

GPA21-03 SANTA CRUZ RANCH

COMMENTS

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**From:** Peter Kann <[PKann@ak-chin.nsn.us](mailto:PKann@ak-chin.nsn.us)>

**Sent:** Monday, September 20, 2021 4:00 PM

**To:** Rodolfo Lopez <[Rodolfo.Lopez@maricopa-az.gov](mailto:Rodolfo.Lopez@maricopa-az.gov)>

**Cc:** Sandra Shade <[Sandra.Shade@ak-chin.nsn.us](mailto:Sandra.Shade@ak-chin.nsn.us)>; Bartholomew Smith <[BSmith@ak-chin.nsn.us](mailto:BSmith@ak-chin.nsn.us)>; Elaine F. Peters <[EPeters@ak-chin.nsn.us](mailto:EPeters@ak-chin.nsn.us)>; Timothy Costello <[TCostello@ak-chin.nsn.us](mailto:TCostello@ak-chin.nsn.us)>; Brenda K Ball <[BBall@ak-chin.nsn.us](mailto:BBall@ak-chin.nsn.us)>; Derek Scheerer <[DScheerer@ak-chin.nsn.us](mailto:DScheerer@ak-chin.nsn.us)>

**Subject:** RE: City of Maricopa: 60-Day Review General Plan Major Amendment

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Mr. Lopez,

This email is in response to **Proposal for GPA21-03 Santa Cruz Ranch**: A request by Iplan Consulting on behalf of W Holdings to amend the general plan land use designation for the +/- 993 acre site located at the northeast corner of Anderson Rd and Miller Rd from undesignated land use to Master Planned Community (MPC) for the development of a master planned community.

The Ak-Chin Indian Community reviewed the proposed General Plan Amendment and narrative and provides the following comments:

- The development is located within the 2.5-mile buffer zone from Ak-Chin Indian Community lands that requires an archaeological review per the Intergovernmental Agreement (IGA) signed by the Community and the City of Maricopa on August 7, 2012. Per Section 6 – Cultural Resources of the IGA “the city will require all applicants for a subdivision to conduct a Phase I Archeological Survey on land within 2.5 miles of the Ak-Chin border or within the undeveloped flood plan within the City.” This information should be passed on to the owner and eventual developers of the site so they can address the requirements of the IGA accordingly.
- The Santa Cruz River/Wash runs right along the eastern edge of this development. As the development moved further, Ak-Chin would want to know the plan for drainage and to ensure that runoff or discharges are not going into the Santa Cruz. The Santa Cruz runs right past the Santa Cruz Commerce Center industrial park wells; therefore, the developer would want to ensure no potential contamination enters the Santa Cruz which might impact the aquifer and drinking water wells.

- Because this development incorporates agricultural lands, these lands are likely to contain burrowing owls, protected under the Migratory Bird Treaty Act. Hopefully the developer makes arrangements to remove these species prior to ground disturbance and development.
- If the Master Planned Community contains any schools, day care centers, hospitals, medical care facilities, etc., this could impact what pesticides Ak-Chin Farms applies and when they can be applied since Ak-Chin's Pesticide Control Ordinance essentially is the same as the State of AZ regarding buffer zone restrictions for pesticide applications depending upon whether or not any of Ak-Chin's agricultural fields are within ¼ mile.
- In previous research and interviews with Ak-Chin Elders, they stated that the development should not have any impact or changes to the Santa Cruz Wash. The area for the planned development would need a Class III archaeological survey due to its location between Santa Cruz Wash and Santa Cruz Wash. It is possible that ancestral Huhukam settlement would be within this location. A copy of the Class III archaeological survey should be provided to the Ak-Chin Indian Community for review and comments.
- The new subdivision development is very close to the airport. For any airport, having agricultural land around it is the most compatible land use. If residential developments are proposed near the Airport, low density is preferred in comparison to the higher maximum residential density permitted under the master planned community land use designation.
- The most critical for this project is the Pattern Zone, meaning the developer propose to develop below the pattern. Aircraft are 500 to 1000 feet above the ground and the concern is noise complaints.
- A small portion of the large development is in the Airport Pattern Area --- please provide disclosure of the airport proximity and an aviation easement. Impacts of direct over-flight will be obvious in the pattern area.
- The north 2/3's of the development is in the Airport Influence Area --- please provide disclosure of the airport proximity to the developers. Impacts will be perceived by some residents.
- The south 1/3 is not in any special airport planning zone.

Peter Kann

Senior Planner

Ak-Chin Indian Community

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From: Brent Moser <[bmoser@leearizona.com](mailto:bmoser@leearizona.com)>  
Sent: Tuesday, September 14, 2021 9:21 AM  
To: Rodolfo Lopez <[Rodolfo.Lopez@maricopa-az.gov](mailto:Rodolfo.Lopez@maricopa-az.gov)>  
Subject: Santa Cruz Ranch

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Good Morning

I was notified of the pending approval for this master plan. I am in support of the project and feel the Anderson Road corridor is the future of Maricopa.

Thank you, Brent R Moser  
602-570-1278

Sent from my iPhone