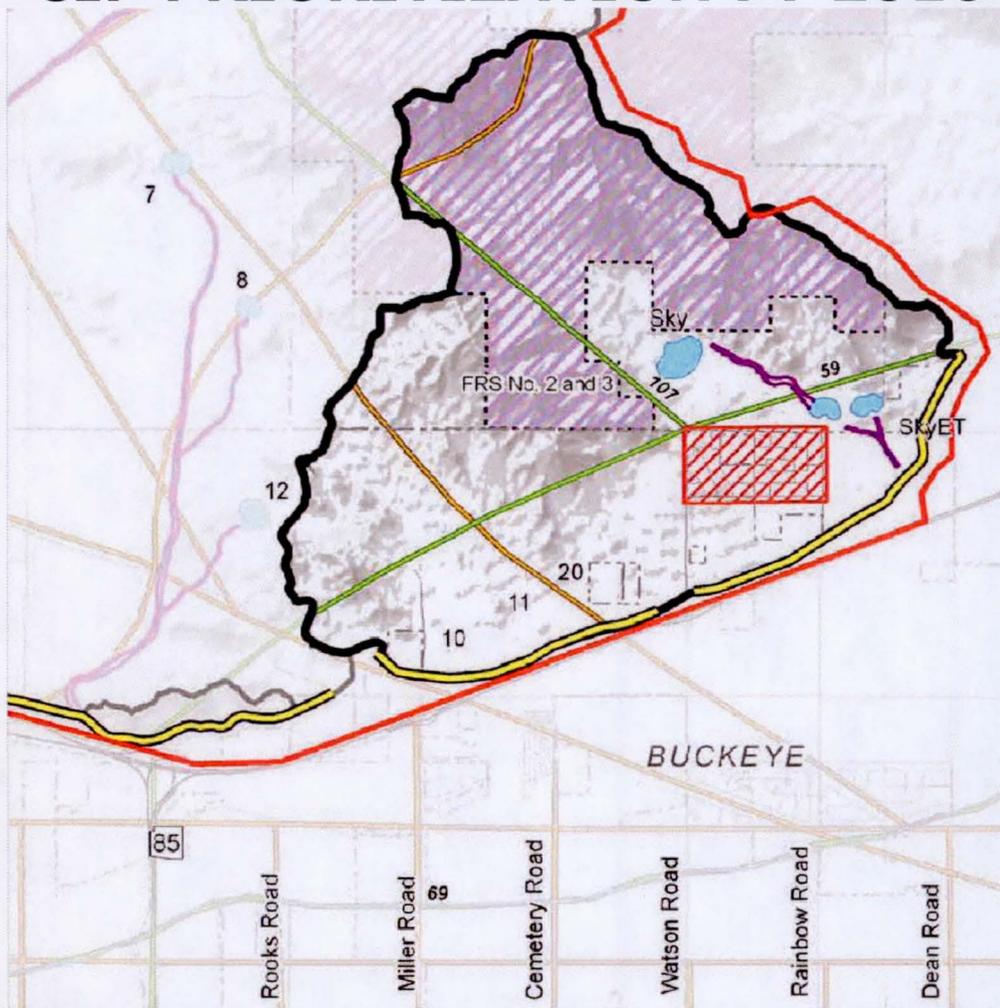


LETTER OF INTENT TO FLOOD CONTROL DISTRICT OF MARICOPA COUNTY CIP PRIORITIZATION FY 2010



Key

- | | |
|-----------------------------------|-------------------------------------|
| Sun Valley ADMP Limits | Recreation inventory: |
| FRS No. 2 and 3 | Future Regional Park |
| City/Town boundary | Buckeye Vision Plan trails |
| Step 3 Corridors | Maricopa County General Plan trails |
| Basins | Existing residential |
| White Tank Mountain Regional Park | Flood Retarding Structures |

**Sky Wash Regional Drainage Project
Vicinity of Watson & McDowell Roads
July 16, 2010**

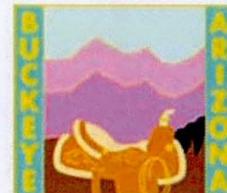


Flood Control District of Maricopa County

Sky Wash Regional Drainage Project - Vicinity of Watson & McDowell Roads

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Flood Control Capital Project Letter of Intent

Prepared for the Flood Control District of Maricopa County Capital Improvement Program Prioritization Procedure

Project Name Sky Wash Regional Drainage Proposal

City/Agency Proposing Partnership Town of Buckeye

1. General

A. Project Area Approximately 2 miles north of I-10 at Watson Road, Town of Buckeye
See attached Vicinity Map

B. Summary Project Description Construction of a storm water detention facility and channel.
See Attached Exhibit

C. Estimated Project Cost \$7.7 million

2. Proposed Lead Agency by Task (For each task, indicate "District", City/Agency name, or "Not Applicable".)

- A. Study Town
- B. Design Town
- C. Rights-of-Way Acquisition District and Town
- D. Construction District
- E. Construction Management District
- F. Operations and Maintenance Town

3. Proposed Cost Share

	District	City/Agency	Other	Total
A. Percentage	50%	50%		100%
B. Value (Dollars)	3,850,000	3,850,000		7,700,000

4. Estimated Availability of City/Agency Funding (Dollars)

FY 2010/2011	FY 2011/2012	FY 2012/2013	FY 2013/2014	FY 2014/2015	Later Fiscal Years
	1,925,000	1,925,000			

5. Master Plan/Master Study Applicable to Submitted Project

- A. Title (or indicate "Not Applicable") Sun Valley ADMP
- B. Adopted by City/Agency? Adopted Pending Not Applicable

6. Agency Approval (City Engineer, Public Works Director, or Agency Manager)

Signature *Woodrow C. Scouten* Date 7-19-10
 Print Name WOODROW C. SCOUTEN, P.E. Title TOWN ENGINEER

7. Summary Remarks/Comments

Flood Control District of Maricopa County

Sky Wash Regional Drainage - Vicinity of Watson & McDowell Roads

Prioritization Criteria Summary

0. Project Description (0 Points)

The apex of Sky Wash alluvial fan is located approximately two miles north of I-10 at Watson Road as shown on the attached Sky Wash Regional Drainage Proposal Aerial Context Map, **Figure 0.1**. The area is bounded by the White Tank Mountains to the north and I-10 to the south. Immediately north of I-10 is the existing Buckeye Flood Retarding Structure (FRS) No. 3. All runoff from Sky Wash ultimately outfalls to the Buckeye FRS No. 3 via sheet flow in the alluvial fan and existing natural cut washes.



Existing Wash Downstream of Apex

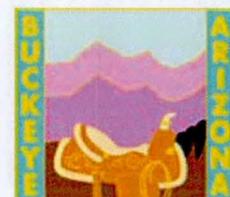
Currently the area downstream of the Sky Wash apex is within Alluvial Fan Zone A Administrative Floodway and Alluvial Fan Zone A Floodplain, as shown on the attached Sky Wash Regional Drainage Proposal Current Drainage Condition and Ownership Map, **Figure 0.2**. Within the alluvial fan zone is the Phoenix Skyline West II subdivision, other privately owned land, large tracts of State Land, and Flood Control land.

Phoenix Skyline West II is a 215 one acre lot subdivision on 280 acres that was platted in the 1970's. There are currently 51 lots in the floodway that cannot be built on. Another 116 lots are within the Floodplain, requiring a Floodplain Use Permit and Flood Insurance to be built on. The total floodplain and floodway encumbered land in Skyline is approximately 217 acres.

There are an additional 340 acres of private land, 93 acres of Flood Control land, and 230 acres of state land that are also encumbered by floodway and floodplain. The total undevelopable land downstream of Sky Wash is 881 acres.

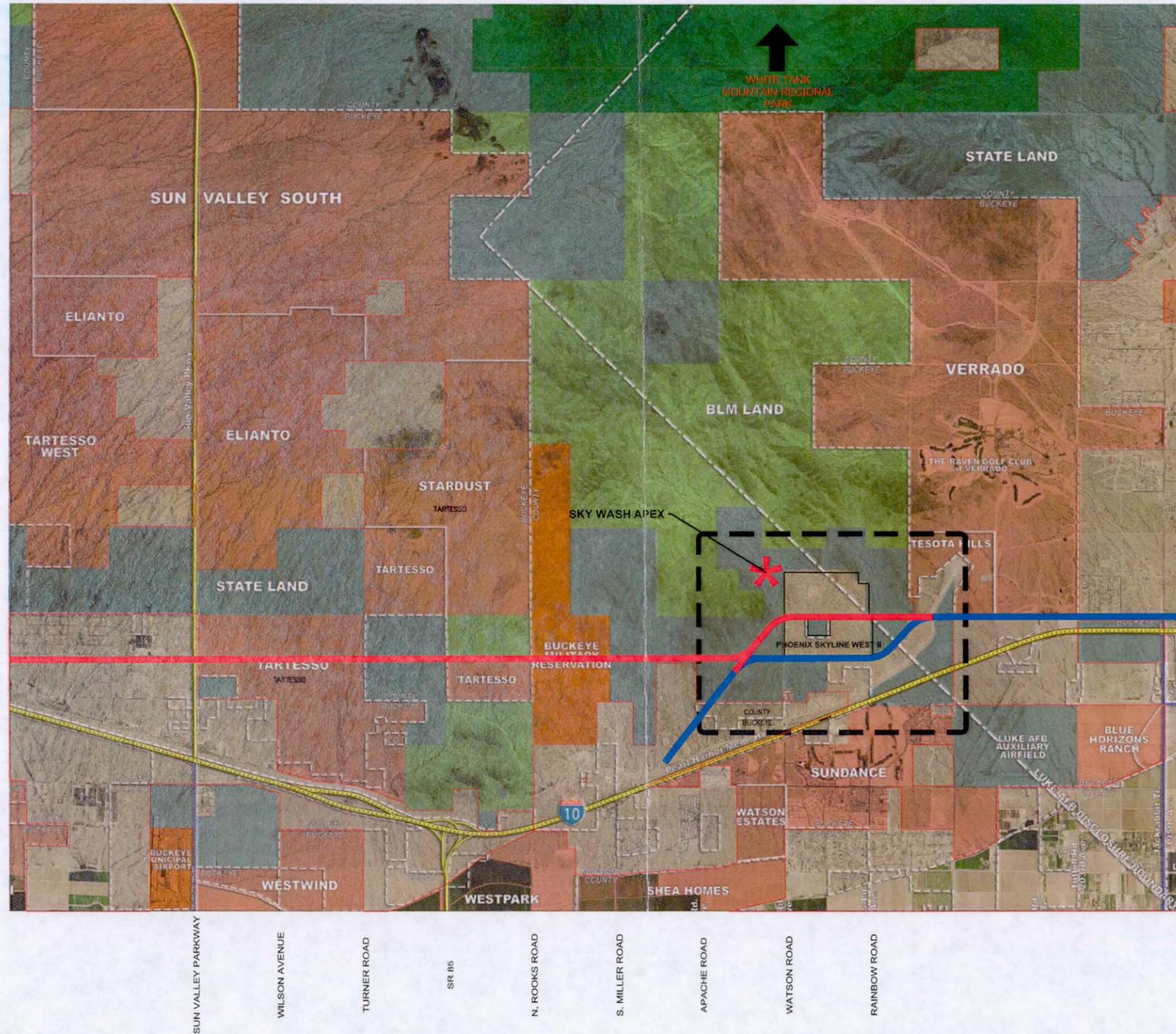
The Sky Wash Regional Drainage Proposal proposes to control alluvial fan flows by constructing a detention facility and channel to attenuate and channelize wash flows as shown on the attached Sky Wash Regional Drainage Post Solution Drainage Conditions and Ownership Map, **Figure 0.3** and Sky Wash Regional Drainage Proposal Concept Plan, **Figure 0.4**.

The detention facility will be constructed at the apex of the alluvial fan. It will consist of a 150 ac-ft flat bottom basin and outlets works. The flat bottom encourages infiltration. The outlet works consists of a single 10x6 foot box culvert at the invert of the basin and overflow weir. The larger box culvert will limit flow out of the basin in a 100-yr event to approximately 900 cfs.



LEGEND

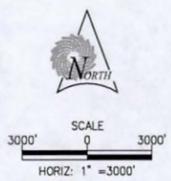
-  FIG 0.2 & 0.3 MAP LIMITS
-  SKYWASH APEX
-  PROPOSED MCDOWELL ROAD PLANNING CORRIDOR OPTION A
-  PROPOSED MCDOWELL ROAD PLANNING CORRIDOR OPTION B



PROPOSED
MCDOWELL ROAD
PLANNING CORRIDOR

VAN BUREN ALIGNMENT

YUMA ROAD



SKYWASH REGIONAL DRAINAGE PROPOSAL AERIAL CONTEXT MAP

FIGURE 0.1

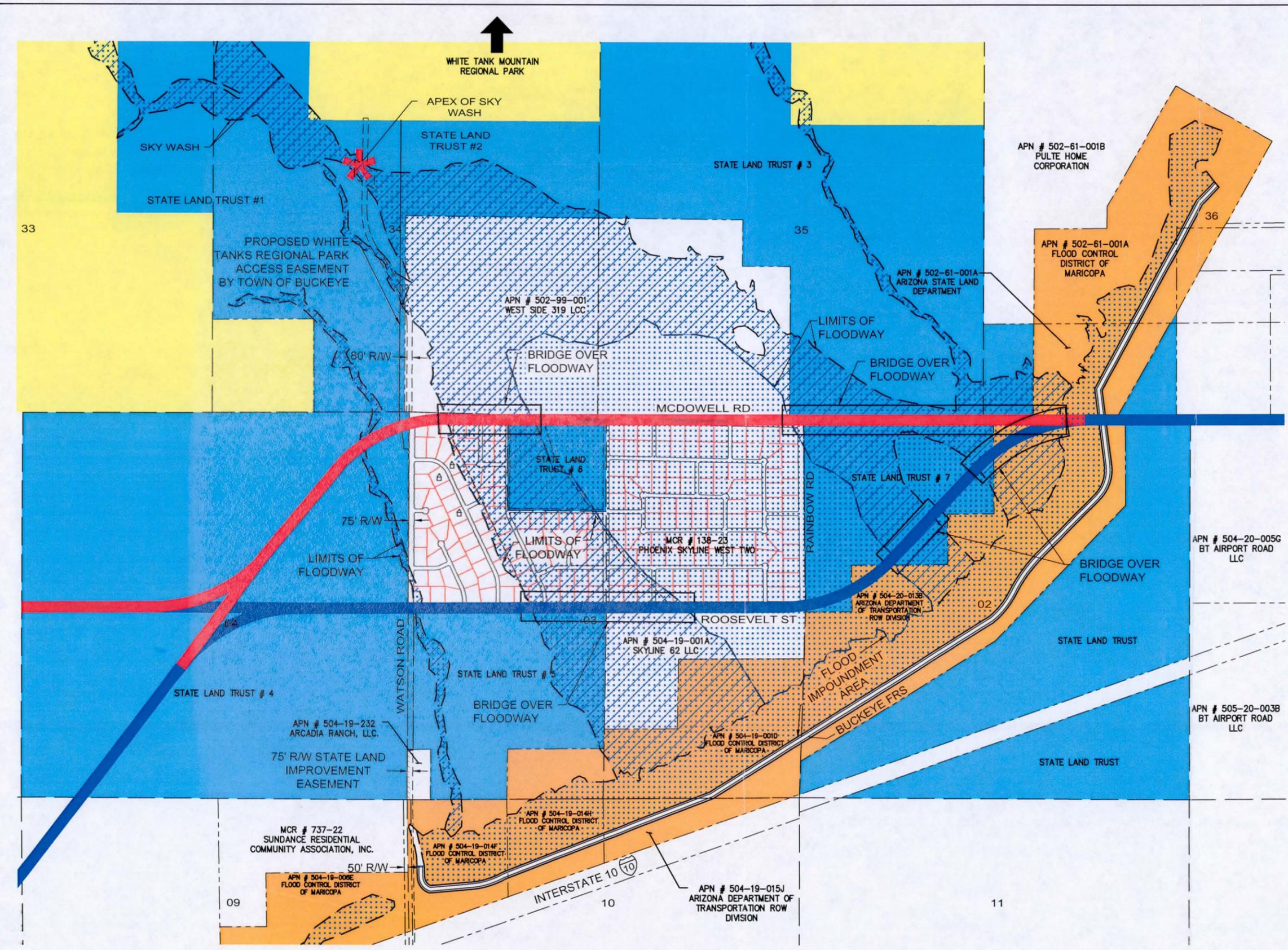


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P:\Work\03570_Skywash\Map\Exhibit\SKYWASH REGIONAL DRAINAGE PROPOSAL AERIAL CONTEXT MAP Fig01.dwg Jun 23, 2010 3:20pm syzette

LEGEND

- PRIVATE PROPERTY
- FLOOD CONTROL/ADOT
- STATE LAND
- BLM LAND
- FLOOD PLAIN, ZONE A
- FLOOD WAY, ZONE A
- PROPOSED MCDOWELL ROAD PLANNING CORRIDOR OPTION A
- PROPOSED MCDOWELL ROAD PLANNING CORRIDOR OPTION B
- SKYWASH APEX
- SKYWASH LIMITS
- PROPOSED IMPROVED WASH
- SKYWASH ACCESS ROAD
- EXISTING OCCUPIED HOME



SKY WASH REGIONAL DRAINAGE PROPOSAL CURRENT DRAINAGE CONDITION AND OWNERSHIP

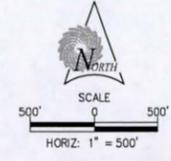
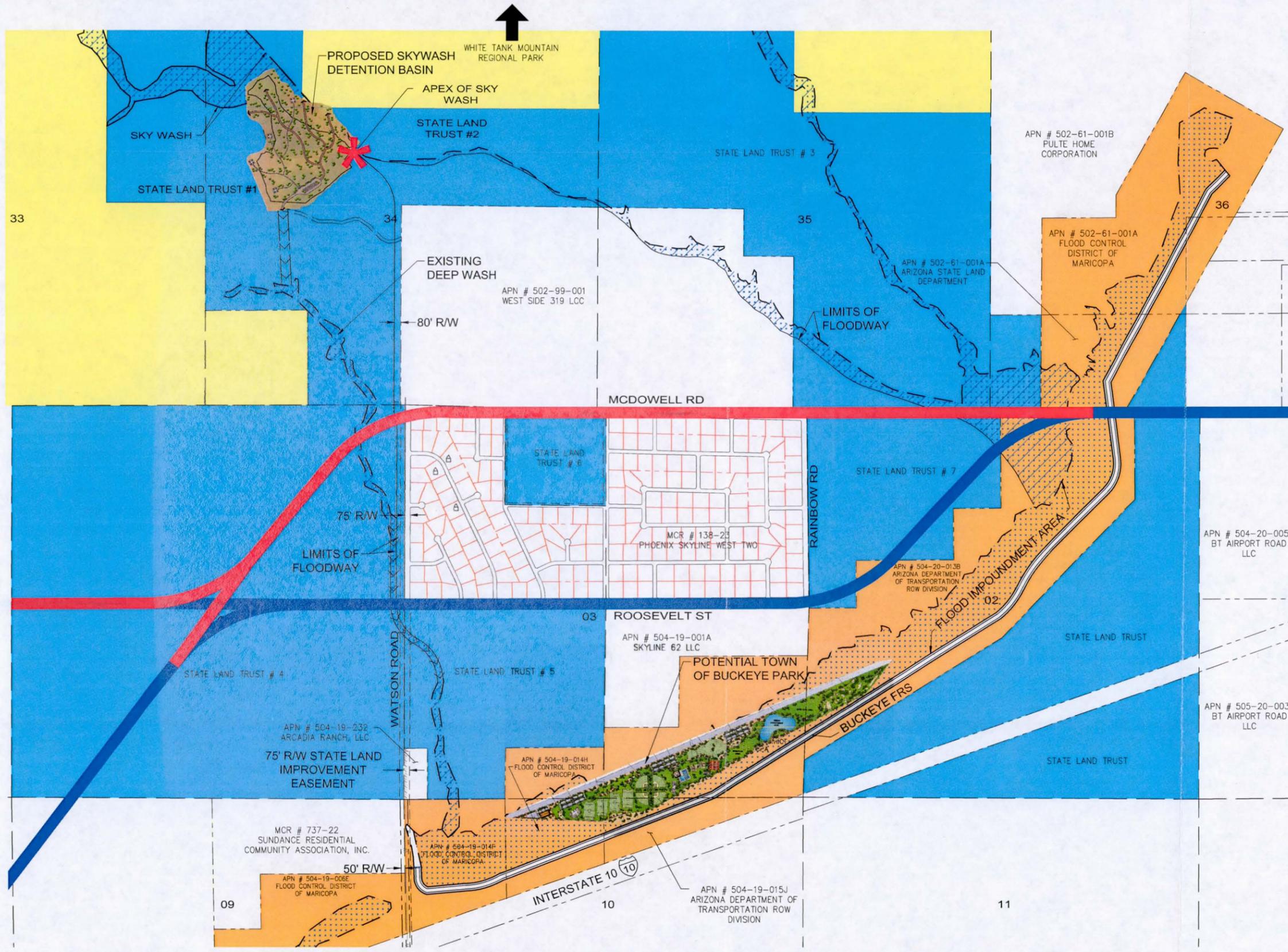


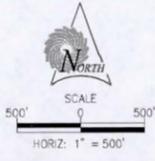
FIGURE 0.2

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P:\Users\jost70\Skywash\Map\Subarea\SKY WASH REGIONAL DRAINAGE PROPOSAL CURRENT DRAINAGE CONDITION AND OWNERSHIP Fig02.dwg Jun 23, 2010 11:47am ayz218



- LEGEND**
- PRIVATE PROPERTY
 - FLOOD CONTROL/ADOT
 - STATE LAND
 - BLM LAND
 - FLOOD PLAIN, ZONE A
 - FLOOD WAY, ZONE A
 - PROPOSED MCDOWELL ROAD PLANNING CORRIDOR OPTION A
 - PROPOSED MCDOWELL ROAD PLANNING CORRIDOR OPTION B
 - * SKYWASH APEX
 - SKYWASH LIMITS
 - PROPOSED IMPROVED WASH
 - SKYWASH ACCESS ROAD
 - EXISTING OCCUPIED HOME



SKY WASH REGIONAL DRAINAGE POST SOLUTION DRAINAGE CONDITION AND OWNERSHIP

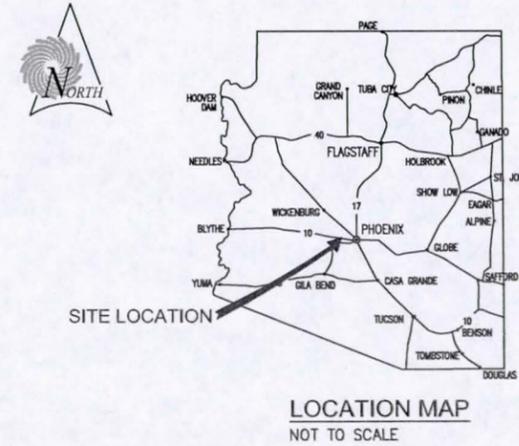
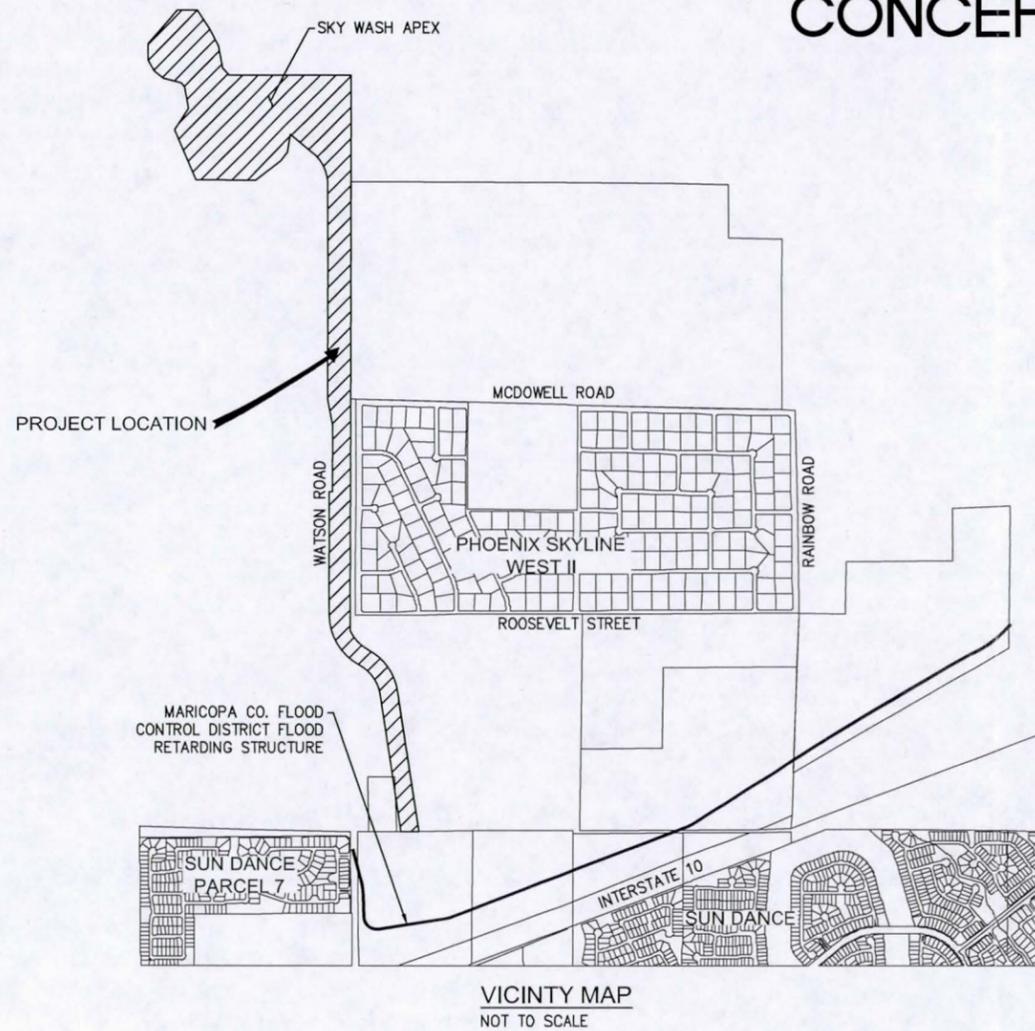
FIGURE 0.3

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P:\Work\03570 Skywash\03570 Skywash\03570 Skywash Regional Drainage Proposal Solution and Ownership Fig03.dwg Jun 23, 2010 3:54pm srrtke

SKY WASH REGIONAL DRAINAGE PROPOSAL CONCEPT PLAN



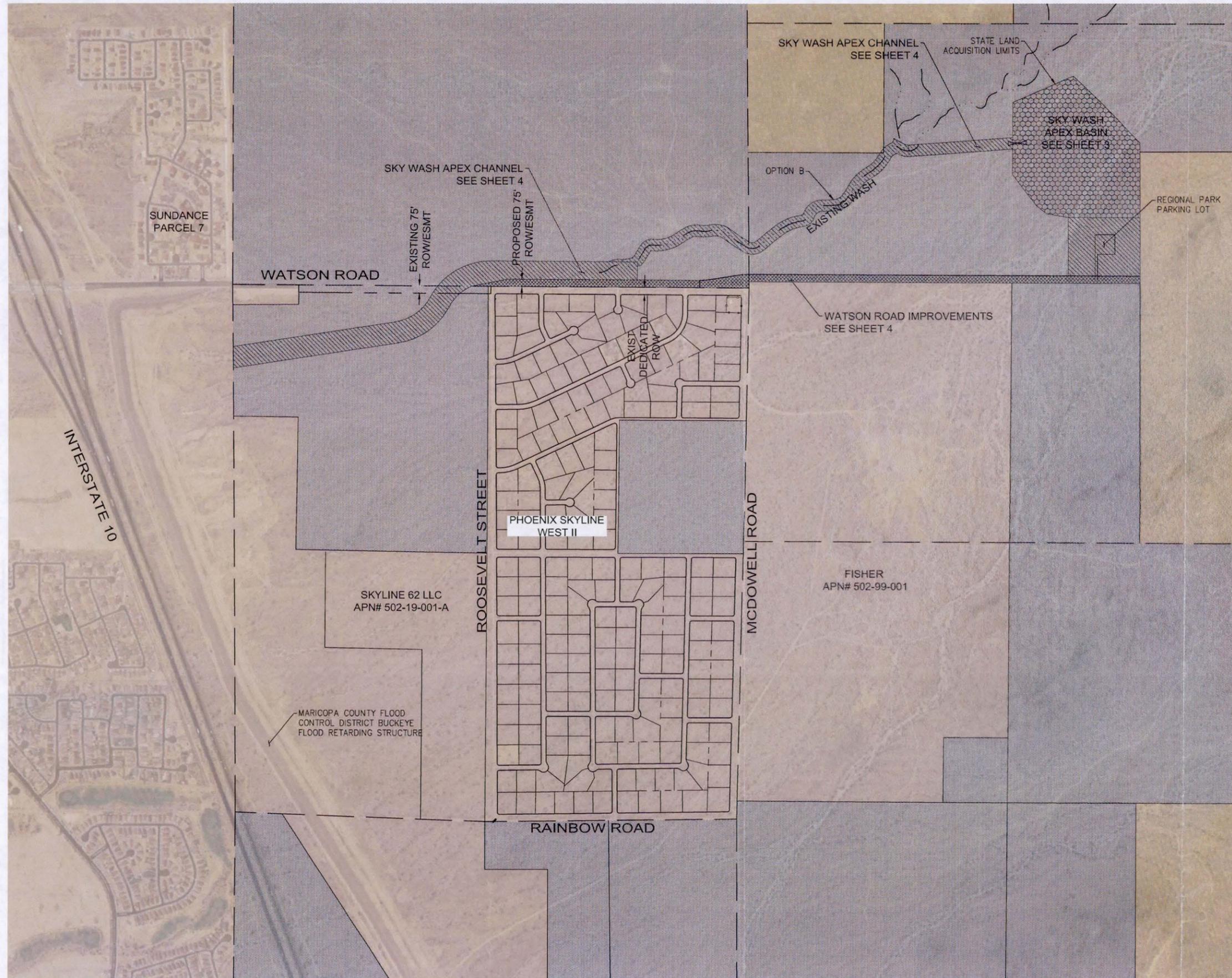
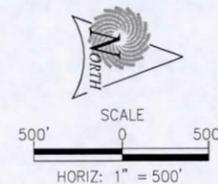
SHEET INDEX

SHEET #	DESCRIPTION
1	COVER
2	OVERALL LAND USE
3	SKY WASH APEX BASIN
4	WATSON ROAD & SKYWASH CHANNEL PLAN
5	WATSON ROAD & SKYWASH CHANNEL SECTIONS

FIGURE 0.4

REV NO.	COMMENT	DATE
 SUNRISE ENGINEERING <small>2152 SOUTH VINEYARD, SUITE 123 MESA, ARIZONA 85210 TEL 480.768.8600 · FAX 480.768.8609 www.sunrise-eng.com</small>		
TOWN OF BUCKEYE REGIONAL DRAINAGE PROPOSAL CONCEPT PLAN COVER		
SET NO. 0.3557	DESIGNED CM	DRAWN SLF
CHECKED RMH	SHEET NO. 1 of 5	COV

SKY WASH APEX SOLUTION



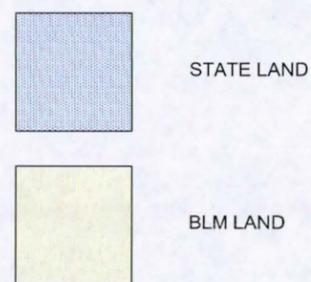
STATE LAND ACQUISITION	
BASIN	33.727 AC
SKY WASH CHANNEL	33.688 AC
RIGHT OF WAY	11.493 AC
NATURAL CHANNEL	12.116 AC
TOTAL DRAINAGE SOLUTION	91.024 AC

APEX BASIN QUANTITIES		
Vr	150	ACRE - FEET
Vp	153	ACRE - FEET
CUT	5,358,663	CUBIC YARDS
FILL	9,427	CUBIC YARDS
EXPORT	526,436	CUBIC YARDS

SKYWASH CHANNEL QUANTITIES		
CUT	66,148	CUBIC YARDS
FILL	17,604	CUBIC YARDS
EXPORT	48,544	CUBIC YARDS
6" RIP-RAP	14,567	CUBIC YARDS

WATSON ROAD QUANTITIES		
2" A-12.5MM/3" A-19MM/12" ABC	30,596	SQUARE YARDS
RIBBON CURB	8,077	LINEAR FEET
THICKENED EDGE	9,133	LINEAR FEET
8 BARRELS X 10' X 5' CONCRETE	192	LINEAR FEET
BOX CULVERT		

LEGEND



--- SECTION LINE

FIGURE 0.4

REV NO.	COMMENT	DATE

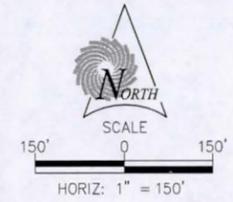
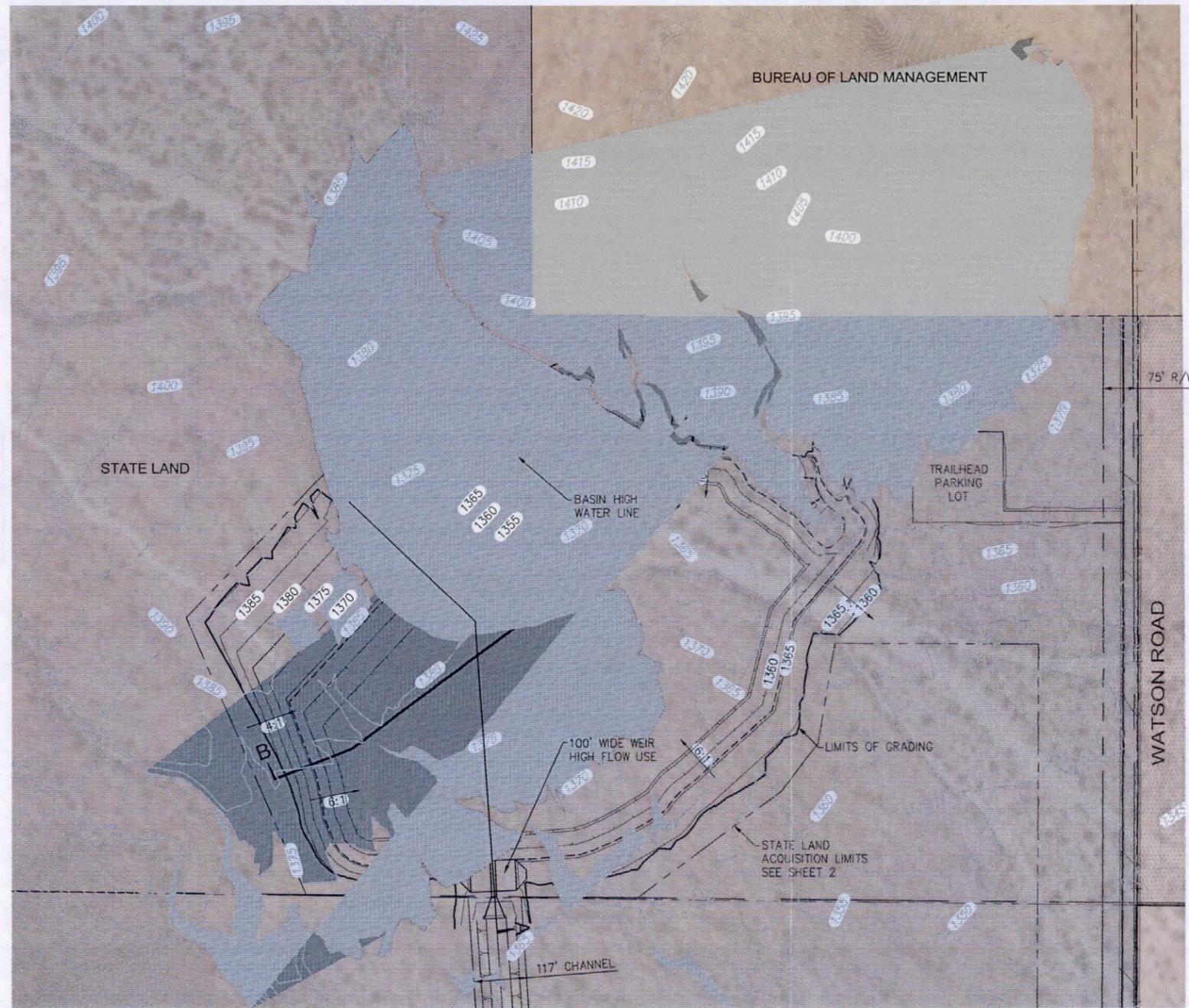
FOR REVIEW ONLY
NOT FOR CONSTRUCTION
FOR DATE

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TOWN OF BUCKEYE
REGIONAL DRAINAGE PROPOSAL
CONCEPT PLAN
OVERALL LAND USE

SEI NO. 03557	DESIGNED CM	DRAWN SLF	CHECKED RMH	SHEET NO. 2 of 5	OVR
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SKYWASH APEX BASIN

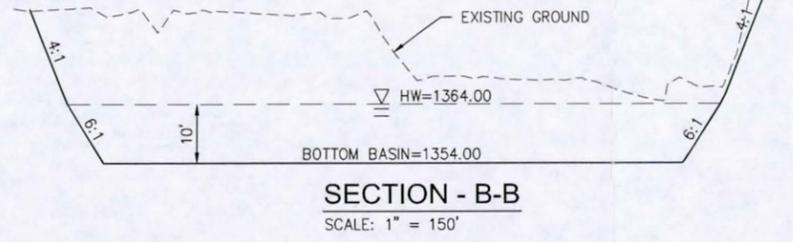
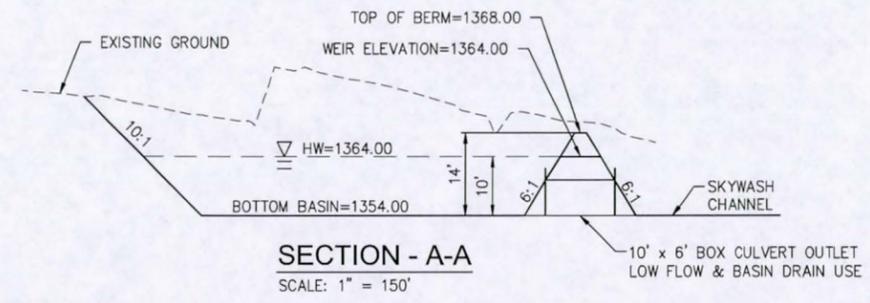


FIGURE 0.4

REV NO.	COMMENT	DATE

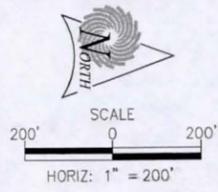
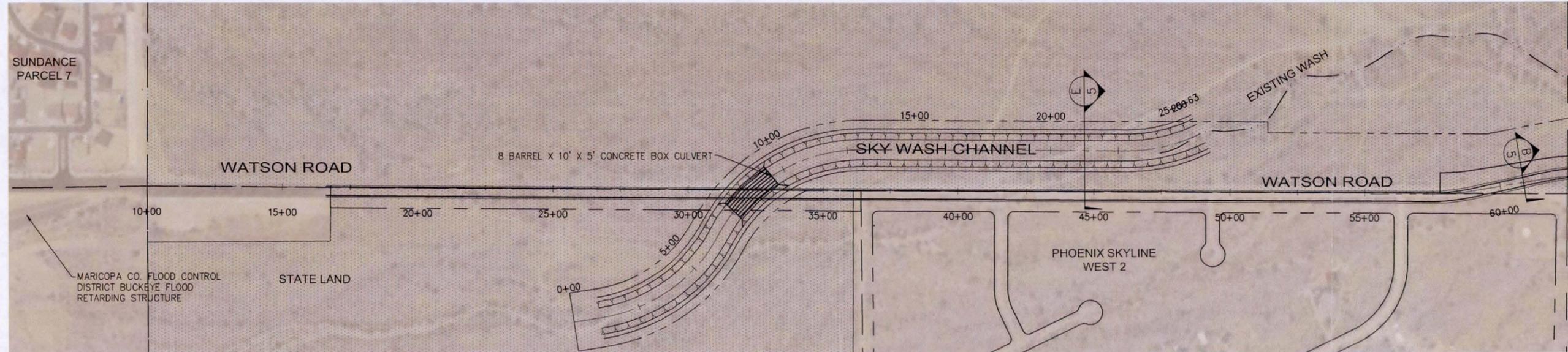
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TOWN OF BUCKEYE
REGIONAL DRAINAGE PROPOSAL
CONCEPT PLAN
SKYWASH APEX BASIN

SEI NO. 03557	DESIGNED CM	DRAWN SLF	CHECKED RMH	SHEET NO. 3 of 5	GD1
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SEE BELOW LEFT

MCDOWELL ROAD

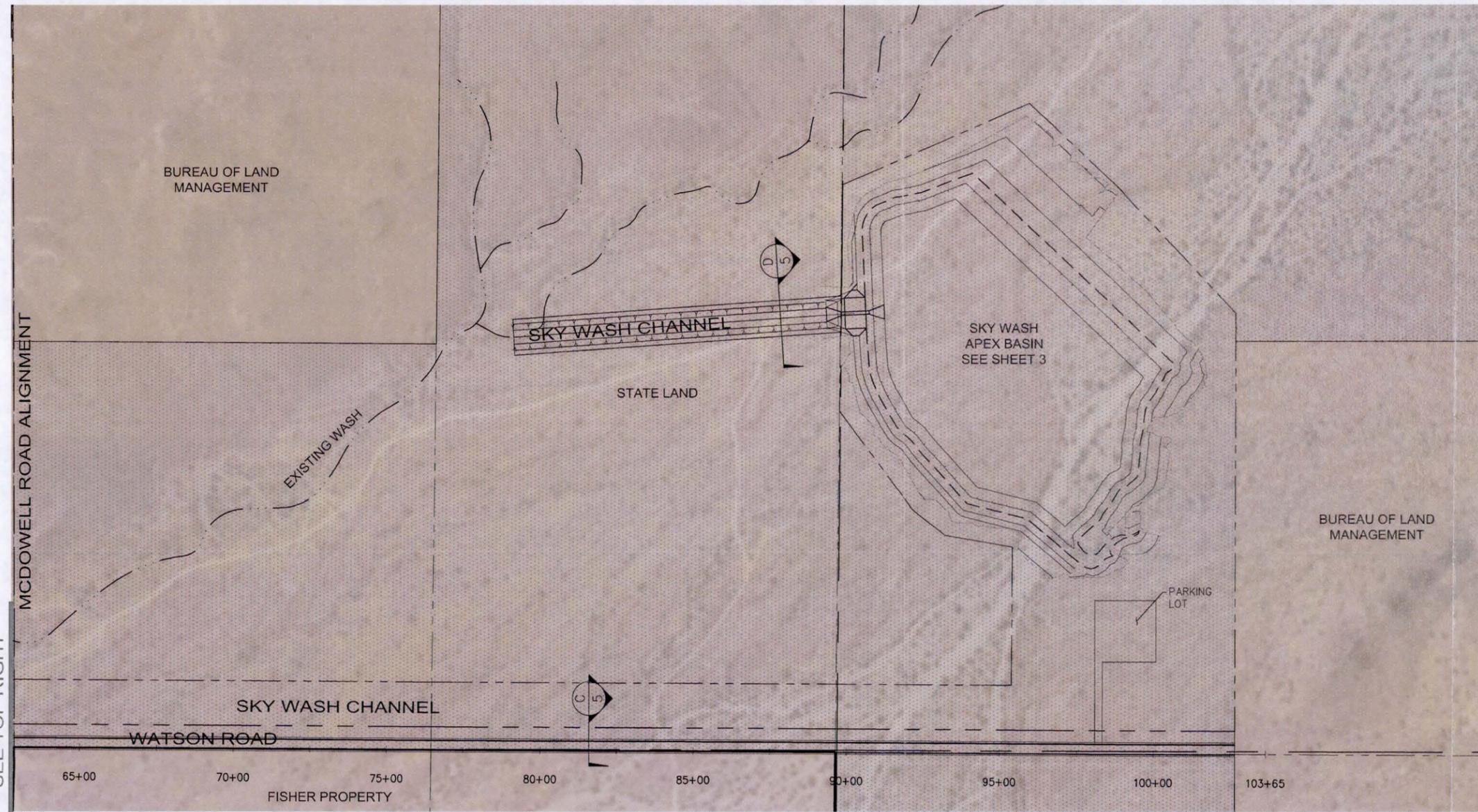
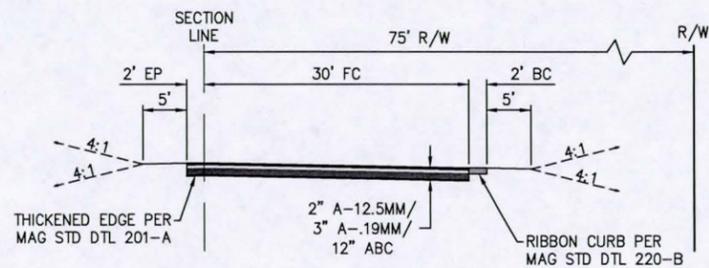


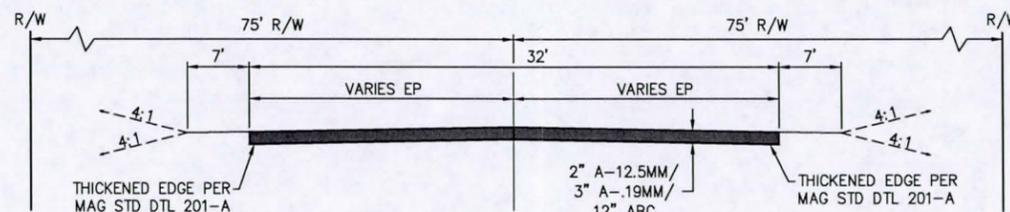
FIGURE 0.4

REV. NO.	COMMENT	DATE
 SUNRISE ENGINEERING 2152 SOUTH VINEYARD, SUITE 123 MESA, ARIZONA 85210 TEL 480.768.8600 • FAX 480.768.8609 www.sunrise-eng.com		
TOWN OF BUCKEYE REGIONAL DRAINAGE PROPOSAL CONCEPT PLAN WATSON ROAD & SKYWASH CHANNEL		
SEI NO. 03557	DESIGNED CM	DRAWN SLF
CHECKED RMH	SHEET NO. 4 of 5	DATE GD2

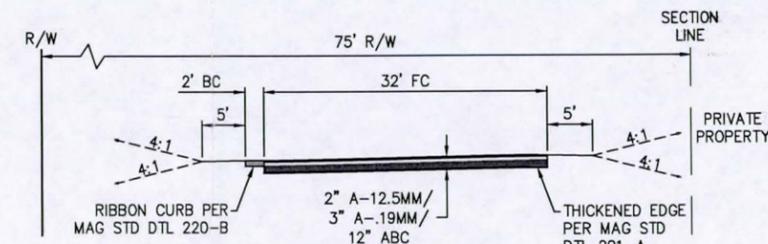
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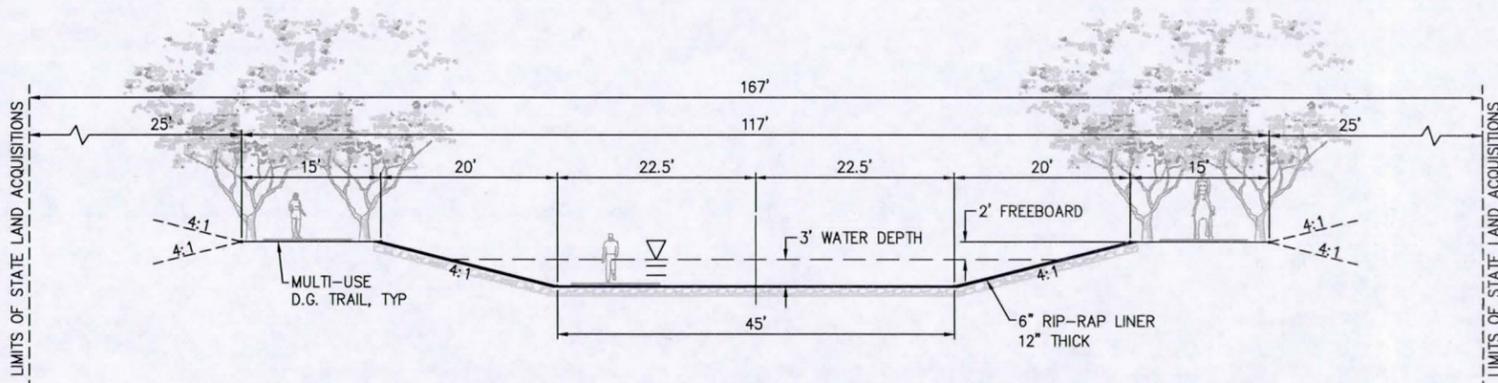
A SECTION - WATSON ROAD
SCALE: 1' = 10'
STA 16+60 TO 57+58



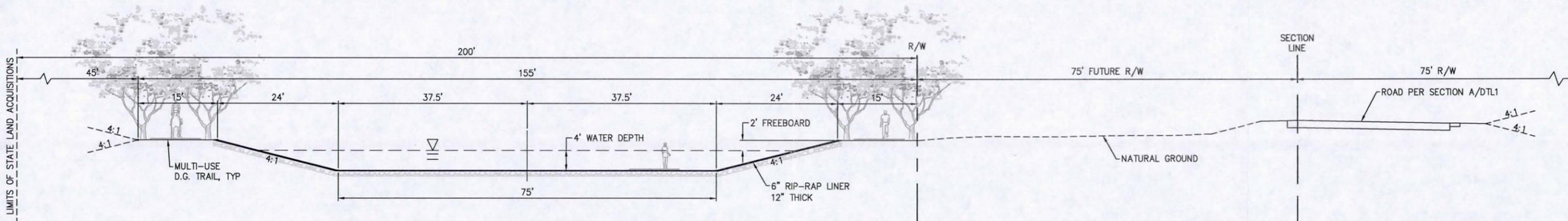
B SECTION - WATSON ROAD TRANSITION
SCALE: 1' = 10'
STA 57+58 TO 62+86



C SECTION - WATSON ROAD
SCALE: 1' = 10'
STA 62+86 TO 102+65



D SECTION - SKYWASH CHANNEL 45' WIDE BOTTOM
SCALE: 1' = 10'
STA 10+00 TO 21+15



E SECTION - SKYWASH CHANNEL 75' WIDE BOTTOM
SCALE: 1' = 10'
STA 1+00 TO 24+63

FIGURE 0.4

REV NO.	COMMENT	DATE
<p>SUNRISE ENGINEERING 2152 SOUTH VINEYARD, SUITE 123 MESA, ARIZONA 85210 TEL 480.768.8600 • FAX 480.768.8609 www.sunrise-eng.com</p>		
<p>TOWN OF BUCKEYE REGIONAL DRAINAGE PROPOSAL CONCEPT PLAN WATSON ROAD & SKYWASH CHANNEL SECTIONS</p>		
SEI NO. 03557	DESIGNED CM	DRAWN SLF
CHECKED RMH	SHEET NO. 5 of 5	DTL1

Flood Control District of Maricopa County

Sky Wash Regional Drainage - Vicinity of Watson & McDowell Roads

A channel will convey flows from the culvert to an existing natural wash channel to the southwest. The existing channel is a natural deep cut rock lined wash that is west of Watson Road. Using this existing natural wash channel will save improvement costs versus constructing a parallel channel. The natural wash crosses Watson Road and Roosevelt Road. This project proposes to realign the wash to cross Watson Road south of the current location with a large box culvert. The realigned wash will avoid a second crossing at Roosevelt Road, which would result in additional large box culverts..

Watson Road is currently paved to a point about ¼ mile north of I-10. This project proposes to extend the pavement approximately 1 ¼ miles to the proposed Sky Wash detention basin, trailhead and parking area on the south side of the apex.

The proposed trailhead would be the gateway and entry point into the White Tanks Mountain Regional Park from Buckeye. Proposed improvements include paved vehicle access, parking, and trails for both pedestrians and equestrians. The natural wash channel would also provide trail connectivity from a potential community park to be located north side of I-10 near the Buckeye FRS No. 3 up to the proposed Sky Wash detention basin trailhead.

Sky Wash Regional Drainage Project:

- Removes 167 platted lots, 340 acres of private land, 93 acres of Flood Control land, and 230 acres of state land, a total of 881 acres from within designated floodway and floodplain areas.
- Implements a regional flood control solution that satisfy's the DISTRICT's goal to protect property from flooding hazards.
- Removes both private land and State Trust Land from the floodplain and floodway to allow for future residential and commercial development in accordance with the Buckeye General Plan.



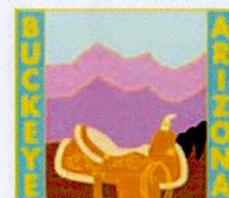
Looking up Wash from Apex

1. Agency Priority (5 Points)

This project is a high priority for the Town of Buckeye's capital improvement program. The Town has also secured Arizona State Land Departments conceptual support of the project, see attached State Land Department Letter, Figure 1.1.

2. Flood Control / Drainage Master Plan Element (8 Points)

The project area was studied previously by the Sun Valley ADMP in December 2006. See attached Figure 2.1 for excerpts of the Sun Valley ADMP. The Sun Valley ADMP was reviewed and used for comparison purposes. Sky Wash Regional Drainage Project implements a variation of the Sun Valley ADMP Selected Alternative.



Janice K. Brewer
Governor

Maria Baier
State Land
Commissioner

ARIZONA STATE  LAND DEPARTMENT

May 20, 2010

Stephen Cleveland
Town Manager
Town of Buckeye
1101 East Ash Avenue
Buckeye, AZ 85326

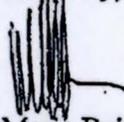
RE: Skywash Regional Drainage Proposal
Vicinity of Watson and McDowell Roads

Dear Mr. Cleveland:

Steve

This is to advise the Town of Buckeye that the Arizona State Land Department is willing to support the implementation of the proposed Skywash Regional Drainage Project, including allowing the acquisition of necessary State Trust Lands, pursuant to the statutory procedures that govern the management and disposition of State Trust Lands. Our support for this regional drainage solution is based upon the conceptual engineering drawings presented to the Land Department and is subject to our ongoing review and approval of the final drainage design, the execution of the necessary intergovernmental agreements, the satisfaction of Arizona State Land Department requirements and the determination of the appropriate acquisition mechanism for any State Lands that may be involved in this project.

Sincerely,



Maria Baier
State Land Commissioner

c: Jim Adams, Director, Real Estate Division, Arizona State Land Department
Greg Jones, MCFCD

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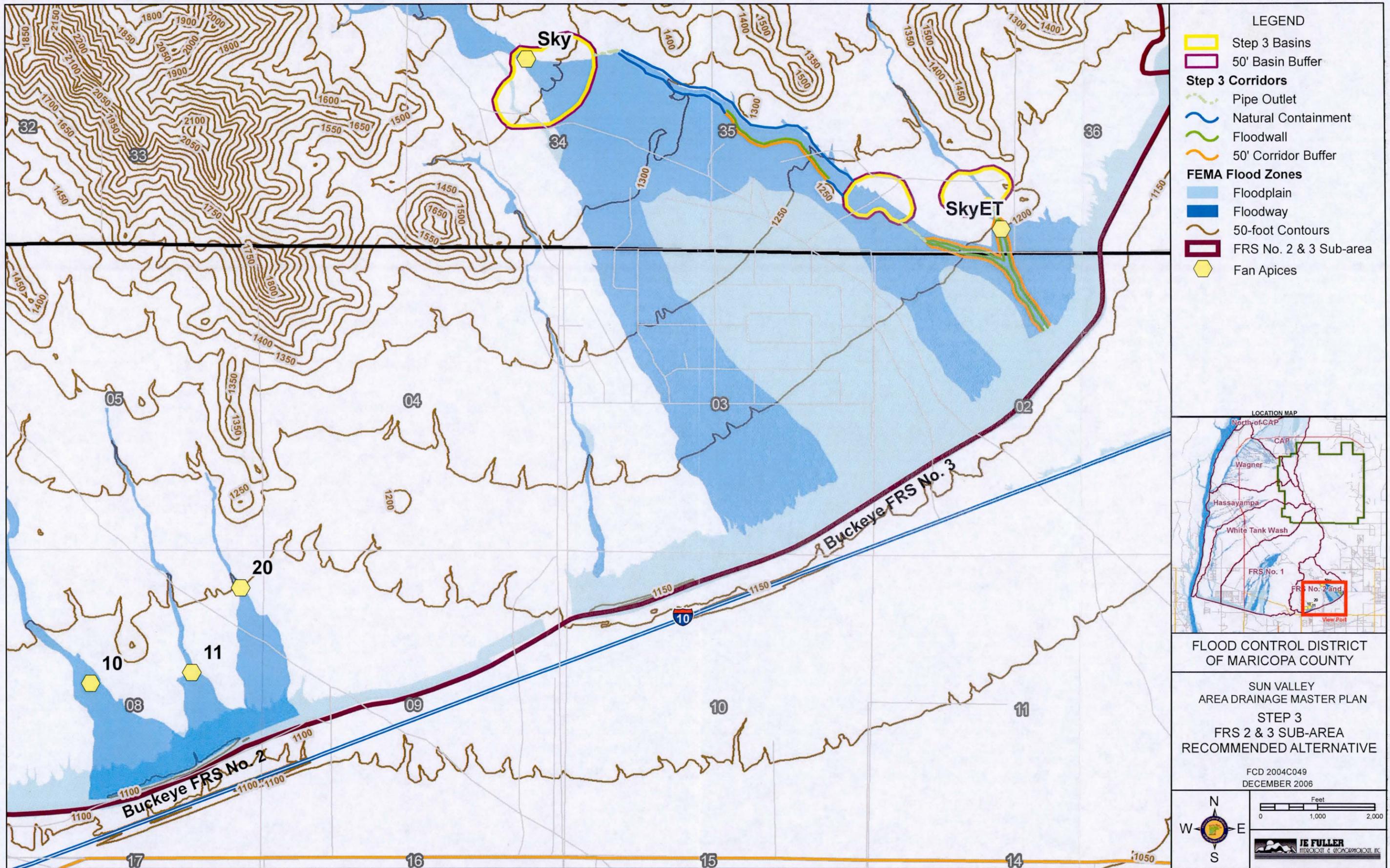


Figure 35 FEMA Floodplains, Recommended Alternative, and Benefited Area

Figure 2.1

Flood Control District of Maricopa County

Sky Wash Regional Drainage - Vicinity of Watson & McDowell Roads

3. Flooding Threat (15 Points)

Currently there are a total of 215 plated and privately owned 1 acre lots identified within the Sky Wash Alluvial Fan. 167 of the lots are encumbered by floodway or floodplain. This project will allow the 167 lot be developed through the mitigation of the identified flood hazard delineation.

There has been no documented flooding of the existing structures.

The Sky Wash Regional Drainage Project would mitigate the delineated floodway and floodplain from the 167 existing platted lots in Phoenix Skyline West II subdivision, 340 acres of private land, 93 acres of Flood Control land, and 230 acres of state land, for a total of 881 acres.

The peak 100 yr-24hr event discharge at the Apex is 4,346 cfs (FCDMC Floodplain Delineation Study by DEI 1999, approved and published by FEMA 2000), which contributing watershed is 3.94 square miles of alluvial fan and mountain terrain. This large apex flow is the conveyance through a distributary network of small drainages and sheet flow to Buckeye FRS No. 3

4. Level of Protection (10 Points)

The project will provide 100-yr level of protection to the downstream properties.

5. Area Protected (30 Points)

Approximately 881 acres will be removed from the Floodway/Floodplain. The difference removed is shown between Figure 0.2 and Figure 0.3. The direct beneficiaries of the project includes 167 existing platted lots in Phoenix Skyline West II subdivision, 340 acres of private land, 93 acres of Flood Control land, and 230 acres of state land.

Utilities such as the Town of Buckeye, APS, etc will benefit from the increased protection from scour of installed facilities. This includes the Town of Buckeye's water campus with tank, and water lines. APS installed infrastructure will also be protected, including aerial power lines and underground power.

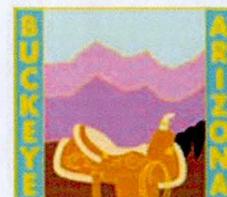
The Town of Buckeye and developers of the State Trust Land would be able to construct additional utilities, and roads without risk of being washed out.

The proposed improvements will benefit the County in several tangible ways. First, removing land previously subdivided under County

jurisdiction from a designated floodway and floodplain improves life safety and the preservation of property values. Secondly, construction of the proposed flood control improvements will enable all of the previously subdivided lots to be developed with houses which will generate property tax revenues to the County that would not otherwise be possible due to the current flood designations. These additional property tax revenues are estimated to total approximately \$650,000 per year once the lots are improved with homes. In addition, as



Apex Looking South



Flood Control District of Maricopa County

Sky Wash Regional Drainage - Vicinity of Watson & McDowell Roads

private and State Trust Land develop the County will receive additional property tax revenues for a minimum of approximately 500 to 600 additional lots that would not otherwise be possible due to the current flood designations that are estimated to total \$1.50M per year once the lots are improved with homes. The present worth is \$29.6M for \$1.5M per year over 50 years and an interest rate of 4.5% The Town of Buckeye will also experience an increase in revenues in a similar manner including the payment of impact fees.

All Maricopa County residents will have indirect benefits of access to the park/trailhead facilities and the White Tank Mountain Regional Park.

The floodway and floodplain area will be reduced significantly. The reduction of floodway and floodplain comes from peak flow attenuation due to flood water storage in the basin and channelization of existing sheet flows. The project will provide flood protection for all areas downstream of the apex. And the reduction could improve the Town's flood insurance rating thus helping all Buckeye residents who are required to purchase flood insurance.

6. Ancillary Benefits (10 Points)

Sky Wash Regional Drainage Proposal offers the following benefits to:

Town of Buckeye

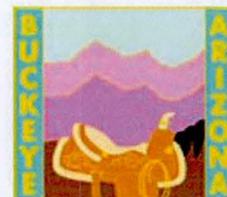
- x • Addresses the need of Buckeye residents and property owners for removing platted lots from the floodway and floodplain.
- ✓ • Accomplishes major initial step towards the Town's goal of access to the White Tank Mountain Regional Park from the south with trailhead facilities in conjunction with the proposed detention basin.
 - Creates a link to a potential site for future productive use of the inundation area behind the Buckeye FRS No. 3 with appropriate community park facilities that could add a recreational amenity for Buckeye residents.
 - Offers a visionary future community amenity program that enhances the quality of life for Buckeye residents(?)
 - The project creates a gateway to the White Tank Mountains that will include active and inactive recreational uses along with equestrian uses.
- x • Land values will be expected to rise. Currently, a typical one-acre developed lot without home, in the Town Buckeye is valued at \$150,000. Undeveloped lots in Phoenix Skyline West II have recently sold for \$12,000 to \$30,000. This project will allow the lots to be developed, increasing their value exponentially.



View Looking Southeast

Maricopa Department of Transportation

- Save costs related to the McDowell Parkway by reducing drainage structures required.



Flood Control District of Maricopa County

Sky Wash Regional Drainage - Vicinity of Watson & McDowell Roads

Arizona State Land Department

- Puts to beneficial use areas within the floodway and floodplain.
- Removes approximately 230 acres that are currently undevelopable due to flood hazards. The reduction of flood hazards is accomplished by peak flow attenuation due to flood water storage in the basin and channelization of existing sheet flows.
- Increases developable state lands for higher-end custom home development and extends access to other developable state land thus advancing the goal of the Arizona State Land Department to market in the growing West Valley area.
- Creates regional park amenities that contribute to the attractiveness and marketability of adjacent state lands for high quality residential development.
- Provides a model of cooperative intergovernmental action with multiple beneficiaries including the Town, the County, ADOT as well as the State Land Trust.

Environmental

- Creates riparian habitat.
- Low flows in existing washes will be maintained
- Habitat advancement through the use of existing washes without impacting adjacent desert landscape.

Aesthetics

- The basin and disturbed areas will be landscaped with native desert vegetation and trees to blend in with the surrounding areas.
- The proposed channel will be lined and planted with native desert vegetation and trees.

7. Total Project Cost (5 Points)

The project is currently projected to cost \$7.7 million. A preliminary engineer's opinion of cost for the project is shown in Figure 7.1.

8. Level of Partner Participation (10 Points)

Private land owners below the Sky Wash apex, in conjunction with the Town of Buckeye, are prepared to contribute up to 50% of the cost associated with this project.

9. Operations and Maintenance Costs to the District (7 Points)

The Town of Buckeye and or their delegates will maintain the facilities under a formal intergovernmental agreement with the District. The IGA will assure the District will have no on-going maintenance costs.

