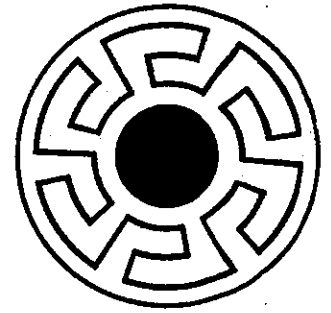


# Lone Butte Industrial Park Guidelines



Lone Butte Industrial  
Development Corporation

Chandler, AZ

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# Introduction

## Introduction

The Lone Butte Industrial Park located on the Gila River Indian Community is a planned industrial community, designed to provide a full spectrum of industrial uses. The park is located on a fully developed 572 acre site on the northern end of the Gila River Indian Reservation twenty (20) minutes from downtown Phoenix and fifteen (15) minutes from Sky Harbor International Airport via I-10 (see Figure 1-Vicinity Map). Bounded on the west by I-10 and the Maricopa Interchange, the site enjoys full and convenient access to the Phoenix-Tucson I-10 corridor. This project is a venture of the Gila River Indian Community through the Lone Butte Industrial Development Corporation, 7125 W. Allison, Box 5000, Chandler, Arizona 85224.

Historically an agriculturally oriented people, the primary objectives of the Gila River Indian Community are to diversify their interests and economy. A properly planned and designed industrial park, with the flexibility to attract a wide spectrum of industrial development in a park environment, would help realize such an objective. The cultural heritage of the Gila River Indian Community can be reflected in a park atmosphere through the use of earth tones, desert type landscaping, and representative graphics on signage and buildings.

The opportunities available in the Lone Butte Industrial Development Park are highlighted by its proximity to the metropolitan Phoenix area. Maricopa County boasts one of the fastest growth rates in the country. New business and industry are attracted to the valley area by the appealing business opportunity, the fact that the valley is a major distribution center for the southwest, and the pleasant, warm

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and sunny year round weather. Combine these advantages with a virtually unlimited labor pool of both Indian non-Indian workers and the advantages of locating a business in the Lone Butte Industrial Development Park becomes apparent (see Figure 2-Development Data).

The metropolitan Phoenix area is known for indoor-outdoor living throughout the year coupled with patio parties and private swimming pools. Outstanding schools are located throughout the area from elementary level through the Maricopa Community College system and Arizona State University. Recreation facilities abound with 100 golf courses, swimming, boating and water-skiing, and many other activities to meet the individual desires. Meanwhile, a comprehensive tourism program is being considered for the Gila Indian Reservation which will include boating, water-skiing, a resort hotel and restaurant, Indian arts and crafts, and the Gila Heritage Park.

Lone Butte Industrial Development Park is served by the Southern Pacific Railroad. Together with connecting railroads, Southern Pacific provides rail service to all major metropolitan areas in North America. Sky Harbor International Airport, one of the busiest in the country, is just a 15 minute drive from the park. Served by 16 scheduled airlines plus cargo carriers, Sky Harbor provides service to every major metropolis in the nation. It also boasts the highest percentage of operational time of all the major airports in the country, a key factor in maintaining delivery schedules. Airport new construction expansion allows greater airline service and convenience to the business and leisure traveler. Arizona is criss-crossed by a growing system of high-speed, toll-free roadways, plus five U.S. Interstates. Plying these routes daily, with regular stops throughout the state and

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nation, are 20 major interstate trucklines. Supplementing them are another 30 intra-state trucklines.

Studies suggest an increase of more than 50% in state population by 2000, and an even greater increase in Maricopa County. The high degree of industrial and commercial expansion to be expected with this growth is occurring in the much publicized Phoenix-Tucson corridor, a roughly 100 mile strip of land connecting Arizona's two largest cities. Lone Butte Industrial Development Park is strategically situated to capitalize on growing development of this corridor.

The Lone Butte Industrial Development Corporation is anxious to work with or extend assistance which industrial clients may require. Construction of needed facilities may be considered for qualified clients on a "turn-key" basis. In addition, on-the-job training programs are available to develop job-related skills for prospective employees. Finally, advantages are available to all clients locating in the Lone Butte Industrial Development Park, as well as savings in electric costs, and available labor force. Every effort will be made by the Lone Butte Industrial Development Corporation to meet the requirements of the industrial clients.

**FOR FURTHER INFORMATION CONTACT:**

Lone Butte Industrial Development Corporation  
Gila River Indian Community  
6960 W. Allison Road Box 5000  
Chandler, Arizona 85226-5132  
520-796-1033; 602-899-5280





## Figure 2 DEVELOPMENT DATA

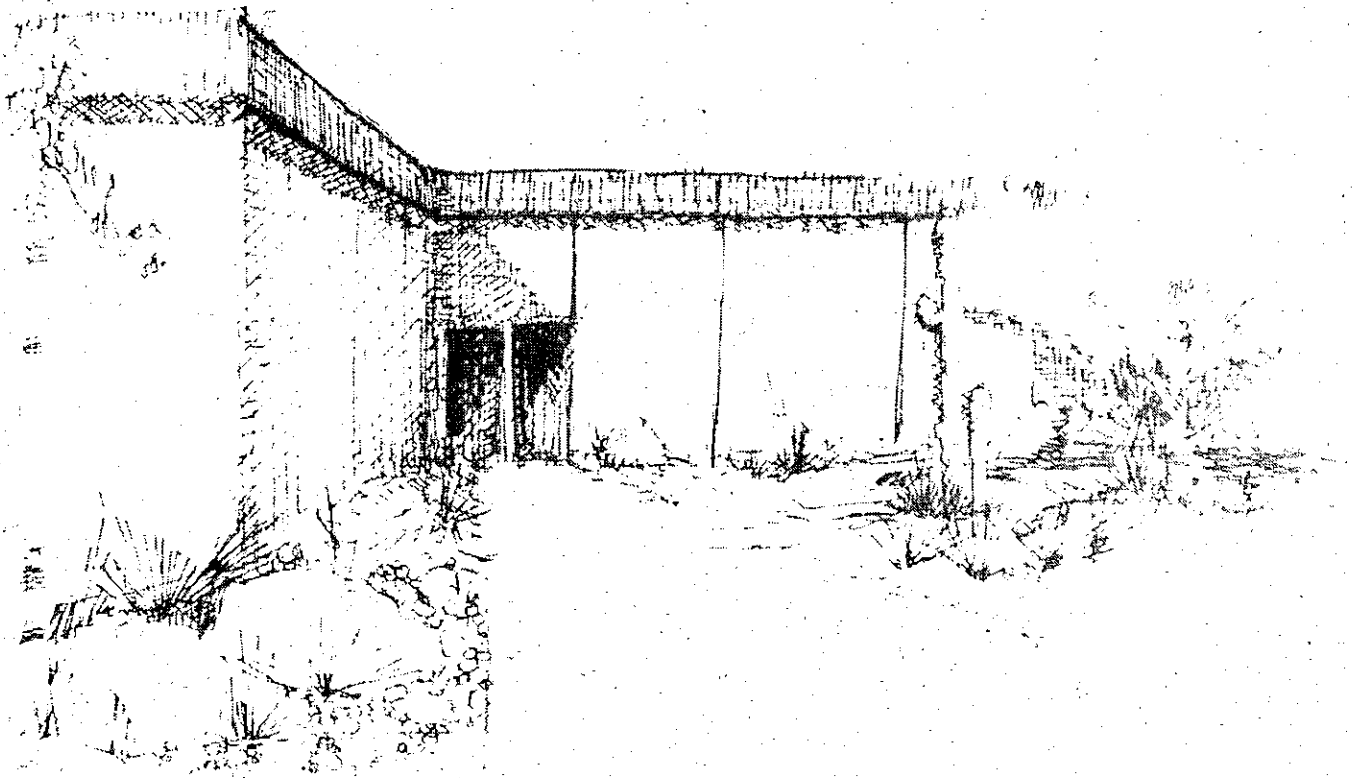
<u>Elevation</u>	1100 Feet	<u>Transportation</u>	
<u>Annual Rainfall</u>	7 Inches	Air	Alaska American Braniff Continental Delta Eastern Frontier Northwestern PSA Republic Sun Air Sun West TWA United U.S. Air Western
<u>Temperature</u>	Average Daily Minimum 57.7 Average Daily Maximum 84.5		
<u>Sunshine</u>	88% Annual Daily Average		
<u>Area Population</u>	Metro Area 2.1 Million Projected 2.6 Million by 2000		
<u>Labor Force</u>	2,300 Indian 435,000 Non-Indian		
<u>Electricity</u>	San Carlos Irrigation Project (Primary Voltage - 12,000 Volts Maximum)	Railroad	Southern Pacific Santa Fe
<u>Natural Gas</u>	Southwest Gas (Industrial Rates)	Bus	Continental Trailways Greyhound
<u>Water</u>	Lone Butte Industrial Development Corporation 12 Inch Loop System 80 P.S.I.	Trucking	10 Transcontinental Lines 30 Interstate Lines 39 Intrastate Lines 4 Transcontinental Heavy Equipment Haulers 3 Transcontinental Auto Transporters REA Express United Parcel Service
<u>Sewage System</u>	City of Chandler (10 inch lines with 1 million gallon daily capacity)		
<u>Telephone</u>	Gila River Telecommunications, Inc.		

## Objectives of Development Guidelines

To ensure compatible development and flexible design, all improvements must adhere to the general Development guidelines (Restrictive Covenants) of the Lone Butte Industrial Development Park. These guidelines will address permitted uses, density, architectural standards, parking, landscaping, and all other phases of development. The objective of such a policy is to encourage desirable, sightly buildings or improve land uses. Firms locating in the park will develop and improve their property in accordance with the standards governing compatibility and continuity of design. Final approval of all site plans shall be required from the Lone Butte Industrial Development Corporation. The benefits that accrue include long term investment security for tenants, high employee morale, and an excellent community and corporate image. The invalidation of any one of the guidelines that follow, or the failure to enforce any of the restrictions at the time of its violation, shall not affect any of the other restrictions, or be considered a waiver of the right to enforce the same restrictions thereafter.

It must be also understood that current and future industrial tenants shall comply with the General Land-Use Plan and its provisions and conditions thereto. Under separate ordinance, the Lone Butte Industrial Development Corporation and industrial companies shall adhere to the following laws and codes as presented in the Archeological Licenses, Sign and Uniform Codes for building, plumbing, fire, electrical and mechanical. These ordinances are necessary to protect the health and safety of the Gila River Indian Community.

# Tenant Responsibilities



## **1.0 Tenant Responsibilities**

### **A. Site Appearance**

1. The tenant must maintain the premises, buildings, improvements and appurtenances in a safe, clean, wholesome condition, and comply with all government, health, police, fire and environmental requirements.
2. Front yards of the premises shall be landscaped and side yards screened and/or landscaped to present a pleasant appearance. Tenant will remove at his own expense any rubbish which may accumulate on premises.
3. Streets adjoining shall be kept free of gravel, rocks, and debris.
4. Landscaping shall be maintained in a weed-free condition.
5. Tenant shall install designated turn in and turn outs for entry and exit upon premises.
6. Tenant shall maintain and repair the street adjacent to installed turn in and turn out.
7. Tenant shall not make any excavations for deposit of trash upon the premises.
8. Water drains shall be installed where water spillage is apt to occur on premises.
9. Tenant shall not allow the accumulation of water or other liquid or waste in any pond, lagoon, etc. upon the premises other than storm water on-site retention.
10. No drainage shall flow into a Salt River Project drainage ditch without authorization of the Salt River Project.

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11. Tenant shall ensure adequate fire safety features, i.e., building/site fire plan, site fire lanes, etc.

**B. Easements**

1. Utilities shall have right of ingress and egress to their designated easements of the purpose of construction, inspecting, maintaining and removing its facilities.
2. Tenant shall not utilize easement on the El Paso Natural Gas Company right-of-way without written consent of the Lone Butte Industrial Development Corporation and the El Paso Natural Gas Company.

**C. Railroad Easements**

1. No gas meter, riser, downspout, roof overhang shall project onto or over any part of a rail easement.
2. No filled material of any kind shall be placed or permitted to slide over building line onto adjoining rail easement.
3. A slope not steeper than 1.5 horizontal to 1 vertical shall be maintained along or alongside of rail easement unless retained by a building or retaining wall.

**D. Hazardous Waste**

1. All tenants will comply with the Federal Regulations. Copies of all reporting forms and manifests required by the U.S. Environmental Protection Agency (US/EPA), Arizona Department of Transportation (ADOT), Office of Safety and Health Administration (OSHA) and the U.S. Public Health Services will be kept on file and be made available to the park board representative and appropriate tribal officials.
2. An emergency plan should be submitted to the park board. The plan will be kept on file in the park office.



# Permitted Uses

## **2.0 Permitted Uses**

Building sites in the Lone Butte Industrial Development Park may be used for such purposes acceptable to the Lone Butte Industrial Development Corporation. All uses shall meet the requirements of appropriate ordinances of the Gila River Indian Community. The premises shall not be used or occupied by any business which constitutes a nuisance beyond the premises or endangers surrounding areas. Nuisances considered noxious and offensive are listed below:

### **A. Noxious and Offensive Emissions**

1. Noise
2. Soot
3. Dust
4. Fumes
5. Odorous Matter
6. Glare
7. Other gases or air contaminants

## **2.1 Industrial Classifications**

All development shall meet standards of Gila River Indian Community I-1 or I-2 industrial district requirements which provide for manufacturing, assembling and fabricating activities, as well as wholesaling and warehousing. In addition, in order to ensure the environmental quality of Lone Butte Industrial Development Park, uniform codes and classification will be developed to delineate those industries whose operations maintain a high standard of environmental quality according to type, size, operation, and industrial rating.

## **2.2 Density**

Density refers to the total development of a site in terms of gross building areas, number of buildings per lot and number of tenants per building.

### **A. Light Industry**

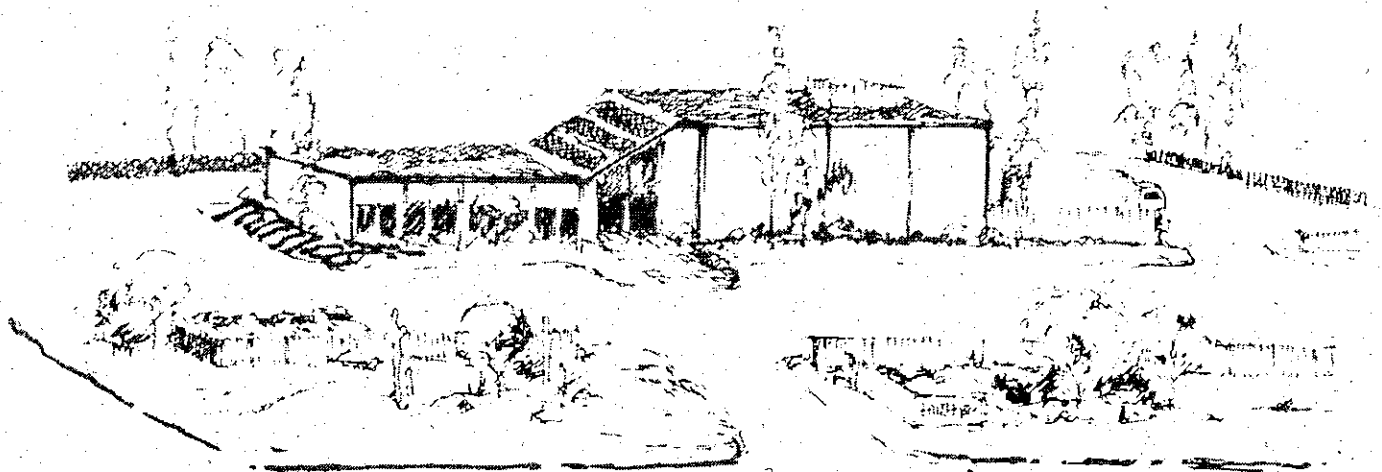
1. **Site coverage:** Maximum building coverage of fifty percent (50%) of a site is allowed. Parking facilities shall not be calculated as building area, but shall be used only for parking of company vehicles, employees' vehicles and visitors' vehicles.

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- 2. Buildings per lot: Only one (1) building may be constructed on any one lot. Additional buildings may be constructed with the approval and consent of the Lone Butte Industrial Development Corporation.**
- 3. Number of tenants per building: No building may be occupied by more than one (1) tenant or business simultaneously without written approval of the Lone Butte Industrial Development Corporation.**



# Architectural Standards



The following guidelines shall be implemented prior to approval of any development by the Lone Butte Industrial Development Corporation.

### **3.0 Architectural Standards**

The following guidelines shall be implemented prior to approval of any development by the Lone Butte Industrial Development Corporation.

#### **3.1 Construction Codes**

Construction codes shall be in accordance with construction standards established by Gila River Indian Community.

#### **3.2 Color Coordination**

All exterior colors, materials, and finishes of buildings must be of coordinated "earth tones" to achieve design conformity.

#### **3.3 Materials**

- A. The fronts of all buildings or structures fronting a street and ten (10) feet back on the side wall shall be of masonry product or equivalent. Each wall facing a street shall be considered a building front.
- B. Side and rear walls of buildings or structures may be of color coordinated masonry, steel, or acceptable equivalent.

#### **3.4 Setback**

In order to provide adequate air and light between buildings; no building or improvement shall be located on any lot nearer to the front, rear, and side lot lines than the minimum setbacks enumerated below. All setbacks will be measured from property lines or easements.

- A. **Front yard setback:** Front yard setback shall be thirty (30) feet with the following exceptions:
  - 1. Entrance walks
  - 2. Entrance driveways providing access to the front of a building shall not exceed twenty (20) feet with width.

3. Entrance driveways providing access to the side yard shall not exceed thirty (30) feet in width.
  4. Parking areas shall be located not nearer than ten (10) feet from the front property line. Such ten (10) foot strips shall be landscaped.
- B. Side yard setback: Side yard setback shall be twenty (20) feet, except to provide access to railroad spur.
- C. Rear yard setback: Rear yard setback shall be twenty-five (25) feet, except to provide access to railroad spur.

### **3.5 Loading Areas**

Truck loading or loading areas shall be designed not to be visible from adjacent streets or detract from the premises. Proper space shall be provided for trucks to maneuver within premises.

- A. All truck loading or loading docks shall be located at the rear or side of a building. No loading dock shall face a front street, unless modification is approved by the Lone Butte Industrial Development Corporation.
- B. The minimum side loading area shall be sixty-five (65) feet from the side property line to the edge of the loading dock, or one hundred ten (110) feet from the street centerline, whichever is greater.
- C. All loading areas must be screened from view of adjacent streets by an opaque fence, block wall, mature landscaping or any combination thereof.

### **3.6 Storage Areas**

Storage yards for equipment and/or materials shall not be permitted unless such storage is an integral part of plant operation, visually screened, located in the rear of the building, and received written approval from the Lone Butte Industrial Development Corporation.

- A. All outdoor storage shall be visually screened from access streets, freeways, and adjacent property. Screening shall be a minimum of six (6) vertical feet consisting of an opaque fence, masonry wall, mature vegetation, or a combination thereof, acceptable to Lone Butte Industrial Development Corporation.

- B. Storage areas shall be limited to the rear of the building unless acceptable modification is approved by the Lone Butte Industrial Development Corporation.
- C. Storage of any material along sides of building shall be strictly prohibited.

### **3.7 Refuse Collection Areas**

- A. All outdoor refuse facilities shall be visually screened from streets, freeways and adjacent property by a complete opaque screen of not less than six (6) feet.



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Parking

#### **4.0 Parking**

Parking requirements require the same attention as other aspects of development controls. Appropriate screening of parking must include landscaping, low walls, earth berm, or depressed surface elevation. The design relationships to adjoining parcels should warrant additional attention.

The intent of the following parking requirements is to provide adequate off-street parking to accommodate all parking needs of the site. Off-street parking is important in an industrial park because it promotes efficient auto and truck traffic; it avoids the use of expensive paved lanes and rights-of-ways not intended for parking; and it enhances the design and aesthetic appearance of the park.

#### **4.1 Restrictions**

- A. Employee or tenant parking will not be permitted on any public street, front yard, or street side yard. Visitor and executive parking is permitted in front yard in accordance with front yard setback requirements.
- B. All parking facilities shall be visually screened from access streets, freeways, and adjacent property by an opaque fence, block wall, mature landscaping, or any combination thereof, acceptable to the Lone Butte Industrial Development Corporation.

#### **4.2 Surfacing**

- A. All parking areas shall be surfaced with six (6) inch compacted gravel with two (2) inch hot asphalt topping, its equivalent, or better.
- B. All drive and parking areas for trucks shall be surfaced with six (6) inch compacted gravel with two (2) inches hot asphalt topping, its equivalent, or better.

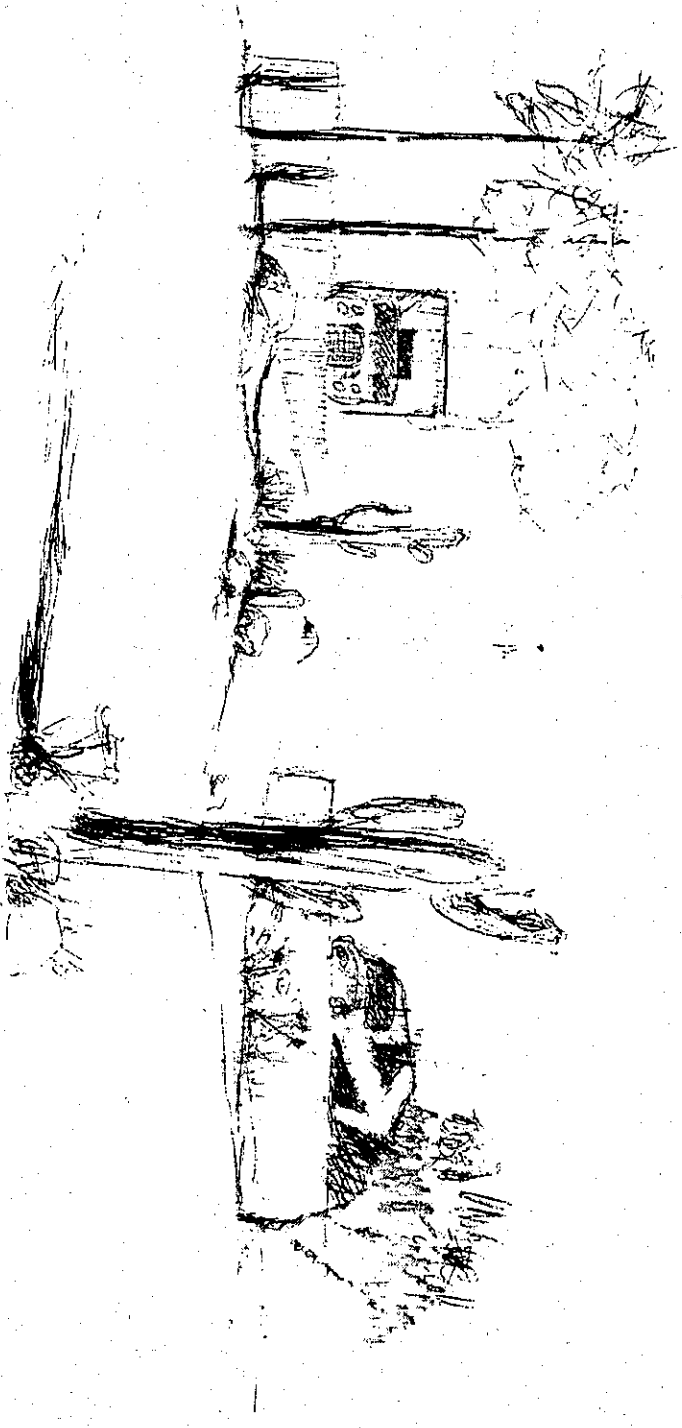
#### **4.3 Standards**

- A. Tenants are required to submit parking design detailing present and anticipated future requirements to the Lone Butte Industrial Development Corporation for approval.

**B. Proposed Space Requirements**

1. **Office:** Four (4) spaces for each one thousand (1000) square feet of total office space.
2. **Service Industries:** Two (2) parking spaces for each three (3) employees, but not less than two (2) spaces for each one thousand (1000) square feet of gross floor area.
3. **Manufacturing, Light Commercial, or Industrial:** Two (2) parking spaces for each three (3) employees, but not less than one (1) space for each one thousand (1000) square feet of gross floor area.
4. **Warehousing:**
  - a. Two parking spaces for each three (3) employees; but not less than:
  - b. One (1) space for each one thousand (1000) square feet of gross floor area for the first twenty thousand (20,000) square feet.
  - c. One (1) space for each two thousand square feet for the  
second twenty thousand (20,000) square feet.
  - d. One (1) space for each four thousand (4000) square feet of gross floor area for areas in excess of the initial forty thousand (40,000) square feet of gross floor area.

- C. The number of employees on the largest shift shall be used to determine parking requirements if there is more than one (1) shift.**



# Landscaping



## 5.0 Landscaping

Landscaping is an important component of industrial park design which softens the park appearance by breaking up the continuous expanse of pavement and buildings. Landscaping materials assist in abating erosion and reducing glare and dust. Properly coordinated landscaping, walls and screening devices effectively contribute to the logical development and coordinated appearance of the industrial park.

### 5.1 General Guidelines

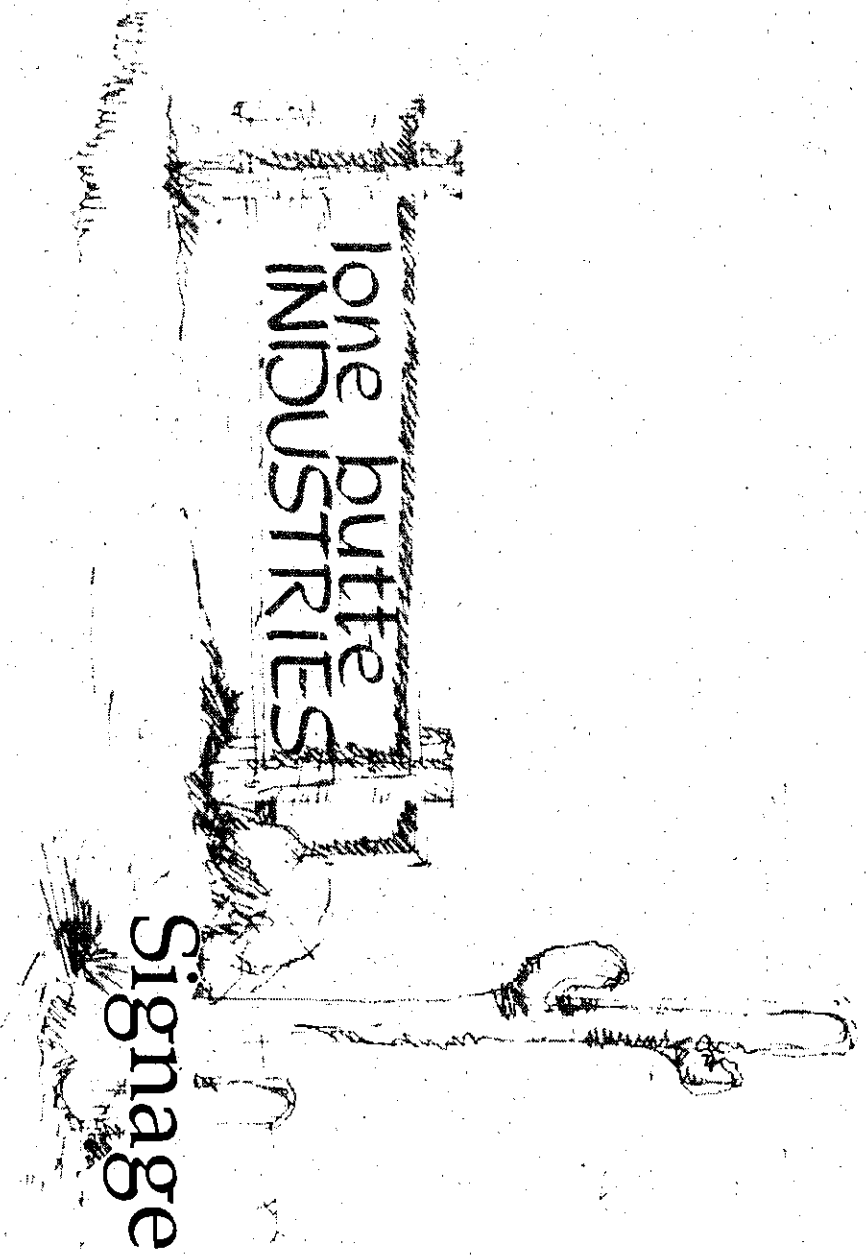
- A. Each tenant will be required to submit detailed landscaping and irrigation plans, prepared by a registered landscape architect or architect to the Lone Butte Industrial Development Corporation.
- B. All landscaping requirements shall be completed before occupancy will be permitted in any park building.
- C. All landscaping shall complement the native desert environment in color, texture and vegetation.
- D. A minimum of two-thirds of the square foot area within a setback area shall be in turf or two (2) inches of decomposed granite and landscaped with trees and shrubs.
- E. Tenant shall be responsible for lease property clean up, general repair and maintenance of fixtures, fencing, equipment and the sort.
- F. Tenant shall agree to use the Industrial Park utilities i.e. electrical, gas, water/sewer offered through the Corporation and its Corporate affiliations.

### 5.2 Specifications

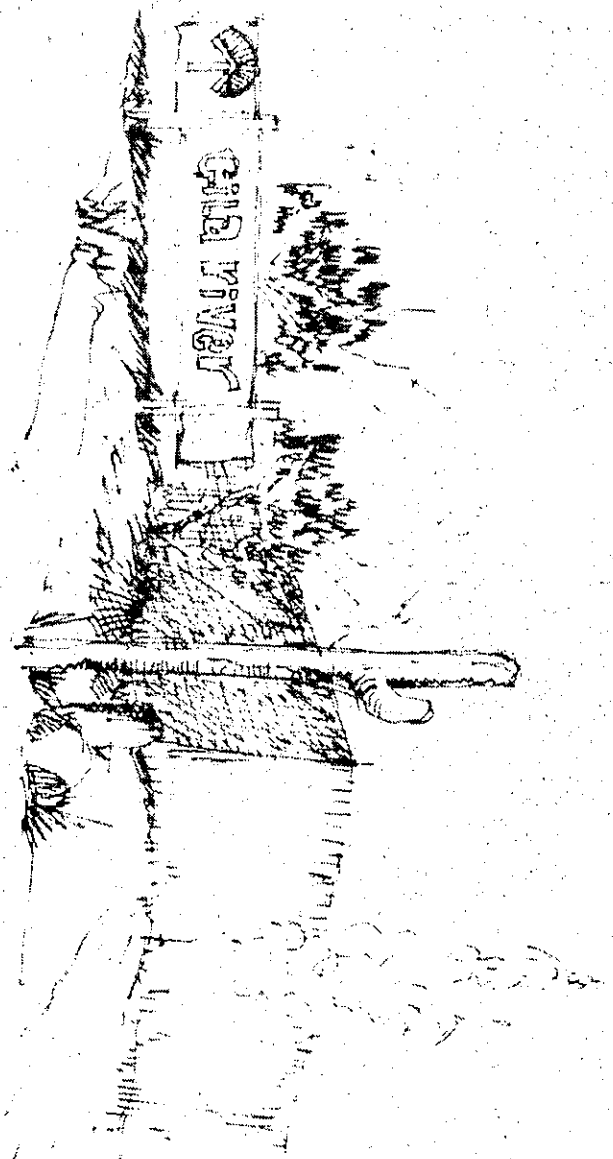
- A. Trees shall be a combination of the following:
  - 1. Five (5) gallon
  - 2. Fifteen (15) gallon
  - 3. Twenty-four (24) gallon
- B. Shrubs shall not be less than two (2) gallon size.

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- C. Ground cover shall be a combination of the following:
1. Plant from one (1) gallon containers
  2. Root cuttings or flats
  3. Turf
  4. Two (2) inches of decomposed granite
  5. Painted or natural rock material which, in color compliments the desert environment.
- D. Earthen Berm
1. Shall not be sloped at a ratio greater than 3:1 and not exceed six (6) feet in vertical height.



Signage



## 6.0 Signage

Effective signage is necessary to any business environment. Both tenants and visitors must be informed, directed, and controlled. All too often signage are erected in a confusing and ugly assortment of random signs. They not only fail to communicate effectively, but they become a visual blight on the surroundings.

While most signage may serve visitors, it is a constant and very visible environmental element to the tenant. It is essential that the signage at the Lone Butte Industrial Development Corporation meets the same aesthetic standards as the park itself.

### 6.1 General Guidelines

Although the most effective way to control signage is to standardize its design, the Lone Butte Corporation recognizes the need for corporate identity and the resulting need for graphic variety.

- A. All signage shall coordinate with the building design, color and desert environment of the Lone Butte Industrial Development Corporation.
- B. Signs visible from the exterior of any building may be lighted, but not rotate, gyrate, blink or move in any animated fashion.
- C. All signage design shall be reviewed by the Lone Butte Industrial Development Corporation prior to erection.
- D. All signage shall be maintained in a neat and orderly fashion. Failure to comply will result in the removal of subject sign by the Lone Butte Industrial Development Corporation.
- E. All signage erected randomly shall be prohibited.

### 6.2 Permanent Identification Signs

- A. Every tenant must be identified with an exterior sign. Buildings with multiple tenants should be identified by the same sign, unless each tenant has separate entrances.
- B. All identified ground signs shall not exceed four (4) feet above grade vertical height or fifteen (15) feet in length,

and not exceeding 81 square feet. Such ground signs may not be erected in the first ten (10) feet from the property line of any street setback areas.

- C. All identification wall signs shall not comprise more than (10) percent of the wall upon which the sign is located.
  - 1. Wall signs shall be fixture signs.
  - 2. No signs shall be printed directly on the wall surfaces.
  - 3. No sign shall extend above the roof line.

### **6.3 Permanent Directional Signs**

- A. All information and directional signs used to give instructions as to special conditions and directions shall be of a standard design as approved by the Lone Butte Industrial Development Corporation.
- B. Information signs shall not exceed ten (10) square feet in area.
- C. Tenant Directional/Identification Signs shall be limited to four (4) feet in height and eight (8) feet in width not to exceed six (6) feet in height when erected.

### **6.4 Temporary Identification Signs**

Temporary identification signs are permitted prior to the installation of permanent signs. It is recommended that all such signs remain part of a single sign or structure.

- A. Real estate signs advertising individual sites for sale, resale, lease or rent shall not exceed a maximum area of forty (40) square feet.
- B. Construction signs identifying the architect, builder, financier, etc shall not exceed forty (40) square feet. Such sign may exist from the time of the sale of site until construction is completed.
- C. Future tenant identification sign listing the name of the tenant and identification of the complex shall be permitted until the structure is occupied. Said sign shall not exceed an area of forty (40) square feet.

# Definitions

## 7.0 Definitions

**Arterial Streets:** all lines established on the file tract map as the right-of-way line for roads or streets.

**Building Site:** the total land area proposed for development described in the use permit.

**Density:** the maximum building area possible that can be developed on a parcel of land for each industrial classification.

**Lone Butte Industrial Development Corporation:** the Lone Butte Industrial Development Corporation is a tribally chartered organization consisting of seven (7) Board of Directors who oversee the Park and the decision making process. The Board also represents the Gila River Indian Community. This corporation shall review and grant approval of all development proposals. In addition, said corporation shall enforce the development guidelines of the Lone Butte Industrial Development Corporation.

**Driveway:** vehicular access onto or within a parcel exclusive of streets. A minimum separation of five (5) feet shall be maintained between all driveways and buildings.

**Gross Floor Area:** the entire floor area enclosed by the exterior walls of a building.

**Property Line:** the line separating land parcels by use, ownership, or other uses. Property area includes building, parking facilities, and other related uses.

**Setback:** the narrowest frontage of a lot facing the street shall be the front; and the longest frontage facing the intersection street shall be the side, irrespective of the direction in which the structures face.

**Sign:** a structure, device, and all parts thereof which are erected, fastened, or affixed to the premises used for advertising or identification purposes.

**Sign Area:** the surface area measured by a rectangle placed around the entire sign material.

**Site Coverage:** the total land area of a parcel described in the use permit.

**Streets:** all right-of-way dedicated to vehicular movement.

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**Tenant:** any association, incorporated or unincorporated, signing a lease with the Lone Butte Industrial Development Corporation agreeing to develop and maintain a site in the Lone Butte Industrial Park in accordance with the protective covenant of said industrial park.

**Wall Sign:** area of graphics applied directly to a vertical surface.



# Lease Procedures

## Lease Procedures

The flow chart (see Figure 3) basically demonstrates the manner in which the Industrial Park Corporation and management deals with potential and existing business prospects relative to leases and subleases that are considered from time to time.

The Industrial Park manager assumes the administrative responsibility of making the first initial contact with the prospective business development by providing a general orientation of the Industrial Park in conjunction with furnishing written material. Of course, there are those business and companies that are merely looking at possibilities, but have no real desire nor commitment to locate their business on the Industrial Park. Therefore it is important to "weed" them out as early as possible and adjust staff time along with the amount of written material to be given.

After management examination, only those business prospects which display merit and economic benefit should then be referred to the Corporation Board of Directors with a recommendation.

If the prospective business development is referred to the Corporation for review and action, the business development shall have a representative in attendance to present the proposal and offer maps, design, landscape improvements and financial information that may be useful and appropriate.

In the event that the prospective proposal is approved in concept, at this point the park manager will then begin the steps of coordinating with tribal departments and/or offices that have a direct relationship to economic development

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in terms of land use, environmental quality, clearances, employment opportunities, building codes, and other tribal ordinances and regulations that must be complied with for necessary assurance.

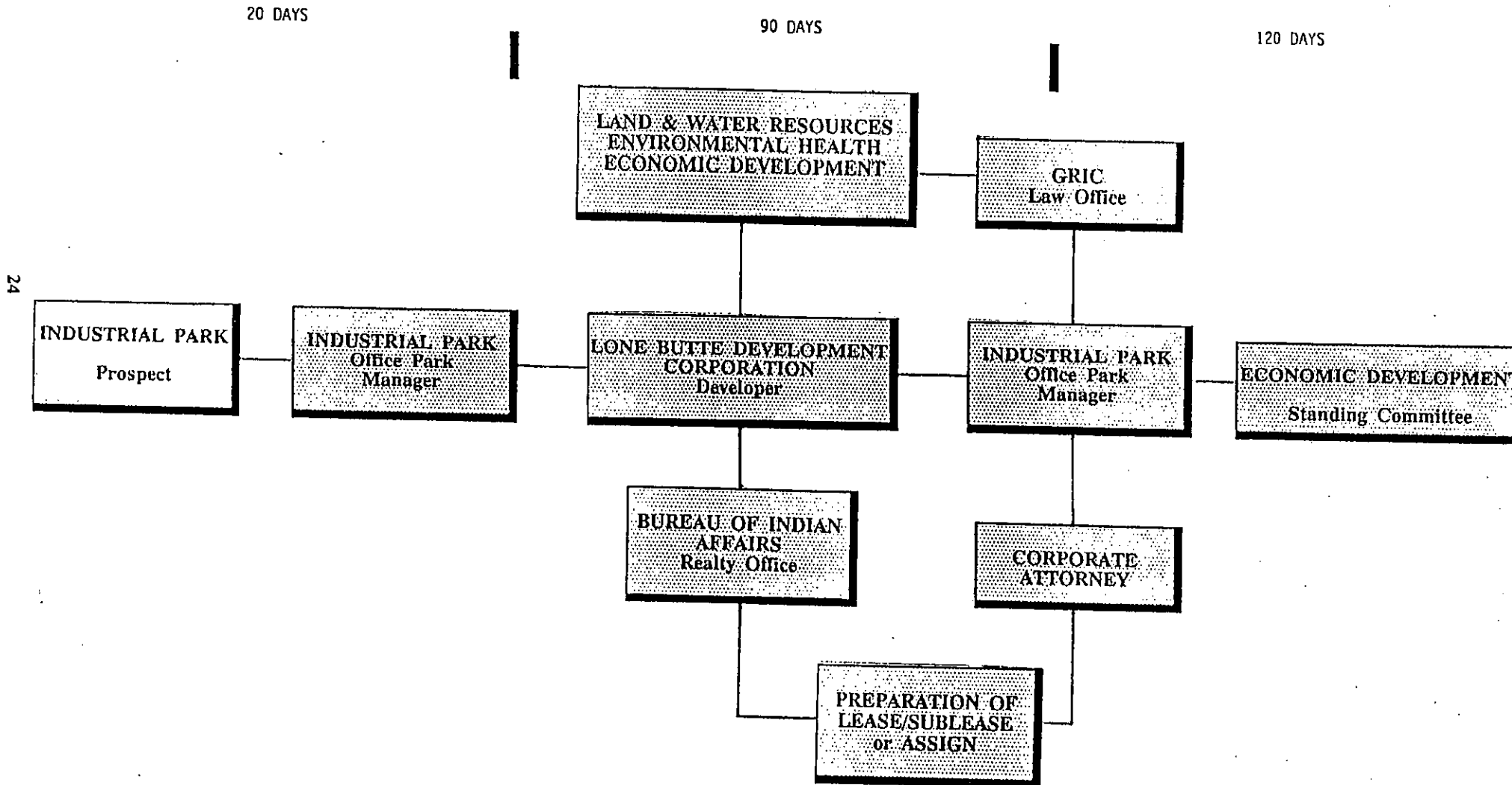
The Bureau of Indian Affairs must also have an opportunity to review and comment on new and existing Industrial Park prospects that the Lone Butte Development Corporation is considering leasing, subleasing and/or assignments. However, in each sequence there is a time factor that must be adhered with for timely processing.

At any point of the flow chart process, with the exception of the final draft document provided to the Economic Development Standing Committee, the Corporation has the option to suspend and/or cancel the document from going any further for just cause. It is then the prerogative of the Board of Directors to make final determination regarding the proposed Industrial client.

FIGURE 3

LONE BUTTE DEVELOPMENT CORPORATION  
LEASING PROCEDURES

FLOW CHART



# Fire Plan

## FIRE PLAN

### Lone Butte Industrial Development Corporation

#### Problem Identification

Lone Butte Industrial Development Corporation is concerned about the potential threat of fire outbreak in the Industrial Park along with the need to develop emergency procedures for timely response. Industrial operation requires a substantial amount of electrical usage in conjunction with high intensity of machine and equipment use. The probable risk of fire may be attributed to faulty wiring, machine overload, chemical explosion and careless fire starters that do not adhere to fire warnings and take precautions in handling a fire. There exists the potential threat of brush fire outbreaks particularly to land properties adjacent to the Industrial Park. This is primarily due to the high growth of weeds and grass that are evident as a result of seasonal rains. To control the threat of fire outbreak and timely response from emergency units the following procedures are provided as our guide.

#### Fire Reporting Procedures

Industrial Park security and in their absence, management shall have the primary responsibility for calling for immediate assistance from the Chandler Fire Department. Based upon visual observation the

reporting person shall determine the location, magnitude, type and water hydrant availability. The Tribal Fire Department through its reservation-wide fire marshal, shall be notified on all fire incidents occurring at the Industrial Park. A copy of fire incident reports are to be provided to the Lone Butte Industrial Development Corporation and the fire marshal. The Chandler Fire Department shall have back-up assistance from the Tribal Fire Departments in the event a fire becomes uncontrollable. The Chandler Fire Department shall take the following steps in the event of a fire emergency:

1. Notify the reservation-wide Fire Marshal or his designee for necessary back-up and administrative procedures.
2. Contact the Gila River Indian Community Police Department for traffic control and communication network.
3. Provide direct contact to the Bureau of Indian Affairs, Land Operations Division in the event of brush fire emergencies occurring in the Industrial Park.

### Industrial Corporation Responsibility

The Lone Butte Industrial Development Corporation shall make available to the Chandler Fire Department and the tribe's Fire Marshal rendering of the present infrastructure system depicting fire hydrants, water lines, shut-off valves, gas lines, electrical power terminal and shut-off location. Provide a current inventory listing of flammable liquids, burners, non-liquid combustible contents used by industrial

tenants, and a copy of the industrial park road system pinpointing ingress and egress to industrial plant locations.

### Industrial Tenant Responsibility

Industrial tenants shall provide to the Chandler Fire Department and the tribe's Fire Marshal a copy of building specifications indicating gas and water lines within the building. The specification copy must also highlight shut-off valves, electrical line arrangement and shut-off terminals must be included as part of tenant responsibilities.

### Hazardous Waste/Materials Response

In the event of hazardous waste/material spillage within areas of the Lone Butte Industrial Park, the tribe's hazardous materials specialist shall respond to these crisis in cooperation with the City of Chandler Fire Department. The hazardous materials specialist shall make contact with the Environmental Protection Agency (EPA), Environmental Health Department, Bureau of Indian Affairs for necessary assistance and supportive effort. Industrial Park Security personnel shall not participate in actual performance other than monitoring and traffic control.

### Emergency Procedures

The Gila River Indian Community Police Department shall be notified in all cases of fire out-breaks occurring in the Industrial Park.



Police officers shall assist Industrial Park security in traffic control and shall serve as a focal point for coordinating emergency response units. A copy of the fire incident reports shall be submitted to the Lone Butte Industrial Development Corporation for record and administrative use.

### **Fire Marshal Responsibility**

The Fire Marshal shall coordinate with the City of Chandler Fire Department in making quarterly fire inspections in industrial buildings and property to ascertain that uniform fire codes are being adhered to. Inspection of fire hydrants, fire extinguishers and building fire plans is common administrative practice during the review. Cooperative agreements will be established with industrial tenants to hold periodic fire drills. All requirements are essential toward the safety and protection of lives and property in fire endangerment.

## Fire Call Numbers

Industrial Building Fires	786-2712
Chandler Fire Department	786-2310
Sacaton Fire Department Betty Enos, Fire Chief	562-3663
Tribal Hazardous Material Lee Ballard, Clarence Chiago (Mobile Phone)	562-3301 390-7396
Blackwater Fire Department James Jackson, Fire Chief	723-4062
Casa Blanca Fire Department Lawrence White, Fire Chief	562-3462
Gila Crossing Fire Department Robert Lewis, Fire Chief	550-2397
Tribal Fire Marshal - Larry Whittaker	562-3663
Police Department	562-3372

### PAGER NUMBERS:

James Jackson	421-5151
Larry Whittaker	421-5152
Lawrence White	421-5153
Robert Lewis	421-5154
Betty Enos	421-5156
Larry Nelson	421-5157
Ronnie Mack	421-5158