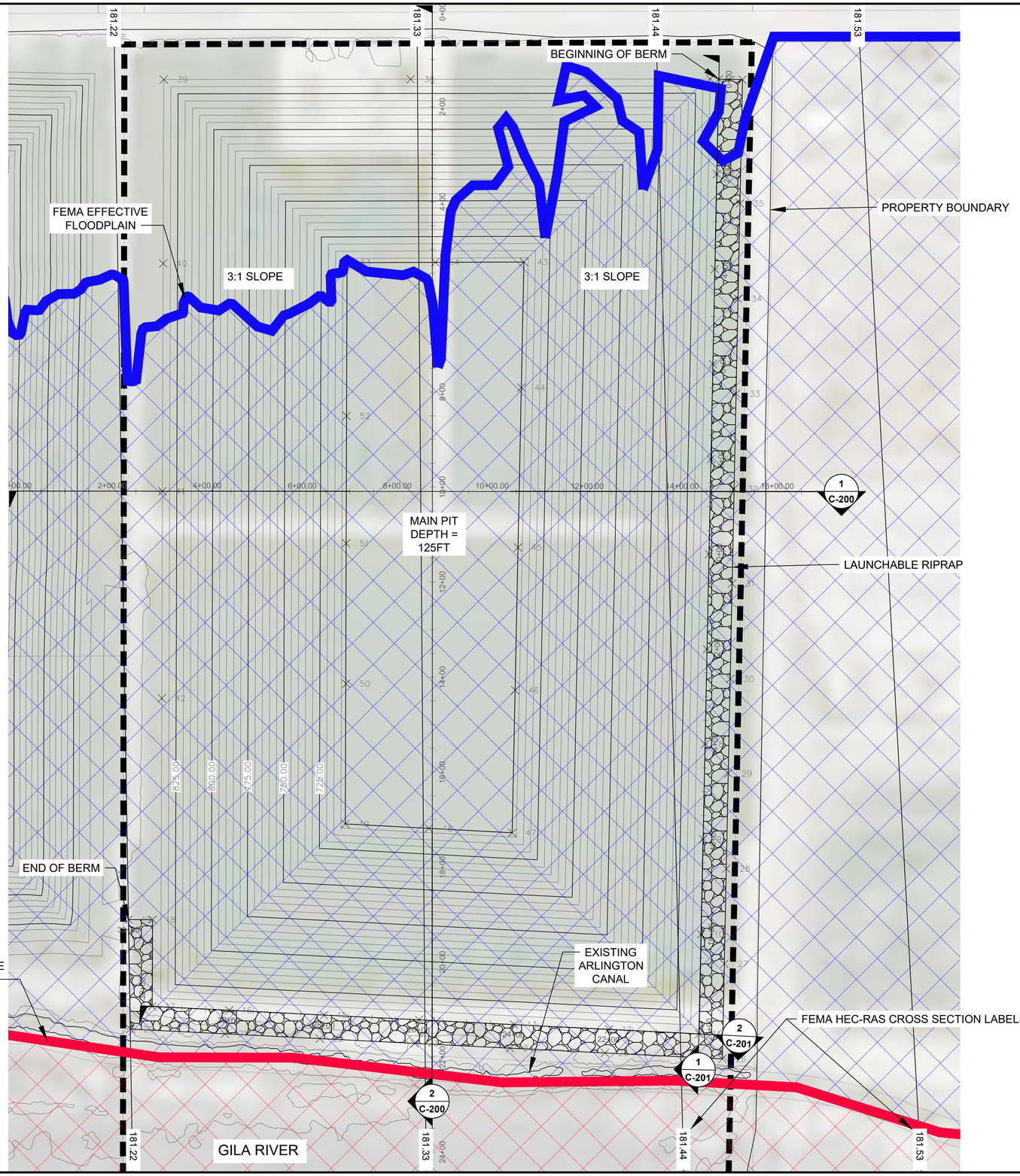
LEGEND

- EXISTING GROUND
- PROPOSED GROUND
- FEMA EFFECTIVE FLOODPLAIN
- FEMA EFFECTIVE FLOODWAY
- RIPRAP
- HEC-RAS SECTION

N

0 120 240 360 480

SCALE IN FEET



HALEY ALDRICH

Haley & Aldrich, Inc.
201 E. Washington Street, Suite 1795
Phoenix, AZ 85004
Tel: 602.760.2450
Fax: 602.238.9585
www.haleyaldrich.com

Project No.:	0212653-001
Scale:	AS SHOWN
Date:	MAY 2025
Drawn By:	BCH
Designed By:	BCH
Checked By:	CGL
Approved By:	CGL

Stamp:

Professional Engineering Certificate — 49937 CHRISTOPHER G. LANGHAM — 5/30/25 — Registered Professional Engineer — State of Arizona

Rev.	Description	By	Date
S2	FOR SUBMITTAL	CGL	05/30/25
S1	FOR SUBMITTAL	CGL	04/11/25

PLAN OF OPERATIONS - GFT READY MIX HAZEN PLANT 4

PROPOSED PLAN OF OPERATIONS

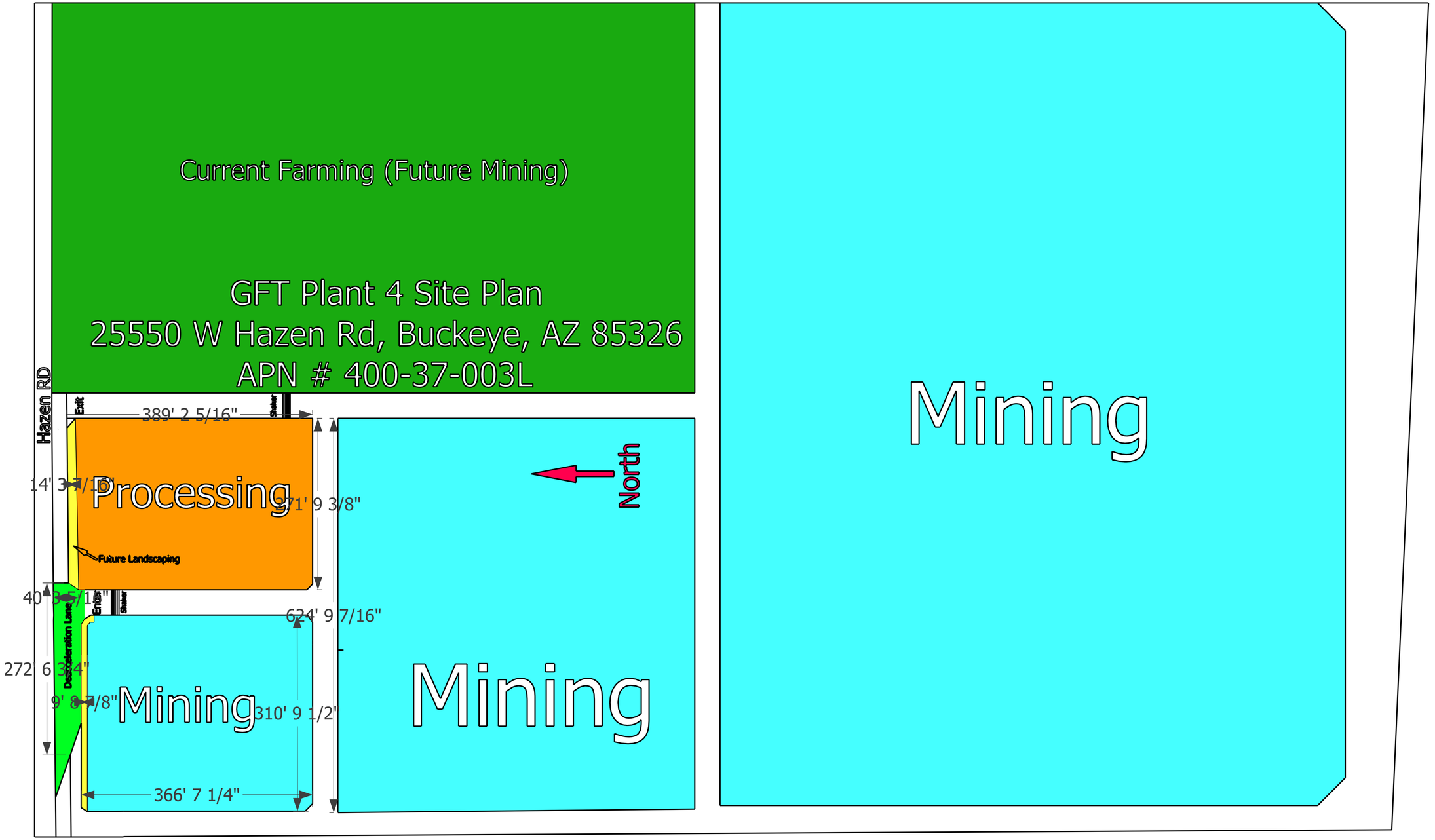
C-101

Sheet: 4 of 7

HOLLAND, BEN Printed: 5/30/2025 12:42 PM \\HALEYALDRICH.COM\SHARE\CF\PROJECTS\0212653\CADWORKING\4_0212653_C-101.DWG Layout: C-101_HA-ENG-D-L

Appendix B

Appendix A



Neighborhood Outreach Meeting

December 18, 2025
6 p.m.

Buckeye Valley Chamber of Commerce
508 Monroe Ave, Buckeye, AZ 85326

This Sign-In Sheet is a Public Record

PLEASE PRINT

Name	Email	Address
John Casey	JCasey@GFTMix.com	36302 N 51st Ave Cave Creek AZ 85331

CITY OF BUCKEYE
Regular Planning & Zoning Commission
PLANNING ACTION REPORT

MEETING DATE: 04/14/26	**AGENDA ITEM:** 4.A. Buckeye 83 - Rezoning to Business Park (Case No. PLZZ-25-0002)
DATE PREPARED: 04/09/26	**DISTRICT NO.:** 3
STAFF LIAISON: Sean Banda, Senior Planner, sbanda@buckeyeaz.gov, (623) 349-6215	
DEPARTMENT: Development Services	**AGENDA ITEM TYPE:** Public Hearing and Non Consent - New Business Items

ACTION/MOTION: (This language identifies the formal motion to be made by the Voting Members) Buckeye 83 - Rezoning to Business Park (Case No. PLZZ-25-0002); Conduct a public hearing and recommend approval to City Council of the rezoning of approximately 85 acres located at the southeast corner of Interstate 10 and State Route 85 from Single Family Residential (SF-43) to Business Park (BP), establishing permitted land uses and development standards for a proposed multi-building business park.

SUMMARY

PROJECT DESCRIPTION:
Wendy Riddell of Berry Riddell LLC, on behalf of property owner, VWP Buckeye Owner LLC, is requesting approval of a rezone of approximately 85 acres located at the southeast corner of Interstate 10 and State Route 85. The applicant is requesting to rezone the property from Single-Family Residential 43 (R1-43) to Business Park (BP) with the intention of developing a multi-building business park on the site. The rezoning application includes a concept site plan illustrating one potential configuration of seven (7) buildings on the site. Consistent with the BP zoning district, the buildings could accommodate a range of permitted uses, including warehouse and distribution (excluding cross-dock warehouses), office, limited light manufacturing, and retail or wholesale showroom uses. The Kentwood Verrado project containing the City's Landing East facilities are comparable to the scale of buildings acceptable within the BP district.

Please see the attached staff report and exhibits for additional information and analysis.

BENEFITS:
Rezoning the property to Business Park will facilitate development of the site with a high quality, master planned, multi-building business park.

Items related to a project or facility location must include an attached vicinity map for Council Review.
ATTACHMENTS:
PLZZ-25-0002- Staff Report - PZC 04142026.docx
PLZZ-25-0002 - Exhibit A - Aerial Vicinity Map.pdf
PLZZ-25-0002 - Exhibit B - Zoning Map.pdf
PLZZ-25-0002 - Exhibit C - General Plan Land Use Map.pdf
PLZZ-25-0002 - Exhibit D - Narrative.pdf
PLZZ-25-0002 Exhibit E - Site Plan.pdf
PLZZ-25-0002 - Exhibit F - Citizen Participation Report.pdf

REZONE

Report to the Planning and Zoning Commission

CASE NUMBER:	**PLZZ-25-0002**
TITLE:	**Buckeye 83 Rezone**
MEETING DATE:	**April 14, 2026**

Applicant/Owner:	Wendy Riddell of Berry Riddell LLC, on behalf of property owner, VWP Buckeye Owner LLC
Request:	Rezone from Single Family Residential (SF-43) to Business Park (BP)
District:	3
Location:	Southeast corner of Interstate 10 and State Route 85
Site size:	Approximately 85 acres
Density:	Not applicable
Public input:	An advertised neighborhood meeting was held on February 19, 2026; in addition to the applicant, two persons attended. All required notices of this public hearing have been completed. To date, staff has not been made aware of any concerns from adjacent property owners related to this request.
Recommendation:	**Recommend approval of Case PLZZ-25-0002 to the Mayor and City Council, subject to conditions (a) through (k)**

PROJECT DESCRIPTION:

1. Wendy Riddell of Berry Riddell LLC, on behalf of property owner, VWP Buckeye Owner LLC, is requesting approval of a rezone of approximately 85 acres located at the southeast corner of Interstate 10 and State Route 85 (see Exhibit A). The applicant is requesting to rezone the property from Single Family Residential 43 (R1-43) to Business Park (BP) with the intention of developing a multi-building business park on the site.
2. A concurrent request to annex the subject property is in process and requires Council's approval before this rezoning can be considered. Upon annexation, the subject property will be assigned Single Family Residential 43 (R1-43) zoning, the equivalent of the property's current Maricopa County's RU-43 zoning.
3. The rezoning application includes a concept site plan (Exhibits D and E) illustrating one potential configuration of seven (7) buildings on the site. Consistent with the BP zoning district, the buildings could accommodate a range of permitted uses, including warehouse and distribution (excluding cross-dock warehouses), office, limited light manufacturing, and retail or wholesale showroom uses. The Kentwood Verrado project containing the City's Landing East facilities are comparable to the scale of buildings acceptable within the BP district.
4. The concept site plan is provided for illustrative purposes only. A formal Site Plan application will be required prior to development and will undergo detailed staff review to ensure compliance with all applicable Development Code requirements.

AREA CONTEXT:

5. **Table 1:** Existing Land Use, General Plan Designation, and Zoning District:

	LAND USE	GENERAL PLAN	ZONING
Subject Property	**Vacant**	**Business Commerce**	**Maricopa County Rural-43 (RU-43)**
North	Vacant	Business Commerce	General Commerce (GC)
South	Future Westpark Community Master Plan (CMP)-Undeveloped	Master Planned Community	Planned Community (PC)
East	Westpark (CMP)	Master Planned Community	Planned Community (PC)
West	Undeveloped	Business Commerce	Commercial Center (CC) Maricopa County Rural-43 (RU-43)

PUBLIC PARTICIPATION SUMMARY:

6. A neighborhood meeting, providing an opportunity for interested parties to learn more about the request, was held on February 19, 2026 at 5:00 P.M. at the Holiday Inn Express at 445 S. Watson Road. As required by Buckeye Development Code, written notices to property owners within 500 feet of the subject site were mailed on March 27, 2026, fifteen (15) days prior to the date of the meeting.
7. In addition to the applicant team, two persons attended the neighborhood meeting. At the conclusion of the meeting, it did not appear that any attendees had any concern with the proposal.
8. To date, no concerns have been received regarding the proposal. Eight (8) letters of support have been submitted and are included in the Citizen Participation Report (see Exhibit F).
9. All required notifications of this public hearing were completed at least fifteen (15) days in advance of the meeting date, as follows:

Notification Element	Date
Published in the Arizona Business Gazette	March 28, 2026
Site Posted	March 30, 2026
Mailing Notice to Property Owners Within 500 Feet of Site	March 27, 2026

BACKGROUND:

10. March 3, 2026: A public hearing was held at City Council to hear any for or opposed to the annexation of the property. There were no speakers during that hearing.

11. April 7, 2026: City Council approved the ordinance annexing the subject property.

ANALYSIS:

Conformance with the General Plan:

12. The property is designated Business Commerce by the General Plan Land Use Map. The Business Commerce designation is used for properties intended to develop with community and regional serving retail, office, service, and business park projects where developments have access to major roads and transit and provide connections to

Neighborhood areas…" Within the General Plan text, the Business Park (BP) zoning district is specifically noted as compatible with the Business Commerce land use designation.

13. The proposal will:

    a. Expand the contiguous area for development of employment generating uses in furtherance of General Plan ("GP") Policy G-7.1: "The City of Buckeye should identify and protect areas suitable for large scale office park and industrial activities, such as distribution, logistics, manufacturing, and other employment type uses within the City's MPA";

    b. Further the City's Economic Development related goals of attracting businesses in the logistics and advanced manufacturing sectors and meeting desired jobs to population ratios outlined in GP Policy G-1.8: "The City of Buckeye will encourage commerce and business employment centers that respond to the City's economic needs and that correspond with Buckeye's targeted economic sectors." and GP Policy G-7.3 "The City of Buckeye will have an average of one to one jobs per household".

Zoning and Future Development:

14. With Council's approval of the annexation on April 7, 2026, the subject property is now located within Buckeye's jurisdiction and zoned Single Family Residential 43 (R1-43). The R1-43 district permits development of large lot (1 acre) single-family residences and accessory uses typical for rural areas.

15. The current R1-43 zoning is not consistent with the property's Business Commerce General Plan designation. Rezoning the property to Business Park facilitates development of the site with a unified, master planned, multi-building business park. As noted previously, the BP zoning is in concert with the property's Business Commerce General Plan land use designation.

16. The BP district permits a range of commercial uses, office park and professional office uses as well as some indoor light industrial uses from warehousing to building materials sales. Development within the district is required to adhere to the dimensional standards outlined in Table 4.1-3 of the Buckeye Development Code.

17. The Business Park district is intended to accommodate development of smaller, more neighborhood-compatible scale and operating characteristics than what is typically seen in the City's I-1 (Light Industrial) district. Highlighting the differences between districts, cross-dock warehouses common in the I-1 district are not permitted within the BP district.

18. The conceptual plan provided with this application has not been fully vetted by City staff for compliance with City development and design requirements, however, the plan does address orientation of the buildings and buffering to resolve staff's concern with the site's

adjacency to future residential. Detailed impacts related to traffic circulation, drainage, noise, lighting, and building orientation will be fully evaluated during the required Site Plan review process

19. Buffering between this site and planned residential uses to the east and south of the property will be a focus during the site planning stage of the project. Though Development Code does include requirements for buffering that would be applicable to this site, staff has included a recommended condition to ensure that buffers between 150 and 400 feet – significantly deeper than standard code requirement - are provided where the site abuts planned single-family. This condition captures a critical design component shown on the applicant's conceptual site plan and rezoning narrative.
20. In addition to orienting buildings and providing a larger landscape buffer to reduce impacts on nearby residential buildings, the planned buildings will be separated from any planned residential use by drive aisles, working to supplement screening and landscaping to minimize impacts.
21. The property will be serviced by City of Buckeye Police, City of Buckeye Fire, and will be within the City of Buckeye sewer and water service areas.
22. The property is located within the Buckeye Union High School and Buckeye Elementary School Districts though business park development of the site, as proposed, will not result in any direct impacts on either district.

RECOMMENDATION:

23. Staff recommend the Planning and Zoning Commission recommend approval of a Rezone for Buckeye 83 (Case PLZZ-25-0002) to the Mayor and City Council, subject to Conditions (a) through (k), for the following reasons:
    - The rezoning conforms to the property's proposed General Plan designation of Business Commerce.
    - The rezoning conforms to all requirements of the Buckeye Development Code.
    - There are no outstanding issues for reviewing departments (Engineering, Fire, Public Works, Community Services, Police, Water Resources, and Development Services).

a. The property owner/s and their successor waive any and all claims for diminution in value of the property with regard to any action taken by City of Buckeye as result of this approval.

b. Based upon the conceptual site plan included as Exhibit E to this rezoning, the project's site plan application shall provide for an average building floor area not to exceed 200,000 square feet.

c. The project's site plan application shall provide landscape buffering adjacent to planned single-family residential commensurate with the conceptual site plan provided with this rezoning submittal and attached as Exhibit E to the staff report.

d. Prior to approval of a site plan or pre-plat, a Traffic Impact Analysis is required to be submitted and approved. All requirements of the Traffic Impact Analysis shall be reflected on the approved construction drawings.

e. Prior to the issuance of the first permit for the property, the Property Owner/Developer shall pay a pro rata share cost of up to nine (9) regional future traffic signals to be installed within this section of land. The pro rata share is based on a ratio of the project acreage to the developable acreage within the section. The sectional contribution is to be based on the following allocation of costs: (i) 25 percent share of four (4) possible signals at arterial street intersections; (ii) 50 percent share of four (4) possible signals at half-mile collector street intersections or project entries; and (iii) 100 percent share of one (1) possible signal internal to this project. The cost shall be based on an anticipated signal cost as determined by the City.

f. All non-regional traffic signals that are required by this project shall be funded and constructed by this project prior to C of O.

g. All regional traffic signals required by this project shall be constructed by this project prior to C of O. This may have a reimbursable component from the regional signal fees collected by the City from other parcels per City Engineer approval.

h. All medians required for controlling site access shall be constructed with this development.

i. In the event that access to and within the project is deemed a threat to public safety and security by the City, the City has broad authority to take such action as it deems necessary to address such a threat until such time as the Property Owner/Developer eliminates the safety concerns to the City's satisfaction. The Property Owner/Developer is responsible for revising the roadway and access layout to alleviate the City's concerns with respect to public safety and security. Any such changes will be considered a minor change to existing site plan approvals and shall be approved by the City.

j. ITS conduits (2 7-way micro-ducts) must be installed along 266th Avenue per City standards, including any necessary splice boxes.

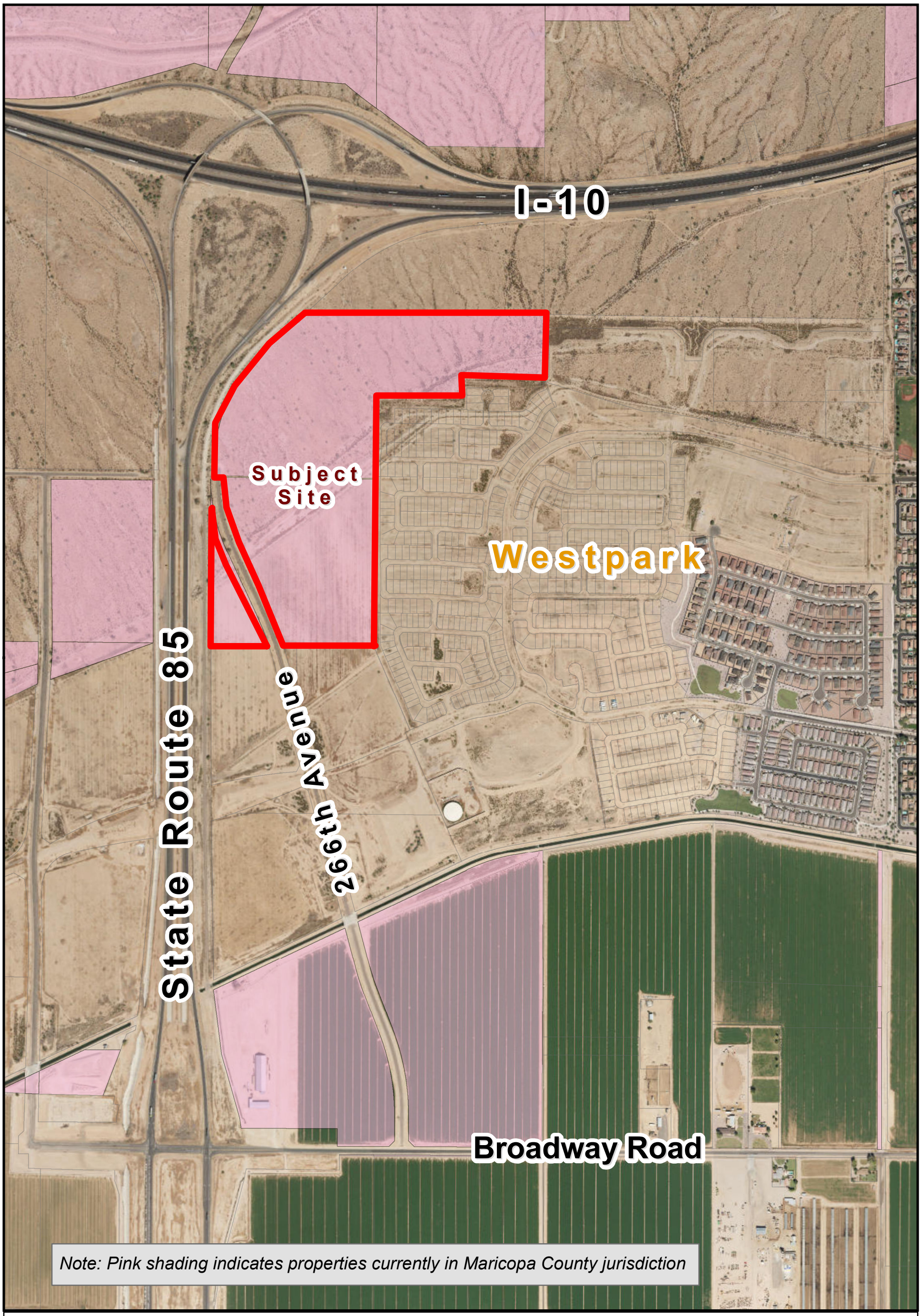
k. Driveway spacing and storage requirements shall be per Table 1 of the COB Engineering Design Standards (EDS) Section 6-3.

ATTACHMENTS:

Exhibit A – Aerial Vicinity Map
Exhibit B – Zoning Map
Exhibit C – Existing General Plan Land Use Map
Exhibit D – Rezoning Narrative
Exhibit E – Concept Site Plan
Exhibit F – Citizen Participation Report

Prepared By:
Sean Banda, Senior Planner

Reviewed By:
Ken Galica, Planning Manager



VICINITY MAP

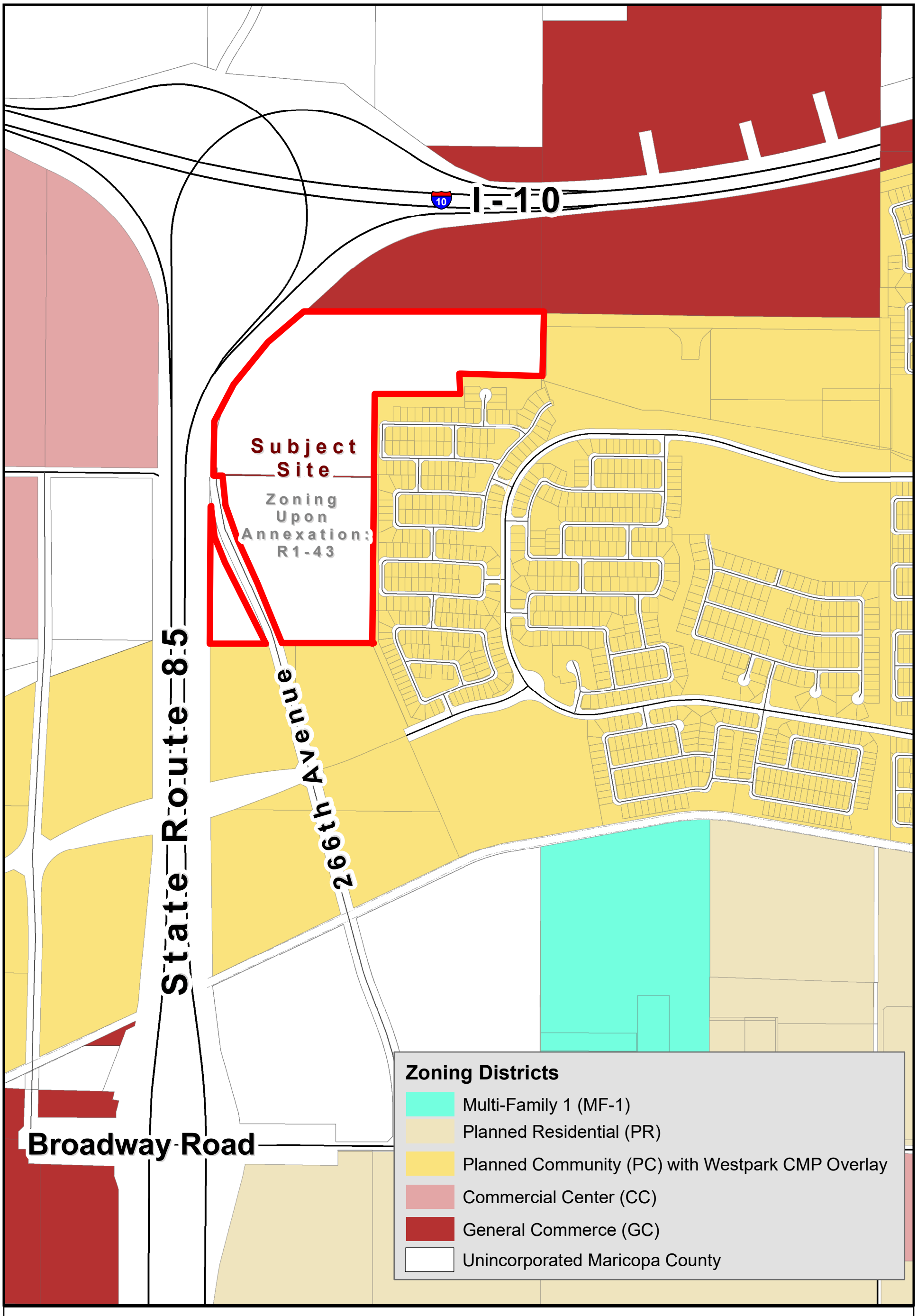
PLZZ-25-0002

Buckeye 83 Rezone

Council District #3

BUCKEYE, AZ

N W E S



ZONING MAP

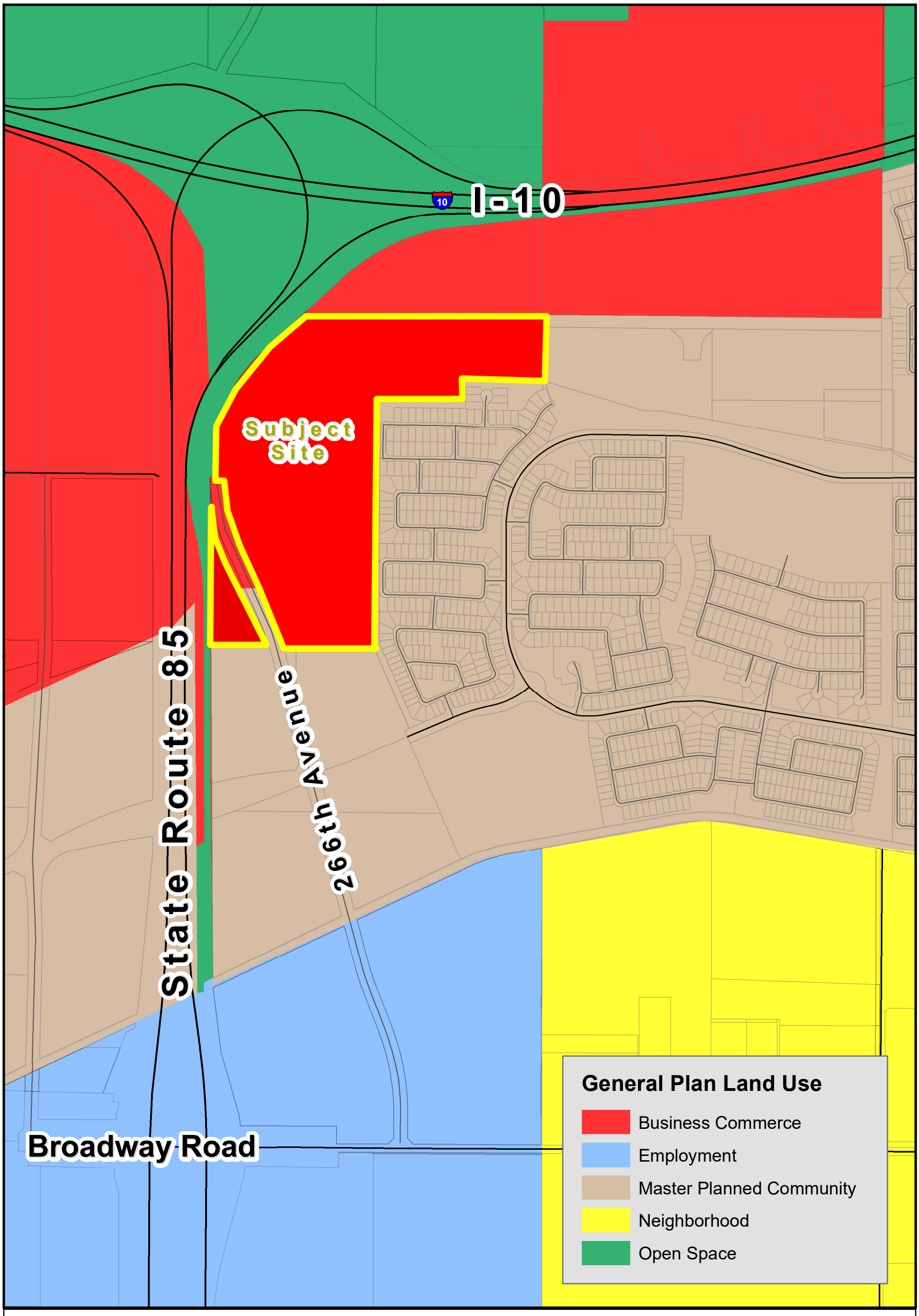
PLZZ-25-0002

Buckeye 83 Rezone

Council District #3

BUCKEYE, AZ

N W E S



GENERAL PLAN LAND USE

PLZZ-25-0002
Buckeye 83 Rezone
Council District #3

BUCKEYE, AZ

N W E S

BUCKEYE 83

Rezoning Narrative
SEC of AZ-85 and the I-10

Case Number: PLZZ-25-0002

1st Submittal: February 6, 2025
2nd Submittal: December 10, 2025
3rd/Final Submittal: January 27, 2026

Prepared by:
Berry Riddell, LLC
Wendy Riddell, Esq.
Elyse DiMartino
6750 E. Camelback Road, #100
Scottsdale, AZ 85251

A. INTRODUCTION

The purpose of this request is to seek a rezoning of an approximate 83.3-acre property located at the SEC of the AZ-85 and the I-10 Freeway interchange (the "Site") to the Business Park District ("BP") for a multi-phase employment center development with warehouse and distribution uses. The Site is presently within the jurisdiction of Maricopa County, however, a request to annex the Site into the City of Buckeye (the "City") was submitted concurrently with this request.

B. SITE LOCATION & CONTEXT

As shown in the aerial below, the Site is presently undeveloped, desert land and has a Maricopa County zoning designation of Rural-43 ("RU-43"), which allows for the development of one dwelling unit per acre. The Site is within the planning area of the City's Imagine Buckeye 2040 General Plan (the "General Plan") and is designated as Business Commerce.

To the east and south of the Site is undeveloped residential neighborhood zoned Planned Community ("PC") with a General Plan designation of Master Planned Community ("MPC"). The Site is bounded on the north by vacant, desert land zoned General Commerce ("GC") with a General Plan designation of Business Commerce. The AZ-85 abuts the Site to its west. Across the AZ-85 to the west is vacant, desert land in zoned Commercial Center ("CC") and the County's RU-43 with the City's General Plan Business Commerce Designation.

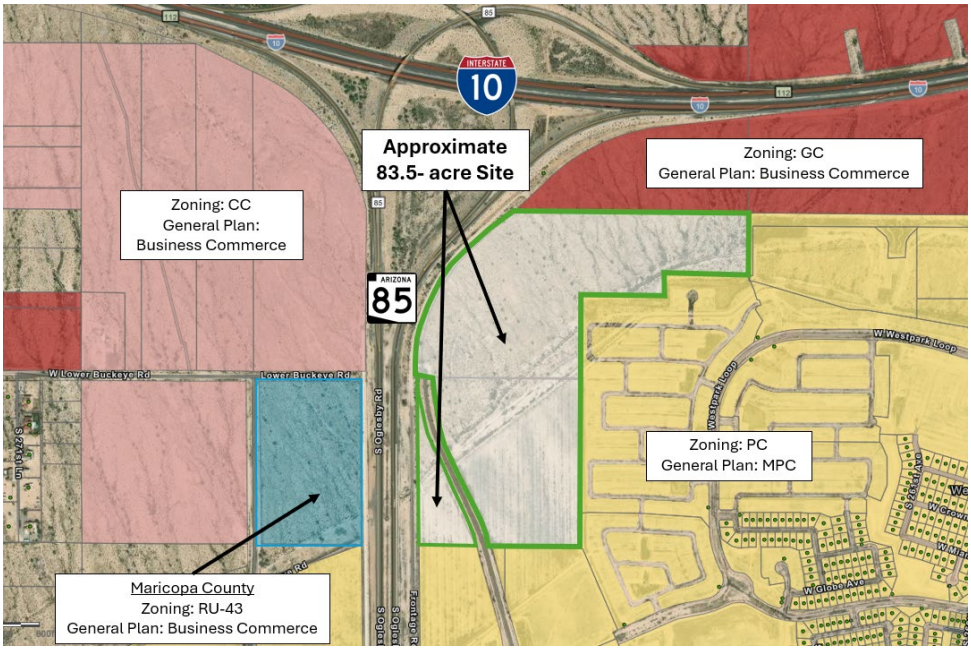


Exhibit A: Vicinity Map

The Site is an ideal location for the proposed development given its proximity to the AZ-85 and I-10 Freeways given the General Plan's vision for the surrounding context to develop with future Business Commerce land uses. Further, the proposed development will support existing and planned residential developments in the surrounding area by providing new employment opportunities.

C. PROPOSAL

As previously mentioned, Site is presently zoned as part of Maricopa County's RU-43 District, which allows one residential dwelling per acre. As such, the Site will likely be designated as Single-Family Residential 43 ("R1-43") upon annexation into the City. The intent is to rezone approximately 83.5 acres from R1-43 to BP, as shown in the image below.

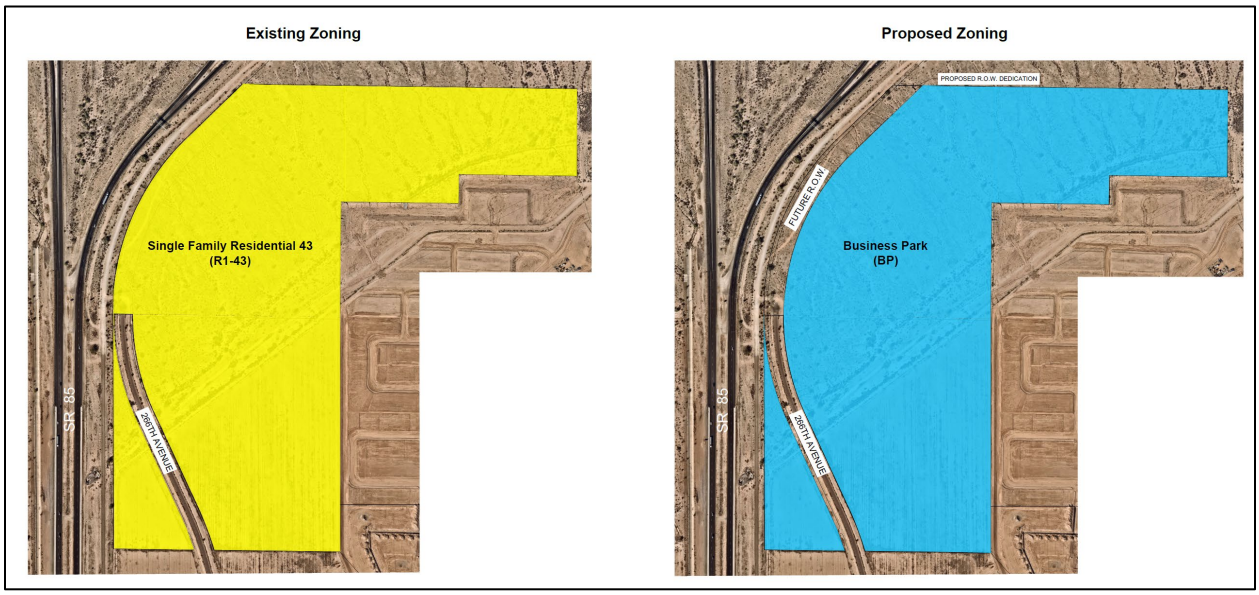


Exhibit B: Rezoning Exhibit

The purpose of this rezoning is to develop as an employment center with warehouse and distribution uses. Additional uses that could occur on the Site include a variety of commercial uses, light manufacturing and assembly, office, self-storage, wholesale, and more. The Site will hold seven (7) structures ranging in size from approximately 66,000 square feet to 284,000 square feet in size. Each structure will also contain office space to support the warehouse and distribution operation.

The development has been thoughtfully planned to respect the existing and future residential uses to the east, and the site plan has been carefully revised with this goal in mind. As shown on the site plan, the closest residential lot is approximately 194 feet from

our closest building. The remainder of our buildings are well over 200 feet from any residential lots. On the site plan submitted with this request, 266th Avenue has been reduced to accommodate an 80-foot roadway. The reduction in roadway width allowed the proposed structures to be shifted as far west on the Site as possible, providing large building setbacks adjacent to residential. The proposed buildings will be setback from the existing and future residential uses at varying degrees, ranging from +/-194 feet to nearly 400 feet.

Additionally, wherever possible, dock doors have been placed to the interior of the Site to mitigate views to the surrounding context. Large landscape setbacks will also serve as a buffer between the proposed development and residential uses. A copy of the previously proposed design is attached to this narrative as Appendix A.

Vehicular entry to the Site is also located away from residential areas and will be provided via 266th Avenue. The primary entry will have a monument sign and inviting landscaping that welcomes residents to the community. Overall, the circulation pattern has been designed to accommodate large trucks and ease the flow of traffic within the Site. The internal street system will be private and standard and trailer parking spaces will be provided throughout the Site to accommodate employees of the proposed development.

The proposed Business Park District is an appropriate land use for the Site, particularly given its adjacency to two major freeways. This location provides efficient access for employees, clients, and service vehicles, while also reducing the travel distance of large semi-trucks between the freeway and this needed land use. As a result, it enhances overall traffic circulation and safety, while also minimizing disturbances, noise, and vehicle emissions in more interior residential and commercial areas.

Importantly, the proposed use acts as a transitional buffer between the freeways and the planned residential development to the east. The Business Park District is a more compatible use in this context than a traditional commercial-retail center. Compared to restaurants, retail stores, and hospitality uses—which tend to generate higher traffic volumes, noise, and odors—the Business Park is expected to operate more quietly and with less environmental impact.

The conceptual site plan, submitted with this rezoning application, reinforces this compatibility. It shows the nearest building setback at least +/-194 feet from the adjacent residential neighborhood, with landscaped buffers along all shared property lines to enhance visual screening and reduce potential impacts. Furthermore, the site layout has been intentionally designed to direct semi-truck and large vehicle circulation away from residential properties.

D. PUBLIC UTILITIES & SERVICES

i. Water

Water service will be provided by the City of Buckeye. The nearest water mains exist in Broadway Road and Durango Street, east of Rooks Road. In order to serve the project, a water main extension will be required to extend from these locations to the project site.

ii. Wastewater

Wastewater service will be provided by the City of Buckeye. The nearest sanitary sewer main exists near the intersection of Southern Avenue and Rooks Road. A sanitary sewer extension is required to provide wastewater service to the site extending from this location.

iii. Fire Protection

The closest fire station in relation to the site is Buckeye Fire Department Station 706 located at 25821 W Magnolia Street, approximately 1 mile from the site.

iv. Police Protection

The closest police precinct in relation to the Site is located at 100 North Apache Road, approximately a six-mile drive.

E. PHASING

The intent is to construct the proposed development in three phases. Phase 1 will construct approximately 600,000 square feet of the proposed warehouse and distribution uses, Phase 2 will construct approximately 650,000 square feet, and Phase 3 will construct approximately 500,000 square feet. The first two phases will be constructed as spec developments and the third phase will be developed as Build-to-Suit options.

EXHIBIT A

Vicinity Map

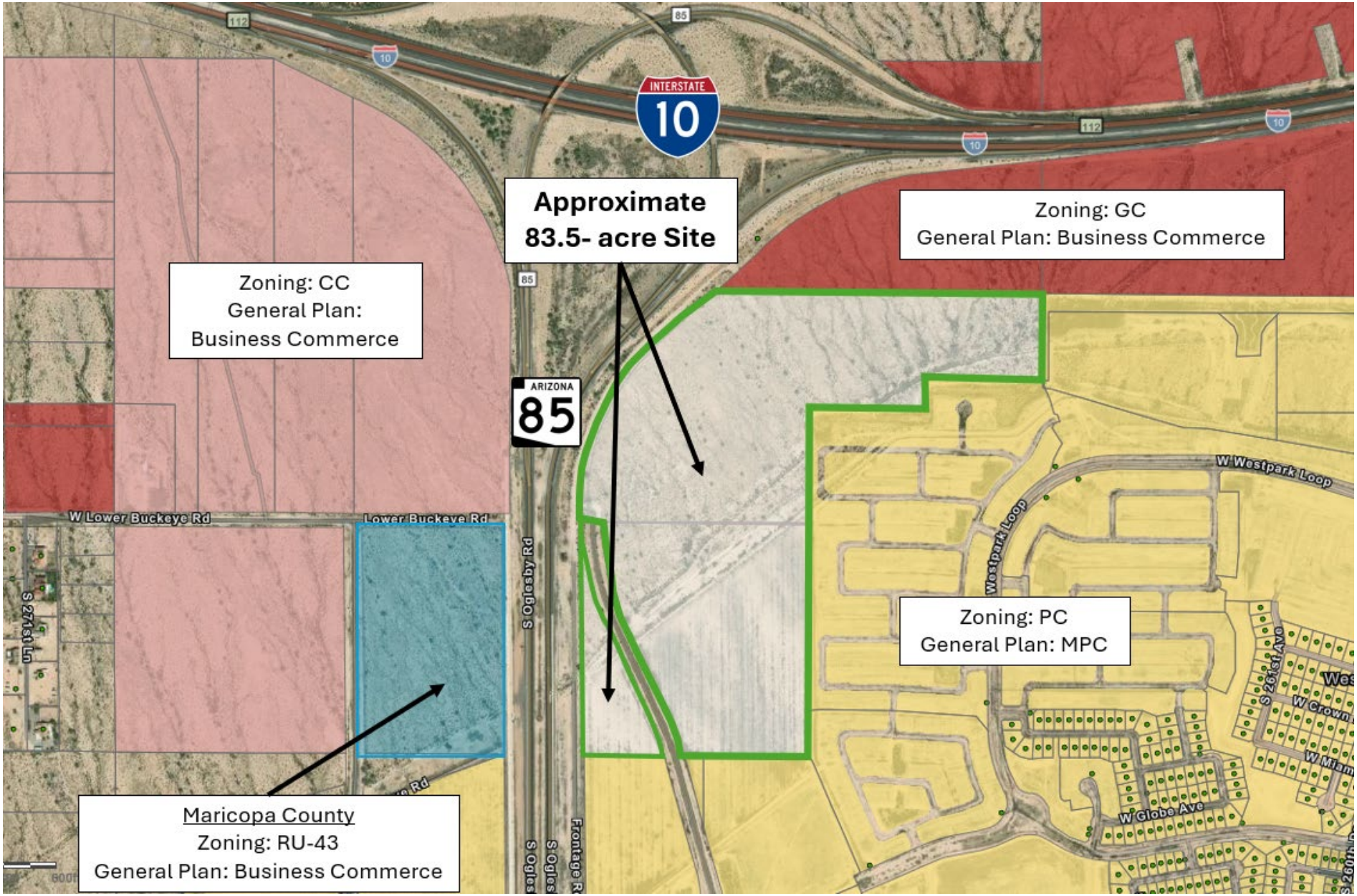
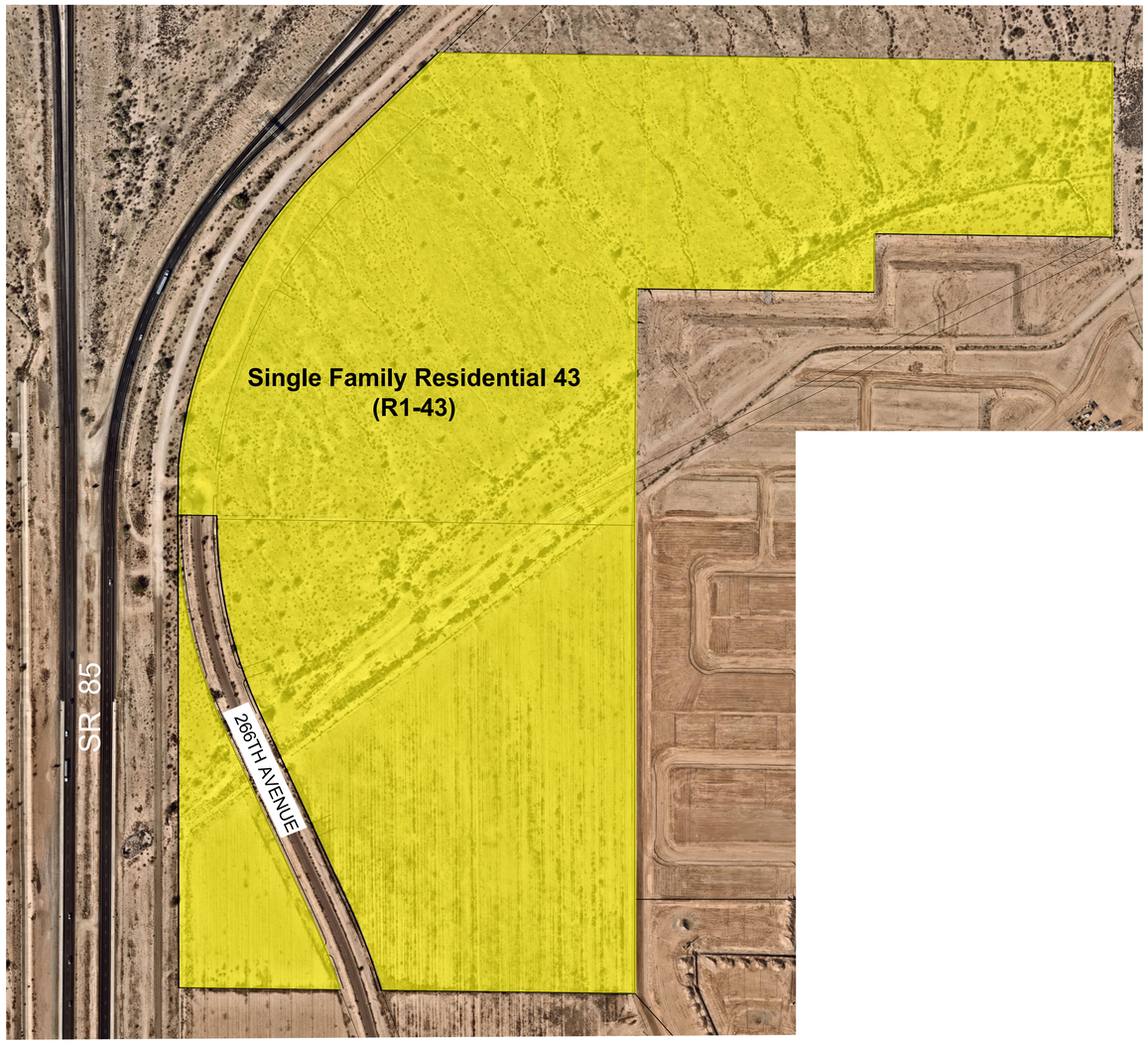

Approximate
83.5- acre Site
Zoning: GC
General Plan: Business Commerce
Zoning: CC
General Plan:
Business Commerce
Zoning: PC
General Plan: MPC
Maricopa County
Zoning: RU-43
General Plan: Business Commerce
INTERSTATE
10
ARIZONA
85
W Lower Buckeye Rd
Lower Buckeye Rd
S Oglesby Rd
Westpark Loop
W Westpark Loop
S 261st Ave
W Globe Ave

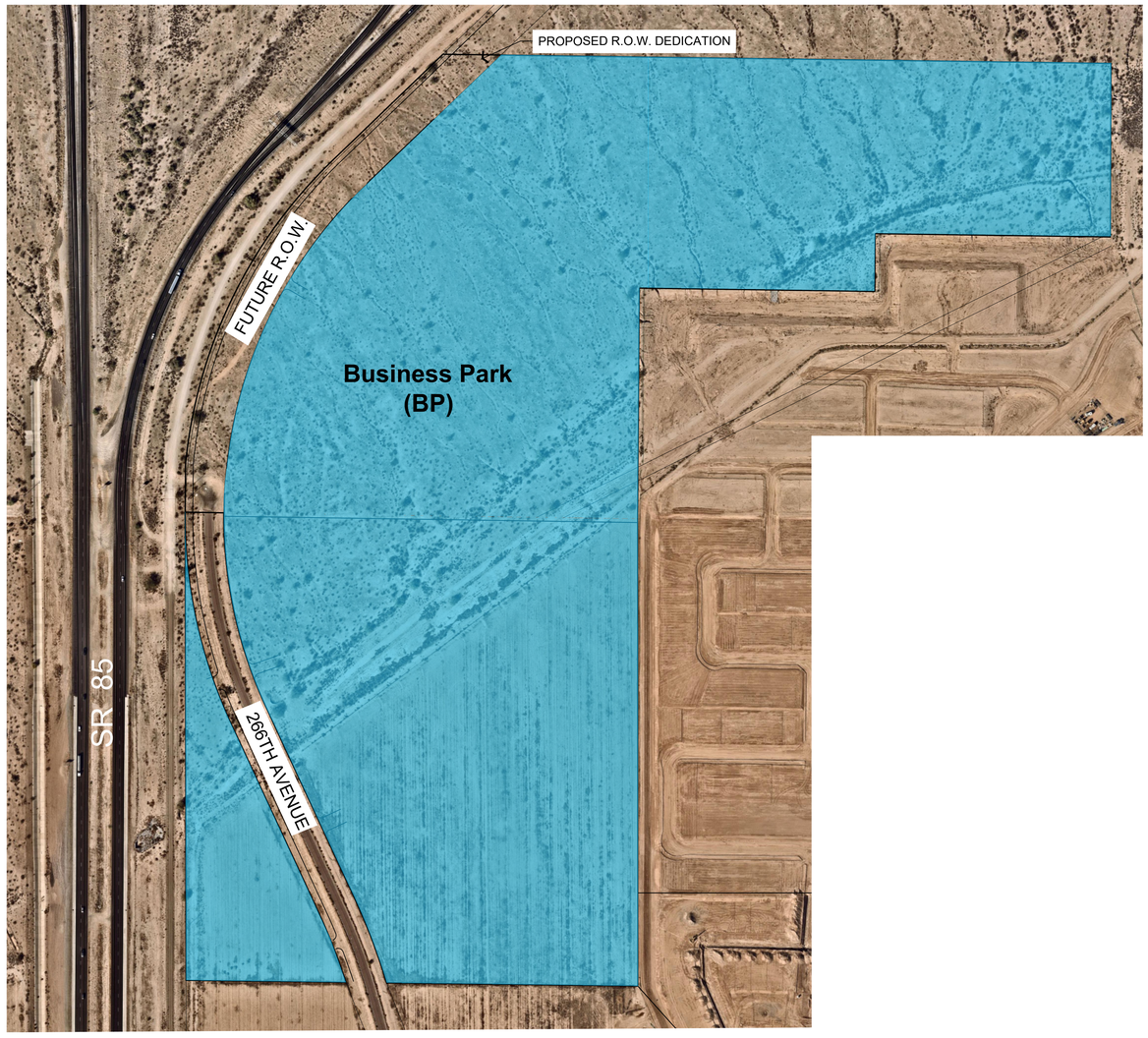
EXHIBIT B

Rezoning Exhibit

Existing Zoning



Proposed Zoning



Zoning Map

BUCKEYE 83
Proposed Business Park
Maricopa County, Arizona

VIAWEST Group

24097.000_ST06 Zoning Submittal 12/01/2025

Butler Design Group, Inc
architects & planners

EXHIBIT C

Legal Description

LEGAL DESCRIPTION

A PORTION OF THE SOUTH HALF OF SECTION 13 AND THE NORTH HALF OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 4 WEST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PART 1:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 13 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 13 BEARS NORTH 00˚37’23” EAST, A DISTANCE OF 2624.29 FEET;

THENCE SOUTH 89˚07’55” EAST, A DISTANCE OF 55.01 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00˚28’00” EAST, A DISTANCE OF 137.39 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHEASTERLY WHOSE RADIUS BEARS SOUTH 84°26'46" EAST, A DISTANCE OF 1382.39 FEET;

THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 40°10'06", AN ARC LENGTH OF 969.15 FEET;

THENCE NORTH 46˚06’01” EAST, A DISTANCE OF 445.58 FEET;

THENCE SOUTH 89˚12’48” EAST, A DISTANCE OF 1899.88 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 13;

THENCE ALONG SAID EAST LINE, SOUTH 00˚12’12” WEST, A DISTANCE OF 493.59 FEET;

THENCE LEAVING SAID EAST LINE, NORTH 89˚11’21” WEST, A DISTANCE OF 669.16 FEET;

THENCE SOUTH 00˚17’26” WEST, A DISTANCE OF 164.30 FEET;

THENCE NORTH 89˚10’55” WEST, A DISTANCE OF 669.77 FEET;

THENCE SOUTH 00˚25’17” WEST, A DISTANCE OF 657.00 FEET TO THE SOUTH LINE OF SAID SECTION 13;

Kimley»Horn
1661 E. CAMELBACK RD, SUITE 400 Tel. No. (602) 837-5511
PHOENIX, AZ 85016

CHAD W. HUBER
RLS 35316
chad.huber@kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	KEG	CWH	01/14/2025	191002017	1 OF 5

LEGAL DESCRIPTION

THENCE LEAVING SAID SOUTH LINE, SOUTH 00˚01’43” EAST, A DISTANCE OF 1328.35 FEET;

THENCE NORTH 89˚15’47” WEST, A DISTANCE OF 714.31 FEET TO THE EASTERLY RIGHT OF WAY LINE OF 266TH AVENUE AS DESCRIBED IN DOCUMENT NO. 20090309254, RECORDS OF MARICOPA COUNTY, ARIZONA AND THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 73°18'31" WEST, A DISTANCE OF 1855.00 FEET;

THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 08°09'34", AN ARC LENGTH OF 264.17 FEET;

THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE, NORTH 24˚52’59” WEST, A DISTANCE OF 592.18 FEET TO THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS NORTH 65°06'54" EAST, A DISTANCE OF 1295.00 FEET;

THENCE ALONG SAID RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 25°14'04", AN ARC LENGTH OF 570.35 FEET TO THE NORTH LINE OF SAID SECTION 24;

THENCE LEAVING SAID RIGHT OF WAY LINE, NORTH 88˚59’03” WEST, A DISTANCE OF 109.92 FEET TO THE POINT OF BEGINNING.

PART 1 CONTAINING 3,471,811 SQ.FT. OR 79.70 ACRES MORE OR LESS.

TOGETHER WITH;

PART 2:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24 FROM WHICH THE WEST QUARTER CORNER OF SAID SECTION 24 BEARS SOUTH 00˚06’29” EAST, A DISTANCE OF 2662.90 FEET;

Kimley»Horn
1661 E. CAMELBACK RD, SUITE 400
PHOENIX, AZ 85016
Tel. No. (602) 837-5511

CHAD W. HUBER
RLS 35316
chad.huber@kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	KEG	CWH	01/14/2025	191002017	2 OF 5

LEGAL DESCRIPTION

THENCE SOUTH 89˚07’55” EAST, A DISTANCE OF 55.01 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID 266TH AVENUE, THE BEGINNING OF A CURVE CONCAVE NORTHEASTERLY WHOSE RADIUS BEARS SOUTH 89°35'42" EAST, A DISTANCE OF 1405.00 FEET AND THE POINT OF BEGINNING;

THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, TO THE LEFT, THROUGH A CENTRAL ANGLE OF 25°16'57", AN ARC LENGTH OF 619.97 FEET;

THENCE SOUTH 24˚52’32” EAST, A DISTANCE OF 592.23 FEET TO THE BEGINNING OF A CURVE CONCAVE SOUTHWESTERLY WHOSE RADIUS BEARS SOUTH 65°07'05" WEST, A DISTANCE OF 1745.00 FEET;

THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07°01'22", AN ARC LENGTH OF 213.89 FEET;

THENCE NORTH 89˚16’15” WEST, A DISTANCE OF 454.87 FEET TO THE EAST RIGHT OF WAY LINE OF STATE ROUTE 85;

THENCE ALONG SAID RIGHT OF WAY LINE, NORTH 00˚06’29” WEST, A DISTANCE OF 1331.54 FEET TO THE POINT OF BEGINNING.

PART 2 CONTAINING 242,871 SQ.FT. OR 5.58 ACRES MORE OR LESS.

TOTAL CONTAINING 3,714,682 SQ.FT. OR 85.28 ACRES MORE OR LESS.



Kimley»Horn

1661 E. CAMELBACK RD, SUITE 400
PHOENIX, AZ 85016

Tel. No. (602) 837-5511

CHAD W. HUBER
RLS 35316
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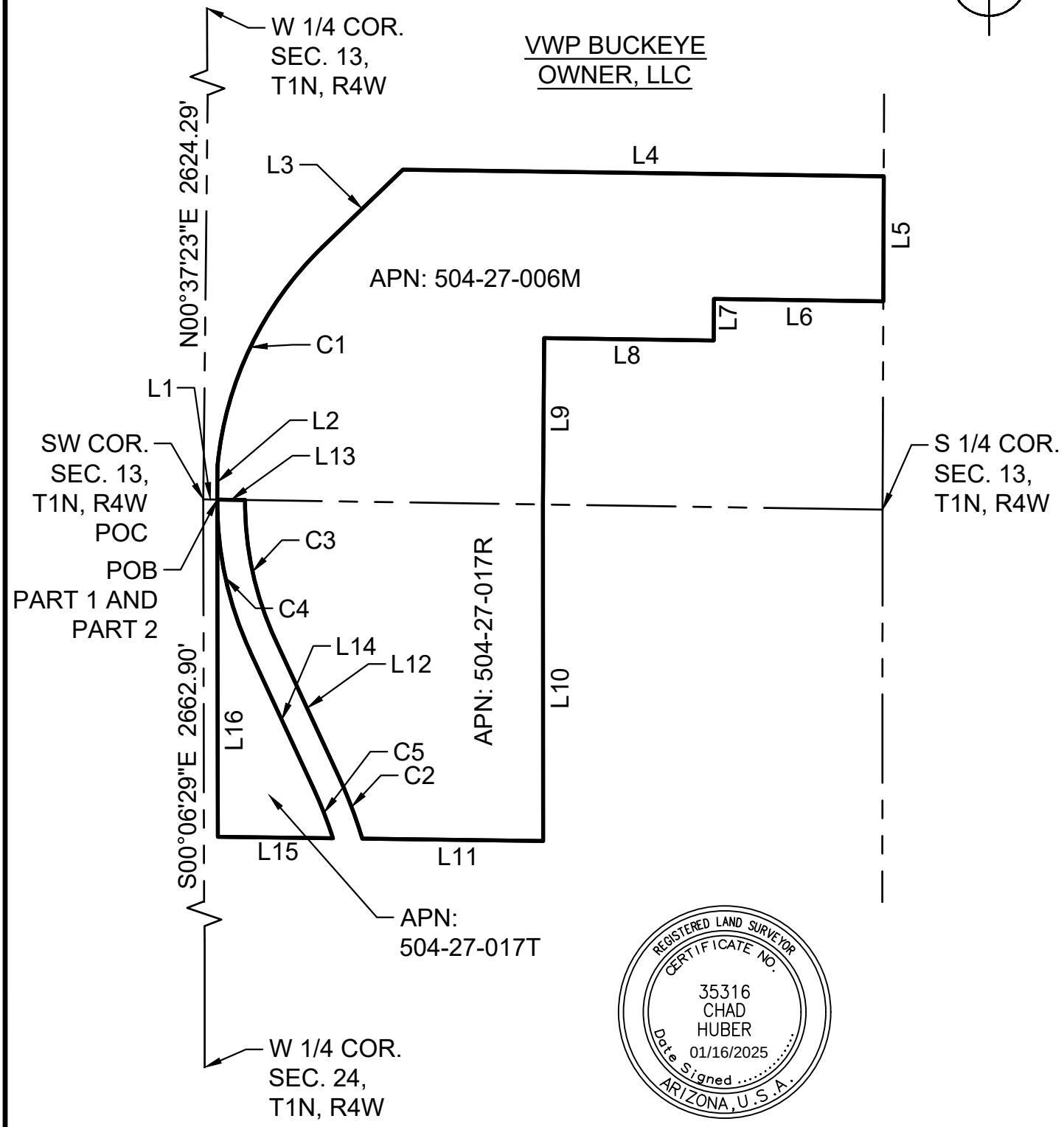
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	KEG	CWH	01/14/2025	191002017	3 OF 5

EXHIBIT A



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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	KEG	CWH	01/14/2025	191002017	4 OF 5

EXHIBIT A

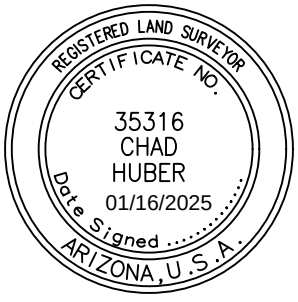


LINE TABLE

L1 = S89°07'55"E	55.01'
L2 = N00°28'00"E	137.39'
L3 = N46°06'01"E	445.58'
L4 = S89°12'48"E	1899.88'
L5 = S00°12'12"W	493.59'
L6 = N89°11'21"W	669.16'
L7 = S00°17'26"W	164.30'
L8 = N89°10'55"W	669.77'
L9 = S00°25'17"W	657.00'
L10 = S00°01'43"E	1328.35'
L11 = N89°15'47"W	714.31'
L12 = N24°52'59"W	592.18'
L13 = N88°59'03"W	109.92'
L14 = S24°52'32"E	592.23'
L15 = N89°16'15"W	454.87'
L16 = N00°06'29"W	1331.54'

CURVE TABLE

C1 = Δ = 40°10'06"
R - 1382.39'
L - 969.15'
C2 = Δ = 08°09'34"
R - 1855.00'
L - 264.17'
C3 = Δ = 25°14'04"
R - 1295.00'
L - 570.35'
C4 = Δ = 25°16'57"
R - 1405.00'
L - 619.97'
C5 = Δ = 7°01'22"
R - 1745.00'
L - 213.89'



CHAD W. HUBER
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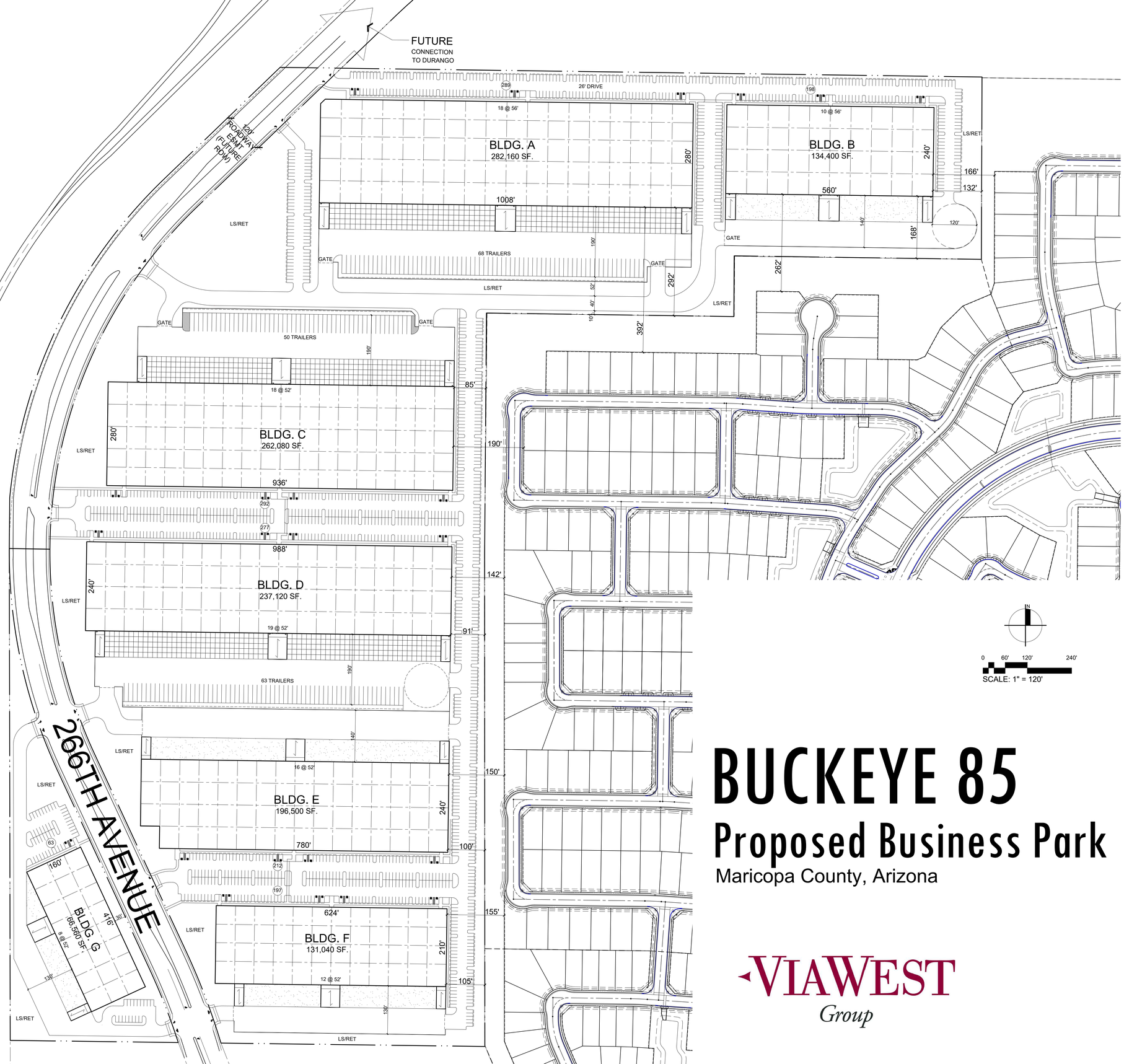
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N.T.S.	KEG	CWH	01/14/2025	191002017	5 OF 5

Appendix A

Alternative Site Plan



Site Data

Site Area:	3,535,624 S.F. (81.17 AC.)
Building Area:	1,309,860 S.F.
Coverage:	37.0%
Parking Provided:	1,528 Spaces
Parking Ratio:	1.2 / 1,000 S.F.

BUCKEYE 85

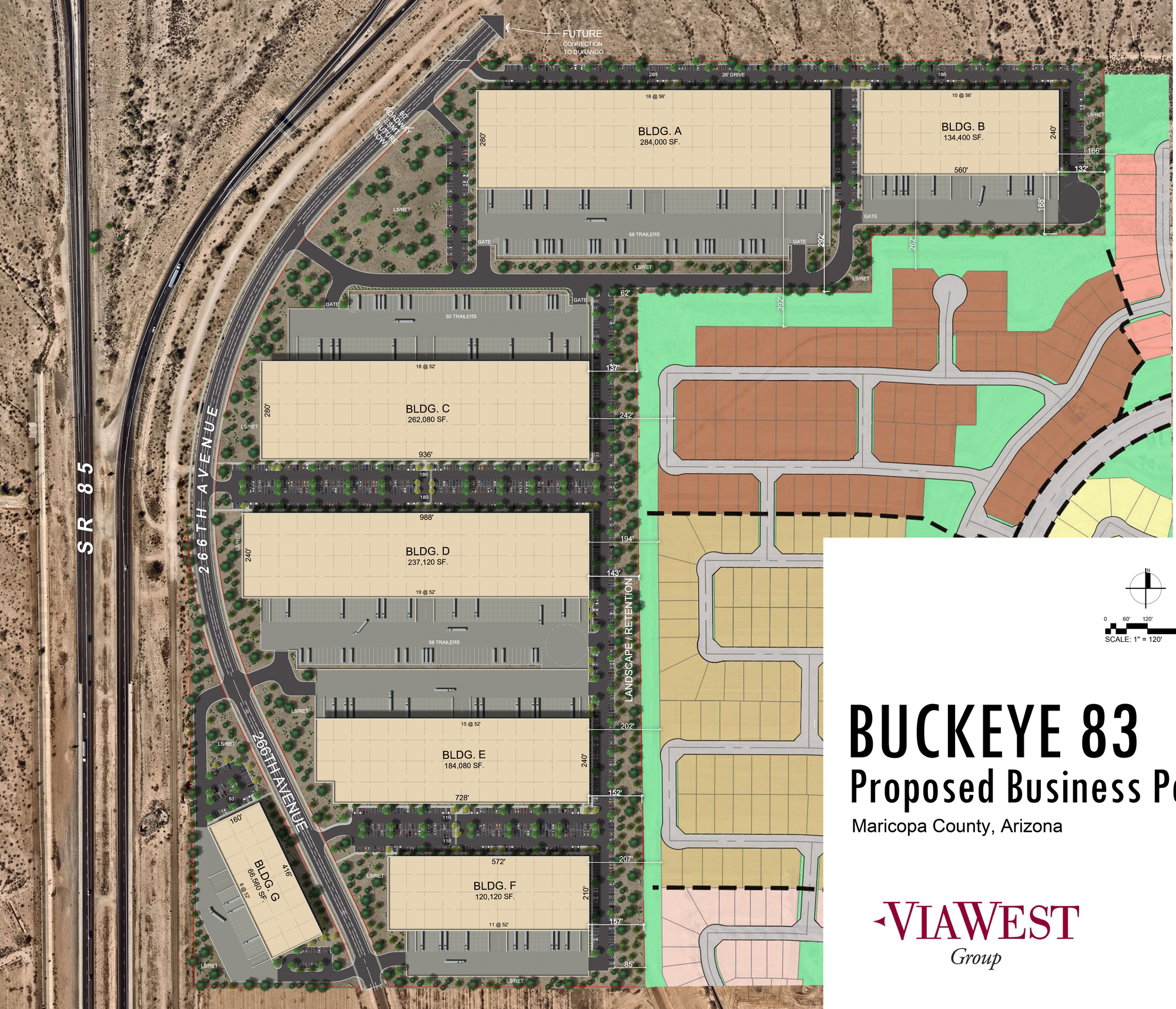
Proposed Business Park

Maricopa County, Arizona

24097.000_ST06-ALT 12/01/2025

VIAWEST Group

Butler Design Group, Inc
architects & planners



Site Data

Site Area:	3,630,438 S.F. (83.3 AC.)
Building Area:	1,288,760 S.F.
Coverage:	35.5%
Parking Provided:	1,506 Spaces
Parking Ratio:	1.17 / 1,000 S.F.

N

0 60' 120' 240'

SCALE: 1" = 120'

BUCKEYE 83

Proposed Business Park

Maricopa County, Arizona

24097.000_ST06 12/09/2025

VIAWEST Group

Butler Design Group, Inc
architects & planners

BUCKEYE 83

Citizen Participation Plan/Report
SEC of AZ-85 and the I-10

Case Number: PLZZ–25–0002

March 30, 2026

Prepared by:
Berry Riddell, LLC
Wendy Riddell, Esq.
Elyse DiMartino
6750 E. Camelback Road, #100
Scottsdale, AZ 85251

Overview

This Citizen Review Report is being performed in association with a request to rezone an approximate 85-acre property located at the southeast corner of the AZ-85 and I-10 interchange (the "Site") to the Business Park District ("BP") for a multi-phase employment center development. The proposed project would result in new, highly skilled employment opportunities within the community.

The development team recognizes the importance of community involvement and creating a positive relationship with property owners, residents, business owners, homeowners associations, and other interested parties. The development team is dedicated to engaging with the community by telephone, mail, and meetings, outside of the required neighborhood meeting.

Community Involvement

1. Neighborhood Open House

Letters were sent to notify neighbors and interested parties of an in-person Neighborhood Open House that was held on February 19, 2026, at the Holiday Inn Express hotel. These letters were sent 15 days prior to the meeting. The Affidavit of Mailing Notice is attached as Exhibit A. The Neighborhood Open House provided information about the project and gave neighbors in attendance an opportunity to provide feedback to and ask questions of the development team about the proposal. Only two neighbors were in attendance. These neighbors were generally supportive and had questions related to project details and whether there would be direct access from the Site to the neighborhood.

The development team has continued to be accessible by phone and email following the Neighborhood Open House to ensure that surrounding property owners and neighbors have ongoing opportunities to comment and ask questions. The development team will keep the planning staff updated on the status of the Citizen Participation Plan.

2. Public Hearings

Letters were sent to notify neighbors and interested parties of upcoming public hearings to be held on April 14, 2026, and May 5, 2026, at the Buckeye City Council Chambers. These letters were sent 15 days prior to the hearings. The Affidavit of Mailing Notice is attached as Exhibit B. Signs were posted to notify the community about the date and time of public hearings. Proof of the sign posting is attached to this plan as Exhibit C. Additionally, surrounding property owners, HOAs and other interested parties within 500 feet were noticed via first class mail about the upcoming public hearings. Proof of the

mailing is attached to this plan as Exhibit D. A public hearing notice was also published in the Arizona Republic at least 15 days prior to public hearing. Proof of the Publication is attached to this plan as Exhibit E.

3. Outreach

Our outreach coordinator, Tom Bilsten with Bilsten Consulting, reached out to nearby businesses and property owners north and west of our Site. He also did outreach to the Westpark neighborhood and spoke with a member of the Westpark Community Association. He shared his contact information, details about our project, and graphics, so it could be shared with the other Westpark Community Association members. Finally, letters of support from nearby businesses and nearby property owners were submitted to City Staff and are attached here as Exhibit D.

EXHIBIT A

Notice of Mailing Affidavit for Neighborhood Meeting

Affidavit of Mailing Notice

Case Number:	PLZZ-25-0002 & PLZM-25-0008
Project Name:	Buckeye 83
Applicant Name:	Wendy Riddell - Berry Riddell LLC
Location:	SEC of SR 85 and I-10

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing date.

I confirm that I secured the names and addresses of all property owners within 300 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing

See attached copies of all sent letters and address lists.

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 4th day of February, 2026, by: Wendy Riddell.

_____
Notary Public

My Commission Expires:
March 01, 2027

AIMEE BERGSTROM
Notary Public, State of Arizona
Maricopa County
Commission # 643460
My Commission Expires
March 01, 2027

February 4, 2026

Subject: Buckeye 83
Rezone (Case # PLZZ-25-0002)
Annexation (Case# PLZM-25-0008)

Dear Neighbor:

The purpose of this letter is to inform you that we have recently filed annexation and rezoning requests for an approximate 83.3-acre property located at the southeast corner of SR 85 and I-10 Freeway, annexation case number PLZM-25-0008 and rezoning case number PLZZ-25-0002.

The purpose of these requests is to annex into the City of Buckeye and modify the zoning from R1-43 (Large Lot Single Family) to BP (Business Park) to allow a multi-phase employment center development with warehouse and distribution uses. We would like to invite you to a neighborhood open house meeting to discuss the annexation and rezoning requests and the proposed development. For more information, please see the attached site plan and narrative.

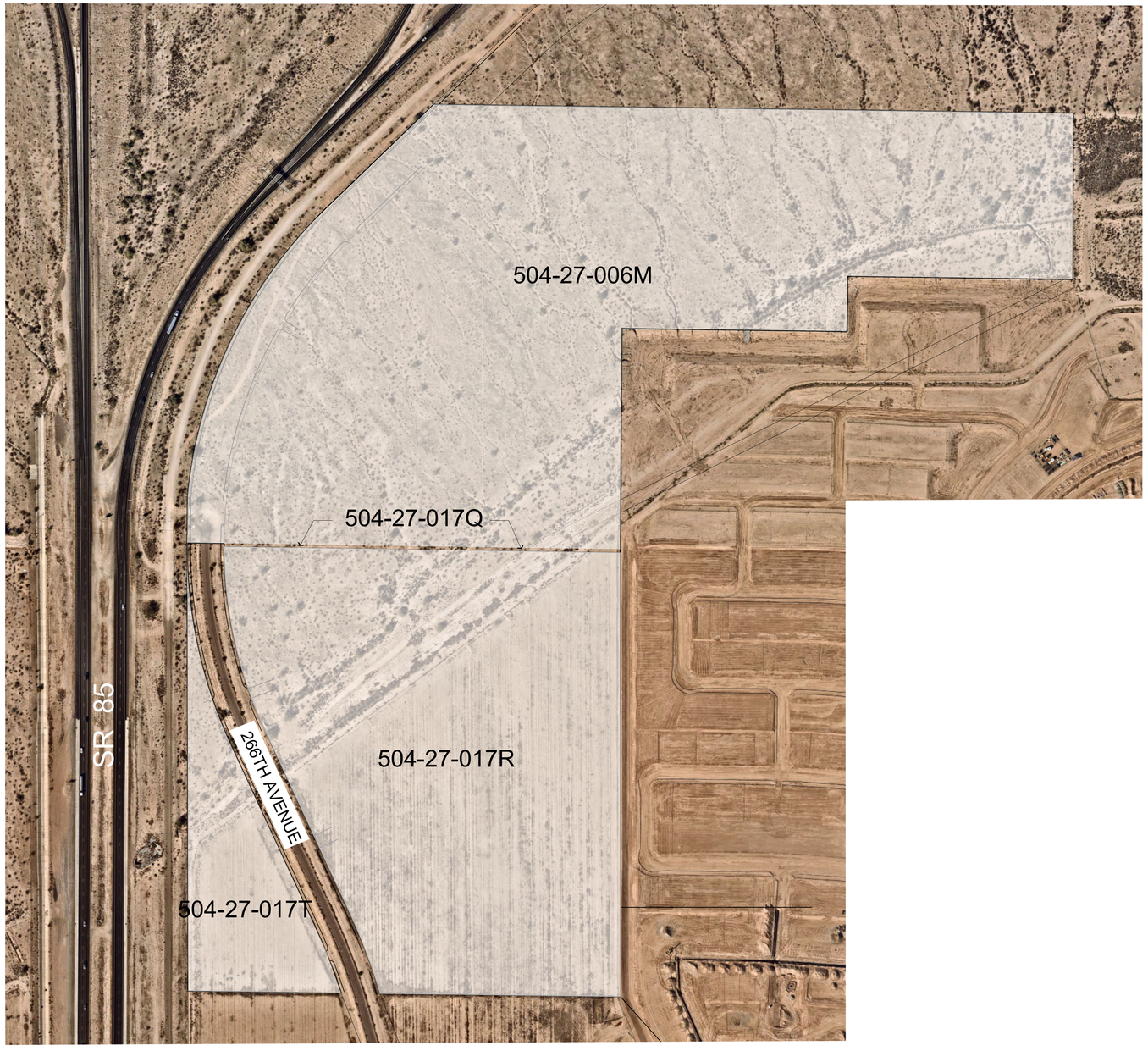
A neighborhood meeting will be held at the date, time and location listed below:

Date:	February 19, 2026
Time:	5:00 PM
Location:	Holiday Inn Express 445 S. Watson Road Buckeye, AZ 85326

You are invited to attend this meeting to learn about the project, the proposed annexation, and proposed rezoning. If you are unable to attend, please contact me or one of my staff at ed@berryriddell.com or 480-682-3916 to learn more about the case. You may also contact Sean Banda, Senior Planner with the City of Buckeye, via email at sbanda@buckeyeaz.gov.

Sincerely,

Elyse DiMartino



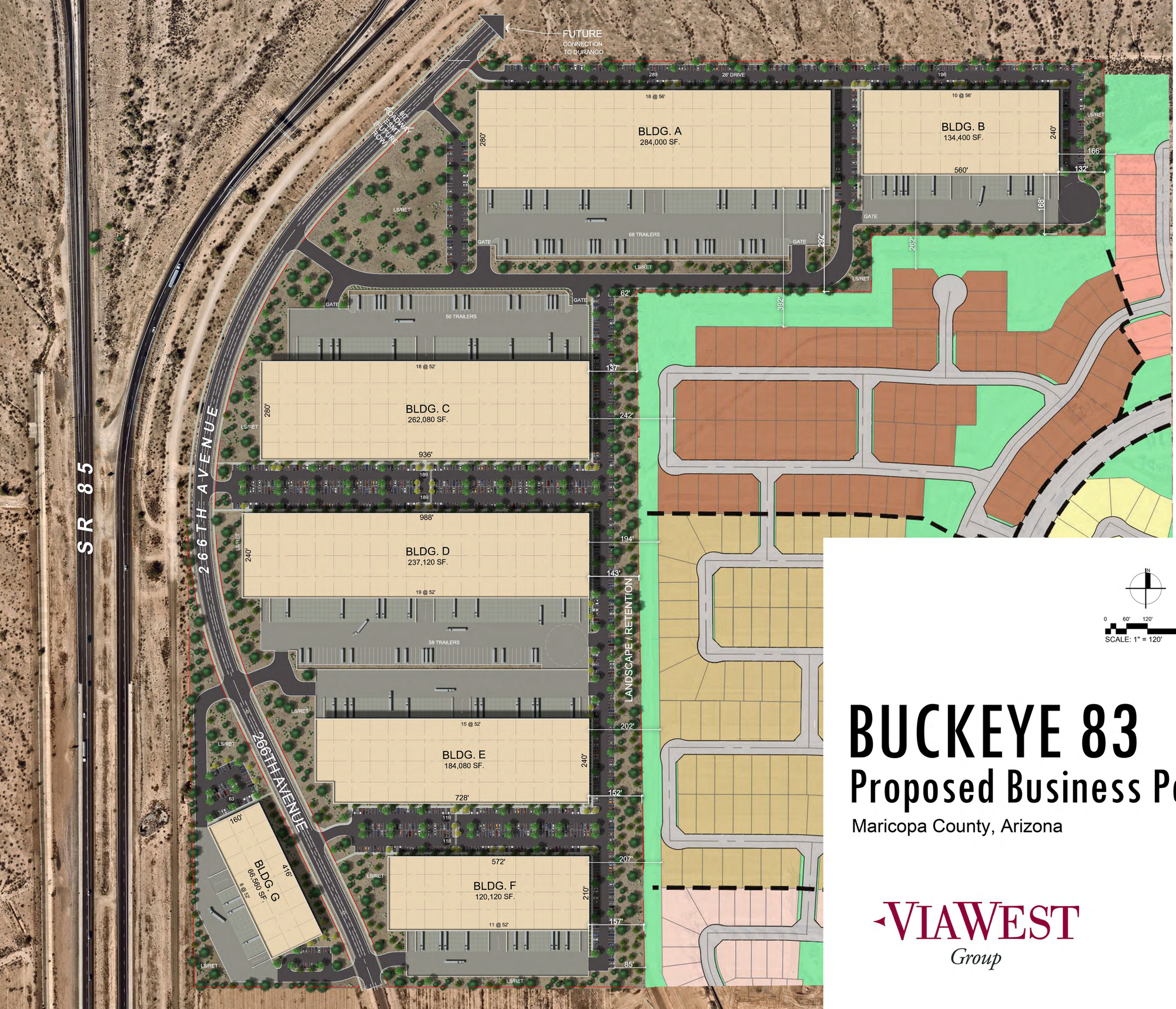
Parcel Map

BUCKEYE 83
Proposed Business Park
Maricopa County, Arizona

VIAWEST Group

24097.000_ST06 Zoning Submittal 12/01/2025

Butler Design Group, Inc
architects & planners



Site Data

Site Area:	3,630,438 S.F. (83.3 AC.)
Building Area:	1,288,760 S.F.
Coverage:	35.5%
Parking Provided:	1,506 Spaces
Parking Ratio:	1.17 / 1,000 S.F.

N

0 60' 120' 240'

SCALE: 1" = 120'

BUCKEYE 83

Proposed Business Park

Maricopa County, Arizona

24097.000_ST06 12/09/2025

VIAWEST Group

Butler Design Group, Inc
architects & planners

KEMF WP 2.3 LLC
PO BOX 10392
PHOENIX, AZ 85064

KEMF WP COMMERCIAL LLC
PO BOX 10392
PHOENIX, AZ 85064

WESTPARK PHASE 2 2 COMMUNITY ASSOCIATION INC
7689 E PINNACLE PEAK RD STE 200
SCOTTSDALE, AZ 85255

BLOSSOM INVESTMENTS LLC
3131 E CAMELBACK RD STE 310
PHOENIX, AZ 85016

KEMF WP 3 EAST LLC
PO BOX 10392
PHOENIX, AZ 85064

CW-PARCEL 7N LLC
300 N 56TH ST STE 200
CHANDLER, AZ 85226

VWP BUCKEYE OWNER LLC
2390 E CAMELBACK RD STE 305
PHOENIX, AZ 85016

D R HORTON INC
7689 E PINNACLE PEAK RD STE 200
SCOTTSDALE, AZ 85255

Westpark Community Association
4645 E Cotton Gin Loop
Phoenix, AZ 85040

EXHIBIT B

Notice of Mailing Affidavit for Public Hearings

Affidavit of Mailing Notice

Case Number:	PLZZ-25-0002
Project Name:	Buckeye 83
Applicant Name:	Wendy Riddell - Berry Riddell LLC
Location:	SEC of SR 85 and I-10

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the applicant for public hearings in the City of Buckeye shall secure the names and addresses of all property owners within 500 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and shall send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing date.

I confirm that I secured the names and addresses of all property owners within 500 feet of all property lines of the subject application property either through a title company or the Maricopa County Assessor's web site and did send the public hearing notice to each said owner no less than fifteen (15) days prior to the public hearing

See attached copies of all sent letters and address lists

Applicant's / Representative's signature: _____

SUBSCRIBED AND SWORN before me this 27 day of March, 2026, by:

_____
Notary Public

My Commission Expires:

March 01, 2027

AIMEE BERGSTROM
Notary Public, State of Arizona
Maricopa County
Commission # 643460
My Commission Expire-
March 01, 2027

March 27, 2026

Subject: Buckeye 83
Rezone (Case # PLZZ-25-0002)

Dear Neighbor:

The purpose of this follow-up letter is to inform you that we have recently filed a rezoning request for an approximate 85-acre property located at the southeast corner of SR 85 and I-10 Freeway, rezoning case number PLZZ-25-0002, and hearings have now been set to review our cases.

Our request to modify the zoning from R1-43 (Large Lot Single Family) to BP (Business Park) would allow the proposed multi-phase employment center development.

The hearings for these cases are as follows:

Planning & Zoning Commission

Date: April 14, 2026
Time: 6:00 PM
Location: City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326

City Council

Date: May 5, 2026
Time: 6:00 PM
Location: City Council Chambers
530 East Monroe Avenue
Buckeye, AZ 85326

You are welcome to attend any or all of these meetings to learn about the project and proposed rezoning. If you are unable to attend, please feel free to contact me or one of my staff at ed@berryriddell.com or 480-682-3916 to learn more about the case. You may also contact Sean Banda, Senior Planner with the City of Buckeye, via email at sbanda@buckeyeaz.gov.

Sincerely,

Elyse DiMartino



Site Data

Site Area:	3,630,438 S.F. (83.3 AC.)
Building Area:	1,286,760 S.F.
Coverage:	35.5%
Parking Provided:	1,506 Spaces
Parking Ratio:	1.17 / 1,000 S.F.

SCALE: 1" = 120'

BUCKEYE 83

Proposed Business Park

Maricopa County, Arizona

24097.000_ST06 12/09/2025

VIAWEST Group

Butler Design Group, Inc
architects & planners

KEMF WP 2.3 LLC
PO BOX 10392
PHOENIX, AZ 85064

BLOSSOM INVESTMENTS LLC
3131 E CAMELBACK RD STE 310
PHOENIX, AZ 85016

VWP BUCKEYE OWNER LLC
2390 E CAMELBACK RD STE 305
PHOENIX, AZ 85016

CAREFREE BUCKEYE 196 LLC/BOEING V LLC
11811 N TATUM BLVD STE 4052
PHOENIX, AZ 85028

KEMF WP COMMERCIAL LLC
PO BOX 10392
PHOENIX, AZ 85064

KEMF WP 3 EAST LLC
PO BOX 10392
PHOENIX, AZ 85064

PAVILION HOLDINGS LLC/CAREFREE APEX 27 LLC
11811 N TATUM STE 4052
PHOENIX, AZ 85028

D R HORTON INC
7689 E PINNACLE PEAK RD STE 200
SCOTTSDALE, AZ 85255

WESTPARK PHASE 2 2 COMMUNITY ASSOCIATION INC
7689 E PINNACLE PEAK RD STE 200
SCOTTSDALE, AZ 85255

CW-PARCEL 7N LLC
300 N 56TH ST STE 200
CHANDLER, AZ 85226

DRH ENERGY INC
1341 HORTON CIR
ARLINGTON, TX 76011

Westpark Community Association
4645 E Cotton Gin Loop
Phoenix, AZ 85040

EXHIBIT C

Sign Posting Affidavits

AFFIDAVIT OF SIGN POSTING
City of Buckeye

Case No: PLZZ-25-0002 and PLZM25-0008
Project Name:
Applicant Name: BERRY RIDDELL
Location: SEC AZ-85 & I-10

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the **applicant** for public hearing in the City of Buckeye shall post signs as Prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to update the hearing information on the sign until the final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within 10 days after final disposition of the case.**

I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) prior to the public hearing.

Applicant's/Representative's signature: Meghan Wright

SUBSCRIBED AND SWORN before me on 02/04/26

Notary Public:

Marybeth Conrad

My Commission Expires:

10-25-28

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028


City of Buckeye
NEIGHBORHOOD MEETING & PUBLIC HEARING
NEIGHBORHOOD MEETING: February 19, 2026 @ 5:00 PM
LOCATION OF MEETING: Holiday Inn Express – 445 S. Watson Road, Buckeye, AZ 85326
Rezoning Planning and Zoning Commission: February 24, 2026 @ 6:00 PM
Annexation City Council Hearing: March 3, 2026 @ 6:00 PM
Annexation/Rezoning City Council Hearing: April 7, 2026 @ 6:00 PM
LOCATION OF HEARINGS:
Buckeye City Hall – Council Chambers
530 E Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation into the City of Buckeye and rezoning from R1-43 to BP
PROPOSAL: Multi-phase employment center development with warehouse and distribution uses.
GENERAL LOCATION: SEC of the AZ-85 and the I-10 freeway interchange
SIZE: 83.3-acres
Case #: PLZZ-25-0002 and PLZM25-0008
APPLICANT/CONTACT: Wendy Riddell – Berry Riddell, LLC
PHONE: 480-682-3916
For additional information, please contact the Development Services Department:
Phone: 623-349-6211
Posting Date: 2/4/26
February 4, 2026 at 9:35 AM
+33 420718, -112 625124
E Connector Rd
Buckeye AZ 85326


City of Buckeye
NEIGHBORHOOD MEETING & PUBLIC HEARING
NEIGHBORHOOD MEETING: February 19, 2026 @ 5:00 PM
LOCATION OF MEETING: Holiday Inn Express – 445 S. Watson Road, Buckeye, AZ 85326
Rezoning Planning and Zoning Commission: February 24, 2026 @ 6:00 PM
Annexation City Council Hearing: March 3, 2026 @ 6:00 PM
Annexation/Rezoning City Council Hearing: April 7, 2026 @ 6:00 PM
LOCATION OF HEARINGS:
Buckeye City Hall – Council Chambers
530 E Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation into the City of Buckeye and rezoning from R1-43 to BP
PROPOSAL: Multi-phase employment center development with warehouse and distribution uses.
GENERAL LOCATION: SEC of the AZ-85 and the I-10 freeway interchange
SIZE: 83.3-acres
Case #: PLZZ-25-0002 and PLZM25-0008
APPLICANT/CONTACT: Wendy Riddell – Berry Riddell, LLC
PHONE: 480-682-3916
For additional information, please contact the Development Services Department:
Phone: 623-349-6211
Posting Date: 2/4/26
Maps
February 4, 2026 at 9:25 AM
+33.419098, -112.625013
E Connector Rd
Buckeye AZ 85326


City of Buckeye
NEIGHBORHOOD MEETING & PUBLIC HEARING
NEIGHBORHOOD MEETING: February 19, 2026 @ 5:00 PM
LOCATION OF MEETING: Holiday Inn Express – 445 S. Watson Road, Buckeye, AZ 85326
Rezoning Planning and Zoning Commission: February 24, 2026 @ 6:00 PM
Annexation City Council Hearing: March 3, 2026 @ 6:00 PM
Annexation/Rezoning City Council Hearing: April 7, 2026 @ 6:00 PM
LOCATION OF HEARINGS:
Buckeye City Hall – Council Chambers
530 E Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation into the City of Buckeye and rezoning from R1-43 to BP
PROPOSAL: Multi-phase employment center development with warehouse and distribution uses.
GENERAL LOCATION: SEC of the AZ-85 and the I-10 freeway interchange
SIZE: 83.3-acres
Case #: PLZZ-25-0002 and PLZM25-0008
APPLICANT/CONTACT: Wendy Riddell – Berry Riddell, LLC
PHONE: 480-682-3916
For additional information, please contact the Development Services Department:
Phone: 623-349-6211
Posting Date: 2/4/26
February 4, 2026 at 9:14 AM
+33.417476,-112.623669
E Connector Rd
Buckeye AZ 85326
Maps

AFFIDAVIT OF SIGN POSTING
City of Buckeye

Case No: PLZZ-25-0002 and PLZM25-0008
Project Name:
Applicant Name: BERRY RIDDELL
Location: SEC AZ-85 & I-10

In order to assist in providing adequate notice to interested parties and to meet Arizona State Statue, the **applicant** for public hearing in the City of Buckeye shall post signs as Prescribed by the "City of Buckeye Site Posting Requirements." **It shall be the responsibility of the applicant to erect and to maintain the sign on the subject property and to update the hearing information on the sign until the final disposition of the case. It shall also be the responsibility of the applicant to remove the sign within 10 days after final disposition of the case.**

I confirm that the site has been posted as detailed by the City of Buckeye Site Posting Requirements for the case above and the site was posted at least fifteen (15) prior to the public hearing.

Applicant's/Representative's signature: _____

SUBSCRIBED AND SWORN before me on 03/30/26

Notary Public: _____

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

My Commission Expires:

10-25-28


City of Buckeye
NEIGHBORHOOD MEETING & PUBLIC HEARING
NEIGHBORHOOD MEETING: February 19, 2026 @ 5:00 PM
LOCATION OF MEETING: Holiday Inn Express – 445 S. Watson Road, Buckeye, AZ 85326
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Annexation City Council Hearing: March 3, 2026 @ 6:00 PM
Annexation/Rezoning City Council Hearing: May 5, 2026 @ 6:00 PM
LOCATION OF HEARINGS:
Buckeye City Hall – Council Chambers
530 E Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation into the City of Buckeye and rezoning from R1-43 to BP
PROPOSAL: Multi-phase employment center development
GENERAL LOCATION: SEC of the AZ-85 and the I-10 freeway interchange
ANNEXATION SIZE: Approx. 85 Acres REZONING SIZE: Approx 85 acres
Case #: PLZZ-25-0002 and PLZM-25-0008
APPLICANT/CONTACT: Wendy Riddell – Berry Riddell, LLC
PHONE: 480-682-3916
For additional information, please contact the Development Services Department:
Phone: 623-349-6215
Posting Date: 2/4/26
Updated: 3/27/26
10
Maps
March 30, 2026 at 6:07 PM
+33.424098, -112.623950
Buckeye AZ 85326


City of Buckeye
NEIGHBORHOOD MEETING & PUBLIC HEARING
NEIGHBORHOOD MEETING: February 19, 2026 @ 5:00 PM
LOCATION OF MEETING: Holiday Inn Express – 445 S. Watson Road, Buckeye, AZ 85326
Rezoning Planning and Zoning Commission: April 14, 2026 @ 6:00 PM
Annexation City Council Hearing: March 3, 2026 @ 6:00 PM
Annexation/Rezoning City Council Hearing: May 5, 2026 @ 6:00 PM
LOCATION OF HEARINGS:
Buckeye City Hall – Council Chambers
530 E Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation into the City of Buckeye and rezoning from R1-43 to BP
PROPOSAL: Multi-phase employment center development
GENERAL LOCATION: SEC of the AZ-85 and the I-10 freeway interchange
ANNEXATION SIZE: Approx. 85 Acres REZONING SIZE: Approx 85 acres
Case #: PLZZ-25-0002 and PLZM-25-0008
APPLICANT/CONTACT: Wendy Riddell – Berry Riddell, LLC
PHONE: 480-682-3916
For additional information, please contact the Development Services Department:
Phone: 623-349-6215
Posting Date: 2/4/26
Updated: 3/27/26
Maps
March 30, 2026 at 6:03 PM
+33.422515,-112.625339
Olgelsby Rd
Buckeye AZ 85326


City of Buckeye
NEIGHBORHOOD MEETING & PUBLIC HEARING
NEIGHBORHOOD MEETING: February 19, 2026 @ 5:00 PM
LOCATION OF MEETING: Holiday Inn Express – 445 S. Watson Road, Buckeye, AZ 85326
Rezoning Planning and Zoning Commission: April 14, 2026 @ 6:00 PM
Annexation City Council Hearing: March 3, 2026 @ 6:00 PM
Annexation/Rezoning City Council Hearing: May 5, 2026 @ 6:00 PM
LOCATION OF HEARINGS:
Buckeye City Hall – Council Chambers
530 E Monroe Avenue, Buckeye, AZ 85326
REQUEST: Annexation into the City of Buckeye and rezoning from R1-43 to BP
PROPOSAL: Multi-phase employment center development
GENERAL LOCATION: SEC of the AZ-85 and the I-10 freeway interchange
ANNEXATION SIZE: Approx. 85 Acres REZONING SIZE: Approx 85 acres
Case #: PLZZ-25-0002 and PLZM-25-0008
APPLICANT/CONTACT: Wendy Riddell – Berry Riddell, LLC
PHONE: 480-682-3916
For additional information, please contact the Development Services Department:
Phone: 623-349-6215
Posting Date: 2/4/26 Updated: 3/27/26
March 30, 2026 at 6:00 PM
+33.419096,-112.625054
E Connector Rd
Buckeye AZ 85326
Maps

EXHIBIT D

Newspaper Publication Affidavits

LocaliQ
Arizona
GANNETT

PO Box 632099, Cincinnati, OH 45263-2099

AFFIDAVIT OF PUBLICATION

Berry Riddell LLC
6750 E Camelback Road, Suite 100
Scottsdale AZ 85251

STATE OF WISCONSIN, COUNTY OF BROWN

The Arizona Business Gazette Republic Edition, a newspaper published in the city of Phoenix and general circulation in the counties of Pima, Maricopa, Coconino and Pinal, State of Arizona, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

PNI AZ Business Gazette Rep Ed 03/28/2026
PNI azcentral.com 03/28/2026

and that the fees charged are legal.
Sworn to and subscribed before on 03/28/2026

Legal Clerk

Notary, State of WI, County of Brown

8-21-26
My commission expires

Publication Cost:	$467.00	
Tax Amount:	$0.00	
Payment Cost:	$467.00	
Order No:	12193764	# of Copies:
Customer No:	1584628	0
PO #:	LAZS0485704	

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

NICOLE JACOBS
Notary Public
State of Wisconsin

NOTICE IS HEREBY GIVEN that the City of Buckeye Planning and Zoning Commission will hold a public hearing on Tuesday, April 14, 2026, and the City Council will hold a public hearing on Tuesday, May 5, 2026, both hearings will be held at the City Council Chambers, located at 530 E Monroe Avenue at 6:00 p.m., for the purpose of hearing all persons for or against the following request: Case No. PLZZ-25-0002: Request by Berry Riddell LLC for the approval of a Rezone of approximately 85 acres to BP to allow a multi-phase employment center development located at the southeast corner of the AZ-85 and the I-10, Buckeye, AZ. For additional information, please contact the Development Services Department at (623) 349-6215.
March 28 2026
LAZS0485704

EXHIBIT E

Letters of Support

QuikTrip® Corporation
PHOENIX DIVISION
1116 East Broadway Road
Tempe, AZ 85282

Buckeye Planning & Zoning Department
530 E. Monroe Ave.
Buckeye, AZ 85326

Re: Case #PLZZ-25-0002

Members of the Buckeye Planning Commission and City Council,

Please accept this letter as our support for the Business Park rezoning and annexation of the ViaWest, Buckeye 83 development project. This project will have a positive impact on the local economy and is an appropriate transition for this location, adjacent to the I 10 and SR 85. As a business less than a mile away from this proposed development, we support smart growth and we look forward to continuing to serve this community. Thank you for your continued support.

Sincerely,



Daniel Chambers
QuikTrip Corporation
1116 E. Broadway Rd.
Tempe, AZ 85282
daniel.chambers@quiktrip.com



Letter of Support

Re: Buckeye 83

Buckeye Planning Commission and City Council,

As a business in Buckeye, I'm writing in **SUPPORT** of the proposed annexation and rezoning of the land at the southeast corner of SR 85 and the I-10. This project will have a direct and significant positive impact on our local economy and will benefit the long-term health and growth of my business by providing jobs and infrastructure to our growing community.

This is a smart, forward-looking project that pairs private investment with long-term public benefit and fits within the City's General Plan. I urge you to support ViaWest Group's rezoning application and annexation into the City of Buckeye.

Business Name: burger king

Name: Omar Ibarra

Address: 1552 S miller RD

Date: 2/12/26

Chevron EXIT: 114
Speedsmart 112 INC.
2075 S. Miller Rd
Buckeye, AZ 8532



Ph: 623.474.6262
Fx: 623.474.6555
email: choice1phoenix@yahoo.com

Letter of Support

Re: Buckeye 83

Buckeye Planning Commission and City Council,

As a business in Buckeye, I'm writing in **SUPPORT** of the proposed annexation and rezoning of the land at the southeast corner of SR 85 and the I-10. This project will have a direct and significant positive impact on our local economy and will benefit the long-term health and growth of my business by providing jobs and infrastructure to our growing community.

This is a smart, forward-looking project that pairs private investment with long-term public benefit and fits within the City's General Plan. I urge you to support ViaWest Group's rezoning application and annexation into the City of Buckeye.

Business Name: Chevron

Name: Ali Gaudour

Address: 2075 S. Miller Rd

Date: 02.12.2026

Letter of Support

Re: Buckeye 83

Buckeye Planning Commission and City Council,

As a business in Buckeye, I'm writing in **SUPPORT** of the proposed annexation and rezoning of the land at the southeast corner of SR 85 and the I-10. This project will have a direct and significant positive impact on our local economy and will benefit the long-term health and growth of my business by providing jobs and infrastructure to our growing community.

This is a smart, forward-looking project that pairs private investment with long-term public benefit and fits within the City's General Plan. I urge you to support ViaWest Group's rezoning application and annexation into the City of Buckeye.

Business Name: Five Below

Name: Madison Todd

Address: 2150 S Miller Rd.

Date: 02/12/2026

Letter of Support

Re: Buckeye 83

Buckeye Planning Commission and City Council,

As a business in Buckeye, I'm writing in **SUPPORT** of the proposed annexation and rezoning of the land at the southeast corner of SR 85 and the I-10. This project will have a direct and significant positive impact on our local economy and will benefit the long-term health and growth of my business by providing jobs and infrastructure to our growing community.

This is a smart, forward-looking project that pairs private investment with long-term public benefit and fits within the City's General Plan. I urge you to support ViaWest Group's rezoning application and annexation into the City of Buckeye.

Business Name: Fry's Food

Name: Dylan Blanchard

Address: 4285 w Miller Rd

Date: 2-12-26

Letter of Support

Re: Buckeye 83

Buckeye Planning Commission and City Council,

As a business in Buckeye, I'm writing in **SUPPORT** of the proposed annexation and rezoning of the land at the southeast corner of SR 85 and the I-10. This project will have a direct and significant positive impact on our local economy and will benefit the long-term health and growth of my business by providing jobs and infrastructure to our growing community.

This is a smart, forward-looking project that pairs private investment with long-term public benefit and fits within the City's General Plan. I urge you to support ViaWest Group's rezoning application and annexation into the City of Buckeye.

Business Name: OReilly Auto parts

Name: Robert O'Keefe

Address: 4910 S miller RD

Date: 2/12/26

Letter of Support

Re: Buckeye 83

Buckeye Planning Commission and City Council,

As a business in Buckeye, I'm writing in **SUPPORT** of the proposed annexation and rezoning of the land at the southeast corner of SR 85 and the I-10. This project will have a direct and significant positive impact on our local economy and will benefit the long-term health and growth of my business by providing jobs and infrastructure to our growing community.

This is a smart, forward-looking project that pairs private investment with long-term public benefit and fits within the City's General Plan. I urge you to support ViaWest Group's rezoning application and annexation into the City of Buckeye.

Business Name: Rooftop on Miller

Name: Jawad Alam

Address: 4370 S. Miller Rd., Buckeye, AZ, 85326

Date: 2/12/26

BeMobile Isaiah L

Verizon Authorized Retailer

sl-buckeye@bemobile.com
O 623 663 3617

Buckeye
4455 S Miller Rd.
Suite 101
Buckeye, AZ 85326

verizon

Letter of Support

Re: Buckeye 83

Buckeye Planning Commission and City Council,

As a business in Buckeye, I'm writing in **SUPPORT** of the proposed annexation and rezoning of the land at the southeast corner of SR 85 and the I-10. This project will have a direct and significant positive impact on our local economy and will benefit the long-term health and growth of my business by providing jobs and infrastructure to our growing community.

This is a smart, forward-looking project that pairs private investment with long-term public benefit and fits within the City's General Plan. I urge you to support ViaWest Group's rezoning application and annexation into the City of Buckeye.

Business Name: Bemobile

Name: Isaiah Lindsay

Address: 4455 S Miller Rd suite 101

Date: 2/12/26