



January 6, 2026

RE: 24-0542 La Osa  
Preliminary Water Submittal

## Preliminary Water Memo

The La Osa project is a proposed project that consists of multiple data center buildings and gas power plants with associated utilities, grading, and site improvements. This report sets the development expectations for the rezoning of the Plan Area Development (PAD) and estimated water demands. The project is located on an approximate 3,374.51-acre property south of E. Baumgartner Rd, north of Continental Ave, east of S Cripple Creek Rd, and west of S Sienna Dr in Pinal County, Arizona. The Project is further located within a portion of Sections 3, 4, 10, 11, 12, and 13, Township 10 South, Range 8 East and a portion of Sections 7, 17, 18, 21, and 29, Township 10 South, Range 9 East of the Gila and Salt River Meridian, City of Maricopa, Pinal County, Arizona.

Pinal County Assessor Parcel Numbers:

- 409-11-0040, -0050, -006C, -002E, -002F, -002G, -002H, -003D, -013C, -015C, -015E, -0160, -018A, -0190;
- 409-14-002D, -002F, -004A, -005A, -005E;
- 409-24-001C;
- 409-25-001E, -001D, -001C, -002F, -002G, -003G -003E;
- 409-26-0010, -002A, -002B, -0240, -0220, -0250, -0260, -0270, -0490, -0480;
- 409-30-0020;
- 409-31-0010, -0330.

See next page for location and layout.

Private wells and septic systems will be used on the initial phases of the project until such time as the development grows to a volume that will necessitate a larger water treatment facility to service the demand. The project has an agreement with Global Water to be a potential public water supplier for this development. Once the project requires a water treatment facility it will coordinate with Global Water to be the water utility provider for this development pursuant to the recorded agreement, either through retrofitting existing agricultural wells into domestic facilities, or constructing new domestic well sites. Otherwise, Global Water's nearest existing water facility (Red Rock) is approximately 10 miles away. All water design standards and



demands will be met per Global Water Resources Design and Construction Standards, as well as Pinal County and ADEQ standards.

Projected Water Demands:

Land Use	Value (gpd/acre)	Acres	Avg. Day (gpd)	Max Day (gpd)	Peak Hour (gpd)
Industrial	1,800	2,127	3,828,780	7,657,560	6,508,926

Where:

Max Day = Average Day \* 2.0

Peak Hour = Average Day \* 1.7

This development will need to coordinate with the State Fire Marshall Office and/or Rural Metro on hydrant locations and fire flow requirements at permitting stage. The fire flow is estimated at 3,000 gpm based on an assumed building type of IB, at 450,000 sqft for a sprinkled building from the IFC 2021, Table B105.1 and/or State Fire Management requirements. During permitting all developments will need to submit plans and reports showing compliance with Pinal County, Global Water, and ADEQ standards.

Respectfully,

EPS Group, Inc.

A handwritten signature in blue ink that reads 'Joey Gimbut'.

Joey Gimbut

SRPE/PM

[Joey.Gimbut@EPSTGroupInc.com](mailto:Joey.Gimbut@EPSTGroupInc.com)

