PIMA COUNTY
FLOOD CONTROL

MEMORANDUM

DATE: January 9, 2015

TO: Mark Holden, DSD
Senior Planner

FROM: Greg Saxe, Ph.D.
Env. Plg. Mgr

SUBJECT: **Co23-14-01 Sisters of the Immaculate Heart of Mary – Sabino Canyon Road Comprehensive Plan Amendment**

Previously, the Regional Flood Control District (District) reviewed the subject Site Analysis and found it incomplete because the Specific Plan Map did not show the proposed drainage plan as required by Pima County Code Section 18.90.050. In addition, potential impacts to shallow groundwater areas were not addressed.

After meeting with the District, the applicant submitted a letter, dated January 6, 2015, providing additional information. While outstanding drainage issues can be resolved at the development plan stage, water supply issues remain unresolved. Based upon this submittal the District has revised our comments as follows:

1. Item 3 of the response letter states that drainage improvements have been shown on the Concept Plan in addition to the post development hydrology exhibit however no revised drainage exhibits were submitted with the letter. Although still unclear, the District, concurs that the drainage items can be resolved at the development stage subject to the conditions below.
2. The site is impacted by a regulatory watercourse which should have been included in the open space area shown on the Specific Plan Map. Item 1 of the response letter indicates that the floodplain of the watercourse will be included in a private open space easement. This is acceptable to the District and will be made a condition.
3. There is Pima County Regulated Riparian Habitat (PCRRH) associated with a non-regulatory watercourse located in the northwest area of the project. A boundary modification was discussed in concept with District staff in 2009. Because a formal boundary modification has not yet been approved, current boundaries have been shown. If more than 1/3 of an acre of disturbance within the effective boundaries is proposed at the time of development a Riparian Habitat Mitigation Plan will be required. The District recommends that the mitigation area be **adjacent** to the regulatory watercourse. Item 4 of the response letter confirms that any riparian habitat mitigation will be located in proximity to the regulatory watercourse.
4. The first PIWMP submitted was incomplete. First, and most significantly, the water use projection was for over 50 acre feet per year, a threshold that triggers greater analysis requirements, but this value could not be confirmed because a complete description of the methodology used was not provided. Based upon these comments, the applicant re-examined their method and resubmitted using the required Arizona Department of Water Resources (ADWR) water use calculator. This resulted in a lowering of the estimate just below the 50 acre feet per year threshold. The applicant also submitted a revised Table B with the January 6 letter. The additional information means that the PIWMP is complete and the lower use estimate is below thresholds requiring further analysis. However, despite the statement in Item 5 of the response letter that the ADWR method has been used and that the project does have access to renewable and potable water, the Districts assessment of potential water demand differs from the applicant's assessment provided in items 5b and 5d in the letter as follows:

a. The difference in the demand value provided by the applicant and the Districts value is related to the assumption of the number of people per multi-family unit and people per single family unit. The applicant assumes a 1 person per unit, while the District assumes 1.3 people per unit to account for family, additional care workers, etc., and 1.5 pph for single family dwellings. This assumption increases the estimated demand to above 50 AF/yr. We also acknowledge that the exterior demand would be only common areas.
b. The response letter seems to confuse assured water supply with the purpose to this Policy, which is to promote the efficient utilization of the regions potable supplies while protecting groundwater dependent ecosystems. Metro Water District's inter-connect with Tucson Water satisfies the assured water supply requirement, but the plan to not use it unless under emergency conditions results in increased demand on their sources, which are located in groundwater dependent ecosystems. Since access to potable and renewable water by Metro is not utilized and the District assessment results in an estimated demand that exceeds 50 AF/yr, items 7-12 of Appendix A of the Site Analysis should be performed. Preferably, the inter-connect with Tucson Water would be utilized to meet demand which would result in a potable and renewable supply, which does not increase demand within a groundwater dependent ecosystem.

5. As required, staff has conducted the Water Resources Impact Analysis (WRIA) as follows:

   a. The site is within the Metro Water District Obligated Service Area. Metro provides renewable and potable water only in emergency situations.
   b. Per the ADWR Well Inventory the Sisters' on-site well had water at 80 feet in 1983. While on the edge of the modeling area, per "Mason, Dale, 2014, Technical memo to the Tucson Groundwater Users Advisory Committee, Modeling Results of the 2010 Supply and Demand Assessment Model Projection, Arizona Department of Water Resources", between the years 2010 and 2025 groundwater depth is predicted to change between minus 10 to plus 10 and be 151 to 200 feet below the surface by 2025.
   c. The site is not located within a mapped subsidence zone.
   d. The nearest Groundwater-Dependent Ecosystem is Ventana Canyon Wash an intermittent stream located as little as $1/10^{th}$ of a mile away downstream along the PCRRH area associated with the site. The site is within the Tucson Hydrogeologic Basin, and the depth to bedrock is 1600-3200 feet per isopleth maps used by the District.

   Pima County's Water Resources Impact Assessment finds that, under existing conditions, the proposed **project will not have access to renewable and potable water**. Based upon projections provided in the PIWMP, the scale of the project and the unknowns including which wells will serve the project, and how water harvesting is to be accomplished the **use may have adverse impacts on shallow groundwater areas.**

Based upon the WRIA analysis above and policies established by BOS Resolution 2008-72 the District is prohibited from recommending approval. It is also worth noting that the site plan concept has increased in intensity from the time of the comprehensive plan amendment at which time drainage and habitat concerns were also raised. However the District has met with the applicant and has determined that contingent upon the conditions recommended below compliance with the Floodplain Management Ordinance can be achieved. While not all the suggested language proposed by the applicant has been incorporated into the recommendations they do represent a compromise. Should the Commission recommend approval the following conditions are requested:

a. First flush retention (retention of the first ½ inch of rainfall) shall be provided for all newly disturbed and impervious surfaces. This requirement shall be made a condition of the Site Construction Permit.

b. The area within the floodplain and erosion hazard setback of the regulatory watercourse shall be included in a private open space easement, except at utility, pedestrian and vehicular crossings.
c. Any required riparian habitat mitigation area should be located adjacent to this area and may be located in the easement.
d. The final design of the improvements shall meet PCFCD requirements for detention and retention.
e. Water conservation measures identified in the Preliminary Integrated Water Management Plan shall be implemented with the development. A Final Integrated Water Management shall be submitted to the District for review and approval at the time of development.
f. Drainage improvements that collect runoff from the new development including water harvesting to satisfy the Final Integrated Water Management Plan (FIWMP) requirements may be included in the open space easement, where feasible.

If you have any questions regarding these comments, please contact me at 724-4600.

GS/ES/FP

cc: File

PIMA COUNTY

DEPARTMENT OF TRANSPORTATION
201 NORTH STONE AVENUE, FOURTH FLOOR
TUCSON, ARIZONA 85701-1207

PRISCILLA S. CORNELIO, P. E.
DIRECTOR

(520) 724-6410
FAX (520) 724-6439

Memorandum

Date: January 6, 2015
To: Mark Holden, Pima County Development Services
From: Jeanette DeRenne, AICP, Principal Planner, Pima County Department of Transportation
Subject: Co23-14-01 Sisters of the Immaculate Heart of Mary Specific Plan

There is a secondary transportation concurrency concern due to overcapacity roadway segments within two miles of the specific plan site. River Road, from Sabino Canyon Road to Craycroft is functioning overcapacity, and no improvements are scheduled at this time. The applicant is proposing a continuing care retirement community with direct access onto Sabino Canyon road. Access will be generally in the same location as the existing access to the site; however, upgrades to the access point will be designed during the development plan phase. The existing TEP access on the site will remain as a right-in/right-out access. The applicant is proposing a phased development. As proposed, an increase of 1,340 ADT can be anticipated as a result of this development.

Sabino Canyon Road is a four land urban principal arterial with approximately 150 feet of existing right of way. There is an existing left turn lane on southbound Sabino Canyon Road into the existing access for this site. The capacity for Sabino Canyon Road is 35,820 ADT. Current traffic volumes for Sabino Canyon Road are 29,293 ADT between River and Kolb, and 30,974 between Cloud road and River Road.

River Road, west of Sabino Canyon Road, is a two lane, paved, county maintained, urban minor arterial. The posted speed is 35 mph. The intersection has been widened to accommodate duel southbound right turn lanes and a dedicated northbound left turn lane onto Sabino Canyon Road. It is designated as a scenic major route per the Major Streets and Scenic Routes Plan. The right-of-way width varies along the segment of road between Sabino Canyon Road and Craycroft Road; however, the planned future right-of-way for River Road is 150 feet. The most recent traffic count from 2012 is 15,613 and the traffic capacity is 13,100 ADT.

Cloud Road is a two lane, paved, county maintained, scenic major route per the Major Streets and Scenic Routes Plan. The posted speed is 35 mph. The right-of-way is 120 feet, narrowing down to 90 feet. The planned future right-of-way is 120 feet. Duel westbound left turn lanes accommodate traffic entering Sabino Canyon Road. The most current traffic count for Cloud Road is 5,366 ADT (May 2013), and the capacity is 13,100 ADT.

Major roadway improvement projects in the vicinity of this development include an extension of Sabino Canyon Road, south of Tanque Verde Road. This extension will connect to Kolb Road. The proposed improvements include two lanes of traffic in each direction, bike lanes, and a multiuse path along Sabino Canyon Road. This project was part of the 20-year RTA plan approved in May 2006, and will be funded through the City of Tucson, RTA and FHWA funds. The project is expected to start in mid-2014 and will take a year to complete. North from Sabino Canyon Road, Kolb is planned for improvements, to a three lane cross section, in 2017 from 1997 Transportation Bonds.

The Pima County Department of Transportation has no objection to the proposed specific plan. The design of this site as a mixed-use facility will reduce off-site traffic by providing goods and services to the residents. Although 1,340 ADT will be a noticeable increase to traffic, peak hour trips and directional split of traffic are anticipated to differ from the surrounding neighborhood. A preliminary traffic impact study was submitted, and an updated TIS will need to be completed at the time of the development plan with updates submitted with each phase of the development.

The Department of Transportation recommends the following conditions:

1. A Transportation Impact Study for the entire specific plan area shall be submitted for approval by the Department of Transportation prior to approval of the first development plan for the specific plan site. The traffic impact study shall be updated with the submittal of each phase.
2. Access onto Sabino Canyon Road will be limited to the two existing access points as shown in the specific plan. The northern access point will be a right-in/right-out only access.

PIMA COUNTY
REGIONAL WASTEWATER RECLAMATION DEPARTMENT
201 NORTH STONE AVENUE
TUCSON, ARIZONA 85701-1207

JACKSON JENKINS
DIRECTOR

PH: (520) 724-6500
FAX: (520) 724-9635

December 31, 2014

TO: Mark Holden, AICP, Senior Planner
Planning Division
Pima County Development Services Department

FROM: Mirela Hromatka, Program Manager
Planning and Engineering Division
Pima County Regional Wastewater Reclamation Department

SUBJECT: **Co23-14-01 – Sisters of the Immaculate Heart of Mary Specific Plan**
Rezoning from SR to SP
Tax Parcel #114-30-002C; 63 acres

The Planning Section of the Pima County Regional Wastewater Reclamation Department (PCRWRD) has reviewed the above referenced request for a rezoning and offers the following comments for your use.

The PCRWRD has no objection to the proposed rezoning request but adds the following rezoning conditions:

REZONING CONDITIONS

Should the Board of Supervisors be inclined to approve this rezoning, the Pima County Regional Wastewater Reclamation Department (PCRWRD) recommends the following conditions:

1. The owner / developer shall not construe any action by Pima County as a commitment to provide sewer service to any new development within the rezoning area until Pima County executes an agreement with the owner / developer to that effect.
2. The owner / developer shall obtain written documentation from the PCRWRD that treatment and conveyance capacity is available for any new development within the rezoning area, no more than 90 days before submitting any tentative plat, development plan, preliminary sewer layout, sewer improvement plan, or request for building permit

for review. Should treatment and / or conveyance capacity not be available at that time, the owner / developer shall enter into a written agreement addressing the option of funding, designing and constructing the necessary improvements to Pima County's public sewerage system at his or her sole expense or cooperatively with other affected parties. All such improvements shall be designed and constructed as directed by the PCRWRD.

3. The owner / developer shall time all new development within the rezoning area to coincide with the availability of treatment and conveyance capacity in the downstream public sewerage system.
4. The owner / developer shall connect all development within the rezoning area to Pima County's public sewer system at the location and in the manner specified by the PCRWRD in its capacity response letter and as specified by PCRWRD at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
5. The owner / developer shall fund, design and construct all off-site and on-site sewers necessary to serve the rezoning area, in the manner specified at the time of review of the tentative plat, development plan, preliminary sewer layout, sewer construction plan or request for building permit.
6. The owner / developer shall complete the construction of all necessary public and/or private sewerage facilities as required by all applicable agreements with Pima County, and all applicable regulations, including the Clean Water Act and those promulgated by ADEQ, before treatment and conveyance capacity in the downstream public sewerage system will be permanently committed for any new development within the rezoning area.

If you wish to discuss the above comments/conditions, please contact me at 724-6488.

MH
Copy: Project

METRO WATER DISTRICT

September 5, 2014

Brian Underwood
The Planning Center
110 S. Church, Suite 6320
Tucson, AZ 85701

Re: ±60.37 Acres at 3820 N. Sabino Canyon Road
(PN 144-30-002C)
CAP14-03

Dear Mr. Underwood,

The above property lies within the legal boundary of the Metropolitan Domestic Water Improvement District (MDWID) obligated service area. Water service is potable and will be supplied upon demand.

Any onsite or offsite requirements deemed necessary to provide the domestic and fire flow water supply will be determined at the time of improvement plan submittal or whenever application for water service is received, and will be the responsibility of the owner or those developing the property. Pipe sizing and system augmentation, if necessary, will be based on calculated demand for both domestic and fire flows as needed to adequately supply this area.

If an improvement plan has not been submitted within 2 years after the date of this letter, a reevaluation and reissuance of this will-serve letter will be necessary.

Please let me know if you have any questions or concerns at 575-8100.

Sincerely,

Timothy Dinkel
Development Supervisor

TD/td

c: Project File / Charlie A. Maish, District Engineer
Signature File

On Jan 10, 2015, at 10:47 AM, Mary Hanna <maryhanna993@icloud.com> wrote:

Dear Neighbors,

My husband and I had a meeting Wednesday with Representative Miller, Jim Campbell (the developer) and in place of Sister Mary Alice, Emery Barker. Emery Barker is a lawyer who has represented high end senior communities in town and is currently representing the nuns. I was anxious to hear from Sister Mary Alice but Mr. Barker told us that she was in Barcelona.

At the meeting, we were told that everyone had been notified (280 people) and that everyone agrees this is a great project. According to Representative Miller, lack of opposition means support. The nuns are getting money as units are developed and will be allowed to stay there until phase 4 when the convent will be removed. They will not be utilizing any of the services by their choice per the developer. We were also told that the property had been listed several times but was not purchased. They would not comment on the amount that was being paid for the property.

Given that the Sisters have served the needy and that the Comprehensive Plan for Pima County suggests the need for lower income senior living, I asked if there would there be a "set aside" for lower income seniors to utilize the CCRC. The answer was no. I asked if a needs assessment was done to determine if our community needs this type of senior living and nobody knew. Watermark personnel were not present at this meeting. I do agree that the developer has made concessions to the design but the size of the project has not changed.

This is like a large hotel with up to 500 unit capacity. It is my understanding that the actual buildings will be on 43 acres. This means .11 acre per individual. This is similar to the "density" of the project at Sabino and Cloud (130 for 15.4 acres) but multiplied by 3. Evidently, the Flood Control Division and the Transportation Department had concerns about impact for the Sabino Cloud project. As we all know, this project is going to have a huge impact on our community (wildlife, traffic, water, emergency medical and fire services and much more). In my opinion, this is being ignored, Representative Miller appears to support it and without a significant resistance and exposure, this will likely get pushed through as did the Sabino Cloud project.

I do not have legal, investigative, zoning or any of that type of expertise and I work full time. If we want to form a group, then we will need **someone to identify themselves as the chair**. I will gladly work in concert with this chairperson.

There will be a meeting on the 15th at the Sisters of Immaculate Heart at 6:30 pm. You should have received a notice. This will be the last chance to ask questions. My husband and I will attend the meeting. The last chance to voice concerns is at the Board of Supervisors meeting on January 28th.

Per request, here is a possible template for an email to send:
Dear (insert recipient)
Subject: re-zoning Sisters of Immaculate Heart of Mary
We live at (insert address) and (insert statements from below that are true for you)

1. we were not notified
2. we thought it was going to be a small convalescent home for the nuns
3. given the recent project on Sabino and Cloud, this project will have a significantly negative impact on our community, (insert reasons personal to you) and
4. therefore we are opposed to the rezoning.

Email to any or all of the following:
Ally Miller, Supervisor district1@pima.gov
Ramon Valadez district2@pima.gov
Sharon Bronson district3@pima.gov
Ray Carroll district4@pima.gov
Richard Elias district5@pima.gov
Clerk of the Board COB_mail@pima.gov
Mark Holden, Senior Planner, Pima County Development Services Dept., Planning Division mark.holden@pima.gov
Jeanette DeRenne, Department of TransportationJeanette.DeRenne@pima.gov
Metro Water District, cindy.martinez@metrowater.com
Greg Saxe, Regional Flood Control District, Greg.Saxe@pima.gov

Feel free to write me if you have any questions.

Mary Hanna
maryhanna993@icloud.com

Fwd: Re-zoning of Sisters if Immaculate Heart of Mary

Nicki Lasky nickinenalasky@gmail.com
Sent: Sat 01/10/2015 2:39 PM
To: Mark Holden

Sent from my iPad

Begin forwarded message:

From: Nicki Lasky <nickinenalasky@gmail.com>
Date: January 10, 2015 at 2:24:20 PM MST
To: "district1@pima.gov" <district1@pima.gov>
Subject: Re-zoning of Sisters if Immaculate Heart of Mary

Dear Mr. Holden,

We live at 7354 East Sabino Terrace place, Tucson, 85750. We purchased this house one year ago and were not told of any plans to construct a massive structure in our back yard. We are elderly and traffic is already so fast and furious that it makes us frightened to both walk and drive in this area. In the last few weeks a bicyclist was hit here. This project will have a negative impact on this community. Please reconsider allowing this community to become even more congested and less scenic and inviting. Tucson does not need to look like Phoenix!

Sincerely, Dr. Richard Lasky
Nicki Lasky

Fwd: Sister Project

Wools Lavelle wools@live.com
Sent: Sun 01/11/2015 11:35 AM
To: COB_mail
Cc: Mark Holden

Sent from my iPad

Begin forwarded message:

From: Wools lavelle <wools@live.com>
Date: January 11, 2015 at 11:16:59 AM MST
To: JIM LAVELLE III <lavelle3805@gmail.com>
Subject: Sister Project

Sent from my iPad

To whom it concerns:

My husband and I live on N. Mountain Cove Drive. I can see the cross on the path of the stations of the cross from my bedroom. We are opposed to the project proposed to build on the Immaculate Heart Compound. We were aware of the building of a convalescent home for the nuns. What is now proposed falls very far from that and is offensive. We were not notified of this and do not want it in our beautiful neighborhood. This kind of project will spill all sorts of problems onto the residents who are unwilling recipients. Traffic increase is only one of the issues this will bring. This project has been kept secret until recently and our elected officials have chosen other interests to represent and not their own constituents.

Do not take any lack of dissent as an agreement to this proposal. Had we been notified of this ambitious grab you would have known it was not wanted.

Patricia and Jim Lavelle
520-546-2350

Sisters Project on Sabino Canyon Road

Charlie & Myra Hill myrahill12@aol.com
Sent: Mon 01/12/2015 11:42 AM
To: District1; District2; District3; District4; District5; Mark Holden

My wife and I were unable to attend the January 5th meeting where the proposed assisted living facility was discussed. One of our neighbors did attend and provided us with some feedback of the discussion.

Apparently the developer stated that 280 people had been notified of the project and everyone agreed that this was a great project. WRONG on both accounts. We live directly north of the proposed project and absolutely no one in our community has ever received any information regarding the project. I would suggest that the developer has not been transparent and has been misleading in stating that he has "full support" for the facility. I would like for the developer to provide a list of the residents and addresses that he contacted.

Traffic on Sabino Canyon Rd. is getting worse by the day. There were serious objections to the Avilla development which is currently being built on both sides of Sabino Canyon Rd. at River Rd. but the county overrode the residents concern by permitting the project. Now this. There is not one resident in Sabino Terrace in favor of more congestion that will affect our community.

Please listen to your constituents.

Charles & Myra Hill
7355 Sabino Terrace Place
Tucson, AZ 85750

FW: Sisters of the Immaculate Heart Zoning - follow up

From: patrick.m.mclaughlin@comcast.net [mailto:patrick.m.mclaughlin@comcast.net]
Sent: Thursday, January 15, 2015 10:36 PM
To: district1@pima.gov
Cc: jc@oasistucson.com
Subject: Sisters of the Immaculate Heart Zoning - follow up

Hello Ms. Miller,

I appreciate your attendance and input in tonight's meeting. I am sending this email to state and confirm my thoughts and opinion on the proposed zoning and development plan for the Sisters of the Immaculate Heart property.

As I stated in the meeting, being within 300 feet and sharing a property line with the property in question, I am against any significant development on that land as it exacerbates issues we already have with traffic and generally decreases the esthetic beauty of the area.

However, if we assume that the following two things are true:
1) The Sisters must and therefore will sell the land.
2) The land is going to be purchased by a developer and developed in some way.
Then I do support the CCRC plan as presented by Mr. Campbell and his partners and associates. It is certainly a far better proposal than commercial property or other potential proposals discussed in the meeting.

I ask that you and the Board of Supervisors take every step to protect three things:
1) First and foremost the protection of the two hills against any development of any kind in perpetuity. There was discussion in the meeting of modifying the proposal to add language solidifying this via an "easement" protected by the county.
2) Assurance that the 4 phases proposed are the most development that will ever be done.
3) Maximum heights of buildings and light restrictions be enforced.

Sincerely,
Patrick McLaughlin
3882 N Mountain Cove Drive
Tucson, AZ 85750

Rezoning Sisters of Immaculate Heart of Mary

Diane Seifried rdseif@comcast.net

Sent: Fri 01/16/2015 5:29 PM
To: District1; DIST2; District3; District4; District5; COB_Mail; Mark Holden; Jeanette DeRenne; cindy.martinez@metrowater.com; Greg Saxe
Cc: mhanna993@gmail.com

To Whom It May Concern:

We were so saddened to hear of the possible rezoning of the Sisters of the Immaculate Heart. We live at 7840 E. Sabino Vista Knolls. Within the past several years, a huge housing development was built approximately .2 miles from Sabino Road and River. Avaia homes are building on both sides of the Intersection of Sabino Road and River, adding approximately 400 plus high density apartment-homes there. This will add so much traffic to the area. Originally, there was an issue with water for these new developments. Has the water issue been resolved? If this development goes in where the noviate is located it will have a significant impact on our community. Most of the folks purchased in this area due to the surrounding views, not to mention the serenity of having the beautiful hill with the stations of the cross overlooking all of our homes. The Sisters of Immaculate Heart of Mary Noviate location has a profound religious significance here in our community. There is also a huge amount of wildlife already displaced and wandering in our neighborhood (packs of coyotes, increased number of javalenas, and bobcats.

We have never been informed of this impending rezoning effort. A year or so ago there was talk of a small home for the nuns. This development will add an unmeasurable amount of extra traffic, in addition to the people residing there, due to the nature of the business, medical professionals, visitors, vendors, maintenance, suppliers, staff, and the list goes on and on. It will be like having a hotel there.

Please don't do this to our neighborhood! For the above reasons, we are so opposed to the rezoning.

Thank you for your time.
Robert & Diane Seifried

CCRC and Zoning - Sisters of Immaculate Heart of Mary

Gary Slovikosky <slovikosky@yahoo.com>

Sent: Sat 01/17/2015 11:25 PM
To: Ally Miller; Mark Holden
Cc: Mary Hanna; DIST2; District3; District4; District5; COB_Mail; Jeanette DeRenne; cindy.martinez@metrowater.com; Greg Saxe

Dear Supervisor Miller,

My husband and I attended the meeting at the convent last Thursday. Thank you so much for your efforts and for working so hard to find a good "fit" for the area in discussion. Here are some of my thoughts:

My biggest concern with the retirement home is still the congestion of the area (not just speaking of cars) and the resulting destruction of habitat for our wildlife - the last bigger piece left in the area. Also, I wonder what the purpose of zoning an area is, if it is later rezoned anyway - depending on which investor buys the land and what HIS intentions are. What's then the purpose of zoning the land in the first place? Also, is the city not able - when planning the city layout - to designate more land to remain natural (not just parks outside the city)? It would keep Tucson more attractive in the long run. It is not true that Tucson is landlocked! How come so many people bite into this misconception! There is a lot of land surrounding Tucson that can be built on. Not every side bordering Tucson faces closely the mountains or is protected area. There are directions into which Tucson can grow. Tucson would just have to stretch out further. Anybody who wants to know what "landlocked" means, needs to go to Europe! That will change the perspective. Further, the argument that current developments all used to be natural area at one point and that we just have to get used to empty pieces of land left being developed one day is not rational. With this argument any opposition can be suffocated before it even begins. With this argument any building plans can be justified. It is not an objective argument. Why, otherwise, zone Tucson in the first place?

It may be interesting to note that, as soon as the builder of "Avilla" fenced in the construction site on our side of the road (Sabino Creek), the javelinas started coming through our neighborhood knocking over multiple trash cans. This is now happening on a regular basis. Before, it also happened, but was just a RARE incident. The javelinas have been taken away a big chunk of their habitat and are simple not finding enough food any more. They are hungry! And some of them will probably starve. Also, the javelinas are now eating plants in the front and the back of our yard which they never touched before. These are just the signs we notice. What about the foxes, raccoons, owls, bob cats and other animals which we have seen and are known to live in our neighborhood and the surrounding areas? What if the last bigger open piece of habitat which is left in the north - the land that is now in discussion for rezoning - will also fall victim to construction? Is the existing wildlife in our area of no importance?

In general, I think a retirement home is not a bad idea for the area in discussion. However, because of the previous decisions made (on Sabino Canyon Road) and all the higher density construction that has already been approved ("Avilla"), I have serious concerns. Honestly, given the choice, I would much rather have approved the retirement home instead of the "Avilla" development; but I guess that's a mute point now.

I appreciate the fact that the units bordering the existing neighborhoods are single story. There should be a nice buffer between the existing subdivisions and the new development. The Spanish style looks nice. I also appreciate that the mountain remains undisturbed. I am a little concerned that this piece of land could be sold (much later of course) to a third party and then rezoned and still be built on. I hope it is a strong point in the contract that cannot be changed that the mountain area has to remain undisturbed (comprehensive plan and zoning).

On the other hand, I am of the opinion that the development should not exceed a height of two stories. 3-story buildings, even if built towards the center of the development and against the mountain, are not a good fit. They simply do not match the character of the area. The buildings should be no higher than two stories.

Sabino Canyon Road is already - in my mind - above its capacity. The road condition has considerably deteriorated since construction of "Avilla" has started. The city patched some of the road holes, but not enough. It seems there are added more holed almost weekly which can be damaging to our tires. In my mind, Sabino Canyon Road needs to be completely repaved. If that will only be done after the construction, the appearing holes need to be filled on a regular basis during the construction phase, not just "once".

Sabino Canyon Road is already suffocating in traffic. Also Tanque Verde Road. In the morning when I take my daughter to school, the traffic backup on Tanque Verde (between Sabino Canyon and Kolb) is very heavy and it is difficult to switch lanes without risking an accident. I believe to remember a traffic study - before the rezoning of the "AVilla" properties - that stated that the traffic volume on Sabino Canyon Road is already at or above its capacity. With such a huge retirement community, traffic would significantly increase, even WITHOUT most of the elderly residents driving.

Further, could you please let me know what ACTUAL DENSITY NUMBER the community corresponds to (such as MIU 9)? CCRC by itsself does not mean anything to me. I would like a number that I can relate to.

I would consider Snyder Road to be continued all the way through to alleviate Sabino Canyon/Tanque Verde from some of its congestion.

I appreciate the fact the builder wants to leave the white cross on the mountain. It looks so pretty there.

I have some concerns regarding the water consumption which will already increase tremendously with the previously approved developments. Also, water prices have recently gone up so much! We keep receiving notices to restrict water usage. But what does that practically look like? For our part, we already decided not to put in a lawn, for that very purpose to save water. We have, for most part, plants that have "low-water" usage; however, if we reduce the water in the garden any more, it will not look nice any more. Just look at the crape myrtles that line some of the streets in "Sabino Creek". Ever since the water was turned off, they barely bloom any more. They never look lush and green, always somewhat wilting - and some of them have died. To keep an area attractive and green, some water is necessary. Or are the only plants we should plant cacti and mesquite? Tucson would not be the same. Builders often choose low-water plants with the pretext to conserve water; but the truth is that they choose them because they want to keep their OWN water bill low! Even though I understand the need to preserve water in the desert - Tucson would look quite unattractive if low-water plants were all we did see. Adding more development to

the area will complicate the water situation even more (even if only low-water plants were used).

The small wash that runs through the property of the Sisters continues into our subdivision "Sabino Creek" and passes in front of our living room window. When it rains heavily, any trash collected upstream flows down to our house and pretty much ends up there - since it is being blocked by grass growing in that area. We hope there will be a regulation in effect that makes the retirement community responsible for keeping the wash clean on their grounds.

There is one more concern I would like to bring to your attention. It seemed, during the last meeting, that the Sister body was not comfortable with the current solution about their personal situation. There were many unanswered questions concerning their future (living situation). As one of the Sisters mentioned she wanted to live until the age of "105". According to the builder, the Sisters will be allowed to live in their convent during the construction phase - about 12 years. However, where will they go after that? Who will take care of them? Sister Mary Alice got very defensive towards the end of the meeting. I had the feeling that some mismanagement on her (their) part concerning their property and the future care of the Sisters made her uncomfortable. She did not want her bad decisions to get "exposed". However, I also felt sorry for the rest of the Sisters. Obviously, no clear plan has been put in place by the leadership of the convent, and the Sisters are the ones that are going to suffer. They are completely left in the dark. I understand this is not my business. However, I feel it would be a nice gesture from the builder - even though I am totally aware that this is not his obligation nor responsibility - to work out an agreement with the Sisters that will also assure them a secure future. Maybe, he could make a special, affordable offer to the Sisters that would give them the option to continue living in the retirement community.

Please feel free to share my thoughts and concerns with anyone you feel should here them. Please let me know if you have any questions.

Very respectfully,

Sonja Slovikosky
3605 N Sabino Creek Place
(Sabino Creek Subdivision)

P.S. May I voice one concern I have right now with the construction of "AVilla" on the side that borders the "Sabino Creek subdivision". When the shrubs and trees were removed and the land was graded, the traffic noise from Sabino Canyon Road became so much louder, almost unbearable! From our patio, we clearly hear the constant stream of cars going up and down that road. My question is: Will the buildings and wall be high enough to block the traffic noise from Sabino Canyon Road to our subdivision? I truly hope so...

OasisTucson, Inc.

July 25, 2014

Dear Neighbor:

The Sisters of the Immaculate Heart of Mary, OasisTucson Inc., and the Freshwater Group in conjunction with The Planning Center, invites you to attend a neighborhood meeting regarding a rezoning proposal for the approximately 80-acre property owned by the Sisters of the Immaculate Heart of Mary at 3800 North Sabino Canyon Road.

This meeting is a continuation of the rezoning process started five years ago that many of you may have attended. During the economic recession the Sisters placed the project on hold but are now building upon what was approved five years ago. The basics of the proposal remain in place with half of the property including the hill remaining as open space, single story limits around the perimeter and the use of the property being restricted to an assisted living Continuous Care Retirement Community (CCRC). The current proposal is to rezone the subject property from SR (Suburban Ranch) to SP (Specific Plan). The Sisters' CCRC would provide the means for independent living, assisted living, skilled nursing and hospice care within the property. The proposal is in accordance with the Pima County Comprehensive Plan change of five years ago which was previously presented to you and garnered approval.

The existing Chapel will remain as is with the assisted living structures being integrated into the current layout. We believe the Chapel adds greatly to the spirit of the neighborhood and will be an integral part of the assisted living community. As mentioned the hill located on the eastern portion of the property will remain open space and the Stations of the Cross Trail to the top of the hill will remain.

Please join us at this public meeting on **Thursday August 7th at 6:00 p.m.** The meeting will be at the Sisters of the Immaculate Heart of Mary located at 3800 North Sabino Canyon Road. We look forward to sharing this unique and wonderful project with you. If you have any questions or comments, please contact Jim Campbell at (520) 237-4404 (JC@oasistucson.com) or Brian Underwood at (520) 623-6146 (bunderwood@azplanningcenter.com).

Thank you in advance for your time.

Jim Campbell

PO Box 14890, Tucson, AZ 85732 | 520-322-3900 Phone | 520-322-3900 Fax

SIGN-IN SHEET

Neighborhood Meeting: August 7, 2014
Sisters of the Immaculate Heart of Mary

Name:	Address:	Contact Info:
*✓ Esther Blumenfeld	7140 E. River Canyon Rd	295-4959
✓ Langner	7155 N. Black Rock DR.	
✓ Ann Markewitz	3716 N Creekside Pl	chwit2716@gmail.com
✓ Ginger Butler	3707 N. Sabino Ridge Pl.	

WAS NOT NOTIFIED DIRECTLY OF THIS MEETING. WOULD LIKE TO BE NOTIFIED OF FUTURE MEETINGS.
(1300' AWAY)

SIGN-IN SHEET

Neighborhood Meeting: August 7, 2014
Sisters of the Immaculate Heart of Mary

	Name:	Address:	Contact Info:
✓	Audrey Howdale	3775 N. Creekside Pl	780-2518
✓	William Cirrick	4131 N CALLE BAITINEZ	298-4902
✓	Mary P Sullivan	4119 N " "	749-4812
✓	Barbara Connolly	7167 E Rural Canyon Cir	886-1941
✓	Vernon LeCoursiere	4035 N Black Rock Dr	749-4921
✓	Amy + Axel Olsen	4009 N. Flaming Sky Pl	751-2341
✓	Eileen Weizenbaum	4300 N. Ventana Dr.	722-8649

Meeting Notes
Public Neighborhood Meeting- August 7th, 2014, held at 6pm
Per Letter of Notification- Oasis Tucson, Inc.; Dated July 25th, 2014

RE: Proposal to rezone approximately 80 acres owned by the Sister of the Immaculate Heart of Mary, located at 3800 North Sabino Canyon Road.

Meeting was held on the grounds of Immaculate Heart of Mary, Presenters included Jim Campbell of Oasis Tucson and David Freshwater of the Freshwater Group / Watermark Retirement Communities.

Meeting Guest included:
Tim Harris of Long Reality
Jeannie Davis- Chief of Staff for Supervisor Ally Miller
Jim Goebel- The Freshwater Group

Following presentations by Jim Campbell and David Freshwater, the following questions and comments were made by the public attending the meeting:

- What is the timing of this project? And the timing of the various project phases?
  Response was hoping to start construction for phase one by fall of 2016. Additional phases would be based on market depend, but likely tracking in two to three year cycles.

- Will the project have a convalescent home?
  Project is not currently designing to have a convalescent (Skilled Nursing) home at this time. But depending on demand, this could be considered in the future.

- How will parking be handled and what will be the price range of the units?
  The site plan was reviewed, reflecting the parking locations, and clarification was made that a large % of the resident's will no longer be driving. In response to pricing, it was noted that pricing will similar to other competitors in the Tucson senior housing market.

- Will these units have washer and dryers?
  The larger independent living units will be equipped with washer and dryers.

- What about Traffic?
  A Sabino Vista resident requested that the developers support a request that a left turn signal be added. This same guest also requested that the developer support the opening of Snyder Road.

Jim Campbell noted that a full traffic will be need and reviewed by the Pima County as part of the rezoning preprocess.

- A resident from the Sabino Creek neighborhood noted that they felt battered by the amount of recent development in the area. Again, noting concerns of the growing traffic on Sabino Canyon Road.
  Jim Campbell again noted that a traffic study will need to be completed, but also noted the impact of a senior housing development should be minimal. David Freshwater also noted that it was possible to help reduce congestion at peak times, by looking at timing of staff shifts, and requesting delivers at off peak traffic hours.

- How long will these construction phases be?
  David Freshwater noted the first phase lasting approximately 16 months and additional phases tracking to around 11 to 13 months.

- Will the development has any restriction on pets? Neighbor noted the possible noise of barking dogs?
  David Freshwater, although we have policies related to having pets, we do our best to accommodate our residents.

- A Sabino Vista neighbor felt that the notification letter didn't reach all her neighborhood.
  Jeannie Davis from Supervisor Ally Miller office noted that a copy of the mailing list could be provided. Jim Campbell also noted that he would do his best to expand the mailing radius to avoid any confusion for future meetings.

- A neighbor asked if the roof would be repaired for the Sisters? As noted in past rezoning discussions?
  Jim Campbell, repairs being made to the church or grounds is no longer part of any agreement.

- A neighbor with a home directly to the south of the church grounds, asked about any buffers between the existing home and the new development?
  Jim Campbell referenced a site exhibit prepared by the Planning Center, reflecting future site lines of new building elevations from the south property line, showing required building set-backs and landscaped buffers.

- At the meeting close, Jeannie Davis of Supervisor's Ally Miller office noting a direct line of communication from their office to the neighbors and to the developer.

OasisTucson, Inc.

September 1, 2014

Dear Neighbor:

I wanted to invite you to a SECOND NEIGHBORHOOD MEETING with regards to a rezoning proposal for the property owned by the Sisters of the Immaculate Heart of Mary at 3800 North Sabino Canyon Road. The meeting will be held by Jim Campbell of OasisTucson Inc. (land developer) and David Freshwater of Watermark Communities (future operator). Brian Underwood from the Planning Center is helping us facilitate this process.

This meeting will not be presenting any new information but rather is offered to those that were unable to attend the first meeting. We do plan on holding a third meeting in October as we progress. Attached to this letter is our initial letter explaining some of the history of the project as well as a list of questions and answers from the first meeting.

The basics of the proposal remain the same with roughly half of the property including the hill remaining as open space, single story limits around the perimeter, preservation of the chapel and the use of the property being restricted to an assisted living Continuous Care Retirement Community (CCRC). The Sisters' CCRC would provide the means for independent living, assisted living, skilled nursing and hospice care within the property. The proposal is in accordance with the Pima County Comprehensive Plan change of five years ago which was previously presented to you and garnered approval.

Please join us at this public meeting on **Monday September 15th at 6:00 p.m.** The meeting will be at the Sisters of the Immaculate Heart of Mary located at 3800 North Sabino Canyon Road. We look forward to sharing this unique and wonderful project with you. If you have any questions or comments, please contact Jim Campbell at (520) 237-4404 (JC@oasistucson.com) or Brian Underwood at (520) 623-6146 (bunderwood@azplanningcenter.com).

Thank you in advance for your time.

Jim Campbell

PO Box 14890, Tucson, AZ 85732 | 520-322-3900 Phone | 520-322-3900 Fax

OasisTucson, Inc.

Neighborhood Meeting
Monday September 15, 2014

Sign-in Sheet

Name	Address	Phone	A
Katrina McNerney	7420 E. Pipe Springs Pl.	733-9505	
Eileen Weizenbaum	4300 N. Ventana Dr., 85750	727-8649	
Maki Snow	7460 E. Knollwood Dr. 85750	971-5514	

Date: September 15, 2014

Meeting Notes

Neighborhood Invite – Public Meeting - Hacienda Sisters

The following meeting notes and comments were made at the public hearing, held on September 15th at 6pm, on the grounds of the Sisters of the Immaculate Heart.

Presentations were made by Jim Campbell of Oasis Tucson and David Freshwater of the Freshwater Group / Chairman of Watermark Retirement Communities. The meeting started at 6:10pm and was adjoined at 7pm. A small group of neighbors attended the event.

General Notes and Comments:

- Jim Campbell provided a general overview of the project. Outlining the phasing of the project as well as the various building heights.
- One of the guest, Ilene; noted she was an HOA board member of an adjacent neighborhood association.
- David Freshwater clarified terminology being used, clarifying the general term of senior housing and detailed the variety of senior related services that would be provided within the campus.
- When will this project go to Planning and Zoning? *JC noted likely January of 2015.*
- When will construction start? JC / DF agreed likely early 2016
- JC noted that the project would be phased over the next 10 plus years.
- What will the architecture be like? DF noted a strong reference to the Spanish influences of the area, and that the project was under design by Allen+Philp Architects, famous for their hospitality background, as well as completing award winning senior projects, like Villa Marvilla in Scottsdale, Arizona .

- What about solar? Solar panels and or even solar shingles: DF noted pass history with LEED projects and integration of this type of technology within these types of buildings. It was noted that the smaller Memory Care buildings will likely be built to meet LEED for home requirements.

- Comments were made that the developers need to research the new solar technology and get with local utility companies for possible promotional programs. A recommendation was made that solar panel on the parking structures could be ideal.

- Will the project be a rental? DF- Learning toward a rental fee model with a possible membership fee.

- Neighbors appeared to be interesting in maintaining an open trail system on the ground and tied to the adjacent properties. JC / DF both agreed that maintaining a trail system through the grounds would be beneficial for all.

- David Freshwater explained in detail the concepts of Watermark's Memory Care programs and how "small house", create a home like environment.

- What do we expect the County to request next? JC- We'll continue to work with the County to refine the specific plan.

- Where will be the main entrance for the project? JC- Main entrance to the property will remain and be shared with the church.

- JC- noted that the existing 404 Wash will not be disturbed, he also noted that a water loop was to installed, which should help water pressure. *One of the neighbors was excited to hear that water pressure might be improved in the area.*

- Scheme Route (corridor) - Do you have to have a wall on Sabino Canyon Road? JC noted that because of the required landscape buffer, no additional wall was required.

- JC notes that the Sisters currently have three wells on site.

- Will a traffic light be added? JC noted that the various neighbors appear to be split over adding a new light or turn lane to Sabino. JC noted it would be Pima County that makes the final decision.

OasisTucson, Inc.

December 2, 2014

Dear Neighbor:

I wanted to invite you to a THIRD NEIGHBORHOOD MEETING with regards to a rezoning proposal for the property owned by the Sisters of the Immaculate Heart of Mary located at 3800 North Sabino Canyon Road. The meeting will be held by Jim Campbell of OasisTucson Inc. (land developer) and David Freshwater of Watermark Communities (future operator). Brian Underwood of the Planning Center is helping us facilitate this process.

This meeting will be presenting elements of the specific plan and is offered to those that were unable to attend the first two meetings. Attached to this letter is a list of questions and answers from the previous two meetings. We expect to go to the Planning and Zoning Commission in January and you will be notified of that meeting as well from Pima County.

The basics of the proposal remain the same with half of the property, including the hill, remaining as open space, single story residential limits around the perimeter, preservation of the chapel and the use of the property being restricted to an assisted living Continuous Care Retirement Community (CCRC). The Sisters' CCRC would provide the means for independent living, assisted living, skilled nursing and potentially hospice care within the property. The proposal is in accordance with the Pima County Comprehensive Plan change of five years ago which was previously presented to you and garnered approval.

Please join us at this public meeting on **Thursday December 18th at 6:00 p.m.** The meeting will be at the Sisters of the Immaculate Heart of Mary located at 3800 North Sabino Canyon Road. We look forward to sharing this unique and wonderful project with you. If you have any questions or comments, please contact Jim Campbell at (520) 237-4404 (JC@oasistucson.com) or Brian Underwood at (520) 623-6146 (bunderwood@azplanningcenter.com).

Thank you in advance for your time.

Jim Campbell

PO Box 14890, Tucson, AZ 85732 | 520-322-3900 Phone | 520-322-3900 Fax

SIGN-IN SHEET

Neighborhood Meeting: December, 18 2014
Sisters of the Immaculate Heart of Mary

Name:	Address:	Contact Info:
Susan Nelson	4075 N Black Rock Dr	
Gordon Case	IF	gcase@opengate.ca

Date: December 18, 2014

Meeting Notes

Neighborhood Invite – Public Meeting - Hacienda Sisters

The following meeting notes and comments were made at the public hearing, held on December 18th at 6pm, on the grounds of the Sisters of the Immaculate Heart.

Presentations were made by Jim Campbell of Oasis Tucson and David Freshwater of the Freshwater Group / Chairman of Watermark Retirement Communities. The meeting started at 6:00pm, although no guest arrived at the meeting until 6:30PM and the meeting was adjoined around 7:15pm. One neighborhood couple and two of the campus Nuns attended the event.

General Notes and Comments:

- The attendees noted they were neighbors from the adjacent ridge and stated they had past conversations about the project with Jim Campbell. The couple also noted they were developers of senior housing in Canada and that they supported the project and continued longevity the Sisters and the chapel.

The following questions were also asked:

- What happens to the Water Road? *JC –Noted the location on the existing waterline road on the existing site plan and noted that the road will need to remain to maintain the existing reservoir.*

- Will the Convent stay? *JC- Explained in detail the phasing of the campus, and that only at the last phase of the project would the convent be removed. As the project is currently detailed, only the chapel and the old ranch house would remain in the final building phase.*

- Where do the Sisters go? *(the Nuns in the current convent)- Sister Alice responded to the question; based on age, those still around would likely move to the housing available on Magee Road. Sister Alice also noted that the average age of The Sister is 75 years old. DF- noted the phasing will allow the Nuns to stay long term.*

- Will the campus have commercial restaurants or retail? *DF- explained the amenities within the current designs and that the campus will welcome guest of the families living at the community. However, it will not be open to the general public, based on zoning requirements as a CCRC*

(Continuing Care Retirement Community). DF- noted a preference to make this community non-exclusive.

- Is security a concern, with the community having outside visitors? *DF-noted little concerns with visitors to the campus. Based on the operational systems in use at other properties being managed and owned by Watermark Retirement communities; Noting limited public access to resident areas.*

OasisTucson, Inc.

January 5, 2014

Dear Neighbor:

I wanted to invite you to a FOURTH NEIGHBORHOOD MEETING with regards to a rezoning proposal for the property owned by the Sisters of the Immaculate Heart of Mary located at 3800 North Sabino Canyon Road. The meeting will be held by Jim Campbell of OasisTucson Inc. (land developer) and David Freshwater of Watermark Communities (future operator). Brian Underwood of the Planning Center is helping us facilitate this process.

This meeting will be presenting elements of the specific plan and is offered to those that were unable to attend the first three meetings or neighbors with questions or comments. Attached to this letter is a list of questions and answers from the previous three meetings. We expect to go to the Planning and Zoning Commission later this month (January) and you will be notified of that meeting as well from Pima County.

The basics of the proposal remain the same with half of the property, including the hill, remaining as open space, single story residential limits around the perimeter, preservation of the chapel and the use of the property being restricted to an assisted living Continuous Care Retirement Community (CCRC). The project would provide the means for independent living, assisted living, skilled nursing and potentially hospice care within the property. The proposal is in accordance with the Pima County Comprehensive Plan change of five years ago which was previously presented to you and garnered approval. Again, please review the attached questions and answers for additional details.

Please join us at this public meeting on **Thursday January 15th at 6:30 p.m.** The meeting will be at the Sisters of the Immaculate Heart of Mary located at 3800 North Sabino Canyon Road. We look forward to sharing this unique and wonderful project with you. If you have any questions or comments, please contact Jim Campbell at (520) 237-4404 (JC@oasistucson.com) or Brian Underwood at (520) 623-6146 (bunderwood@azplanningcenter.com).

Thank you in advance for your time.

Jim Campbell

PO Box 14890, Tucson, AZ 85732 | 520-322-3900 Phone | 520-322-3900 Fax

SIGN-IN SHEET

Neighborhood Meeting: January, 15 2015
Sisters of the Immaculate Heart of Mary

Name:	Address:	Contact Info:
Jim Welch	3777 N Sabino Ridge Place	
Wools Ladelle (Patricia)	3805 N. Mountain	
Jim Ladelle	Cove Drive	
Larry Click	6601 E. Grant Rd.	larryclick1@Aol.com
Tom Morgan	2600 N. Cmo Campbell Tucson AZ	85749
Jeanne Mickey	7348 E Sabino Terrace	85750
Leon "	"	85750
Dr Myron Clare	3820 N. Sabino	
[illegible]	7990 E Snyder	
[illegible]	Tucson	
Sonja Slovikosky	3605 N Sabino Creek Pl	
Gary Slovikosky	3605 N Sabino Creek Pl	
Charles Hill	7355 E. Sabino Terrace	
Myra "	"	
Bill & Cora LaGrange	7360 E.	
Nicki Lasky	7354 E Sabino Terrace Pl	
Send me a copy of Plans		cell → 360-1606
Patrick McLaughlin	3883 N Mountain [illegible] Dr. 85750	
Kurt Nausley	7669 E Felicity Place	520-395-5452
Kathy Breslin		955-2207

SIGN-IN SHEET

Neighborhood Meeting: January, 15 2015
Sisters of the Immaculate Heart of Mary

Name:	Address:	Contact Info:
Jim Riley	4910 E. Copper St.	Tucson Az 85712
M. Hanna	7609 E. Felicity Pl.	Tucson Az 85750
J. Stuart	3361 Elena Maria	85750

PIMA COUNTY PLANNING DIVISION
APPLICATION FOR REZONING

Sisters of Immaculate Heart of Mary	3820 N Sabino Canyon Rd, Tucson, AZ 85750	jc@oasistucson.com /520-237-4404
Owner	Mailing Address	Email Address/Phone daytime / (FAX)
Oasis Tucson Inc.	2940 N Swan Rd, Tucson, AZ 85712	jc@oasistucson.com/520-237-4404
Applicant (if other than owner)	Mailing Address	Email Address/Phone daytime / (FAX)

See attached legal description (assessors)	114-30-002C
Legal description / property address	Tax Parcel Number

63 acres	SR (Suburban Ranch)	SP (Specific Plan)	Catalina Foothills / LIU-0.5 & MIU / RP-114
Acreage	Present Zone	Proposed Zone	Comprehensive Plan Subregion / Category / Policies

The following documentation must be attached:

1. **Assessor's map** showing boundaries of subject parcel and **Assessor's Property Inquiry (APIQ) printout** showing **current ownership** of subject parcel. **DEEDS AND/OR TITLE REPORTS WILL NOT BE ACCEPTED.** If the applicant is not shown as the owner of the subject parcel a letter of authorization with an **original signature** matching the APIQ must accompany the application at the time of submittal. For example, if the APIQ indicates ownership in a numbered trust such as Chicago Title and Trust #700, an **original signature** of the Trust Officer is required along with a disclosure of the beneficiaries of the trust. If the APIQ indicates ownership to be in an LLC, LP, corporation or company, an **original signature** from an officer with his/her title is required along with a disclosure of the officers of the entity.
2. Submit the site analysis fee and eight (8) copies of the site analysis document. If the proposed project will use an on-site wastewater treatment and disposal system (such as a septic system), nine (9) copies of the site analysis document must be submitted. Also submit one CD of the site analysis document.
3. For all rezonings, submit the **entire** rezoning fee.

This application is true and correct to the best of my knowledge. I am the owner of the above described property or have been authorized by the owner to make this application.

9/29/14
Date

Signature of Applicant

FOR OFFICAL USE ONLY

Co9-
Case name

Rezoning from	Rezoning to	Official Zoning Base Map Number	Fee	Supervisor District

Conservation Land System category

Cross reference: Co9-, Co7-, other — Comprehensive Plan Subregion / Category /Policies

Received by _____ Date _____ Checked by _____ Date _____

August 21, 2014

Pima County Development Services
Planning and Zoning
201 North Stone, 2nd Floor
Tucson, AZ 85701

Subject: **Sisters of Immaculate Heart of Mary**
Specific Plan Rezone
Assessor's Parcel Numbers: 114-30-002C

To Whom It May Concern:

As representative of the above-mentioned parcel, I hereby authorize Oasis Tucson and The Planning Center to act as our agents throughout the specific plan rezoning application process.

Very Truly Yours,

X Sr. Alice Martinez X Sr. Veronica M. Loza

Sisters of Immaculate Heart of Mary

*If the ownership is held within a trust, the original signature of the Trust Officer is required along with a disclosure of the beneficiaries of the trust.

Book-Map-Parcel: 114-30-002C Option Image Tax Year: Tax Area: 0124

Property Address:

Street No	Street Direction	Street Name	Location
3820	N	SAGINO CANYON RD	Pima County

Taxpayer Information:

SISTERS OF IMMACULATE HEART OF MARY
3820 N SAGINO CANYON RD
TUCSON AZ

85750-6534

Property Description:

NLY CTRL PTN N2 60 37 AC SEC 29-13-15

Valuation Data:

	2014				2015			
	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE	LEGAL CLASS	VALUE	ASMT RATIO	ASSESSED VALUE
LAND FCV	COMMERCIAL (1)	$2,414,800	19.0	$458,812	COMMERCIAL (1)	$2,414,800	18.5	$446,732
IMPR FCV	COMMERCIAL (1)	$675,895	19.0	$128,180	COMMERCIAL (1)	$660,772	18.5	$125,943
TOTAL FCV	COMMERCIAL (1)	$3,094,695	19.0	$587,992	COMMERCIAL (1)	$3,095,572	18.5	$572,681
LIMITED VALUE	COMMERCIAL (1)	$3,094,695	19.0	$587,992	COMMERCIAL (1)	$3,095,572	18.5	$572,681

Property Information:

Section:	29
Town	13.0
Range	15.0E
Map & Plat	J
Block	
Tract	
Rule B District:	5
Land Measure	60.37A
Group Code	
Census Tract	4025
Use Code:	1040 (MISC COMMERCIAL)
Fire Id:	1
Date of Last Change:	8/15/2013

Commercial Characteristics:

SEQ-SECT	Contruct. Year	Model	IPR	Sqft	RCN	RCNLD	Model Description
001-001	1929	903 3	CCCCCCC	7980	$834,136	$313,635	
002-001	1975	903 3	CCCCCCC	3698	$407,083	$214,268	
003-001	1990	903 3	CCCCCCC	1789	$195,910	$152,849	

Valuation Area:

Condo Market:	13
DOR Market:	12
MFR Neighborhood	NC_LA_MADERA
SFR Neighborhood:	01003501
SFR District:	6

Recording Information:

Sequence No.	Docket	Page	Date Recorded	Type
0	7352	797	1994-08-22	
0	281	531	1733-01-01	

22. **DEVELOPMENT SERVICES: COMPREHENSIVE PLAN AMENDMENT**

Co7-08-03, SISTERS OF IMMACULATE HEART OF MARY - N. SABINO CANYON ROAD PLAN AMENDMENT

Request of Sisters of Immaculate Heart of Mary, represented by The Planning Center, to amend the Pima County Comprehensive Plan from Low Intensity Urban 0.5 (LIU-0.5) to Neighborhood Activity Center (NAC) for approximately 43 acres located on the east side of N. Sabino Canyon Road, approximately 1/4 mile north of E. River Road, in Section 29, T13S, R15E, in the Catalina Foothills Subregion. On motion, the Planning and Zoning Commission voted 8-0 (Commissioners Gungle and Membrila were absent) to recommend MODIFIED APPROVAL. Staff recommends MODIFIED APPROVAL. (District 1).

"Staff recommends MODIFIED APPROVAL for Medium Intensity Urban (MIU), rather than Neighborhood Activity Center (NAC) as originally requested, for a Continuous Care Retirement Community subject to the following Rezoning Policies:

1. Use of the property is restricted to a Continuing Care Retirement Community (CCRC) only.
2. Along the north, west and south boundaries of the amendment site, new development shall be limited to single-story residential for the first 150'.
3. Inside of the 150-foot single-story residential setback described above, an internal project core is established. Notwithstanding the zoning districts and allowable residential density range allowed under the Medium Intensity Urban (MIU) land use intensity category, within the internal project core rezoning to CB-1 Local Business Zone, or establishment of similar commercial use and development standards within Specific Plan-defined land use categories, shall be deemed in conformance with the Comprehensive Plan.
4. Within the internal project core, commercial uses are further restricted to Continuing Care Residential Community accessory uses for the enjoyment of community residents and guests only.
5. Within the internal project core, CB-1 zoning or equivalent Specific Plan land use categories may allow maximum building heights up to 39 feet.
6. The Specific Plan process is preferred for implementation of this plan amendment.
7. Any rezoning or Specific Plan shall include the eastern portion of the property not included in the comprehensive plan amendment area, with conditions limiting additional development to protect cultural resources, steep slopes and viewsheds, and to preserve natural open space.
8. A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider that does not have access to a renewable and potable water supply, the applicant will provide documentation as to why a water service provider with access to a renewable and potable water source is not able to provide service.
9. No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner/developer to that effect. By accepting this plan amendment, the owner/developer acknowledges that adequate treatment and/or conveyance capacity in the downstream public sewerage system is not available to accommodate new development in the plan amendment area at the time of plan amendment approval, and new development within the plan amendment area will need to be postponed until adequate treatment and/or conveyance capacity becomes available."

Sherry Ruther, Environmental Planning Manager, stated this property lies outside the Conservation Lands System. The Planning and Zoning Commission and staff recommended modified approval subject to rezoning policies. Eight individuals addressed the Planning and Zoning Commission, and staff received approximately 48 written comments with most comments opposed to the Comprehensive Plan Amendment.

The following speakers addressed the Board:

1. Sister Alice Martinez 2. Michael J. Harris 3. Alma Harding

The speakers provided the following comments:

A. Support was expressed to retain as much open space as possible and because the proposed use was conducive to the quiet serene and prayerful lifestyle of the convent;

B. The proposed use would allow the Sisters to care for their elderly Sisters within the convent walls by making the convent age appropriate and allow them to remain on the convent grounds;

C. Opposition was expressed due to concerns related to public safety, the lack of planning on infrastructure needs, a substantial increase of traffic on an already dangerous roadway, concerns about the ability of the wastewater system to handle increased waste and impacts to the medical emergency needs of the area; and,

D. It was suggested that fair Impact Fees be imposed on the proposed project.

Supervisor Day stated the developer thus far had made approximately five revisions to accommodate the concerns of the adjacent neighborhoods and St. Albans Episcopal Church. The Sisters agreed not to place any buildings on the slopes or hills to protect the ridges as open space in perpetuity and the architecture would match the existing chapel and convent. A traffic study would be conducted related to increased traffic so attempts are being made to address the needs of the community.

On consideration, it was moved by Supervisor Day, seconded by Supervisor Bronson to approve the Comprehensive Plan Amendment for Co7-08-03 subject to modified approval and rezoning policies and that this plan be implemented through the Specific Plan and Development Plan process. No vote was taken at this time.

Chairman Elías commented there would be a Specific Plan hearing which would provide more details of the proposed project and it would be during this hearing process that concerns about traffic, building height, number of units, water and sewer issues would be addressed.

Upon the vote being taken, the motion carried unanimously by a 5-0 vote.

23. **DEVELOPMENT SERVICES: COMPREHENSIVE PLAN AMENDMENT**

Co7-08-05, GOEKE – E. NOYES STREET PLAN AMENDMENT
Request of Jon and Karen Goeke, to amend the Pima County Comprehensive Plan from Low Intensity Rural (LIR) to Medium Intensity Rural (MIR) for approximately 5 acres located on the south side of E. Noyes Street, approximately 330 feet west of S. Langley Avenue, in Section 7, T17S, R15E, in the Rincon Southeast/Santa Rita Subregion. On motion, the Planning and Zoning Commission voted 4-2 (Commissioners Spendiarian and Randall voting NAY, Commissioners Gungle and Membrila were absent) to recommend MODIFIED APPROVAL WITH CONDITIONS. Staff recommends MODIFIED APPROVAL. (District 4)

F. ANN RODRIGUEZ, RECORDER
RECORDED BY: C_V
DEPUTY RECORDER
1016 PE-3
P0230
PIMA CO CLERK OF THE BOARD
PICKUP

DOCKET: 13541
PAGE: 2004
NO. OF PAGES: 4
SEQUENCE: 20090760504
04/21/2009
RES 18:00

PICKUP
AMOUNT PAID $ 0.00

RESOLUTION NO. 2009- 66

A RESOLUTION OF THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA, RELATING TO PLANNING, AMENDING THE PIMA COUNTY COMPREHENSIVE PLAN LAND USE MAP FOR APPROXIMATELY 43 ACRES IN SECTION 29 OF TOWNSHIP 13 SOUTH, RANGE 15 EAST, IN THE CATALINA FOOTHILLS SUBREGION.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF PIMA COUNTY, ARIZONA AS FOLLOWS:

Section 1. The Pima County Comprehensive Plan Land Use Map, Catalina Foothills Subregion, is hereby amended to change the planned land use intensity designation for approximately **43 acres,** as referenced in **Co7-08-03 Sisters of Immaculate Heart of Mary - N. Sabino Canyon Road Plan Amendment**, located on the east side of N. Sabino Canyon Road approximately one-quarter mile north of E. River Road in Section 29 of Township 13 South, Range 15 East, as shown on the map attached hereto as Exhibit A and incorporated herein by this reference from **Low Intensity Urban 0.5 (LIU-0.5) to Medium Intensity Urban (MIU).**

Section 2. The Pima County Comprehensive Plan Regional, Rezoning and Special Area Plan Policies are hereby amended to establish Rezoning Policies (RP) for the subject property as referenced in **Co7-08-03 Sisters of Immaculate Heart of Mary-N. Sabino Canyon Road Plan Amendment,** as follow:

1. Use of the property is restricted to a Continuing Care Retirement Community (CCRC) only.

2. Along the north, west and south boundaries of the amendment site, new development shall be limited to single-story residential for the first 150'.

3. Inside of the 150-foot single-story residential setback described above, an internal project core is established. Notwithstanding the zoning districts and allowable residential density range allowed under the Medium Intensity Urban (MIU) land use intensity category, within the internal project core rezoning to CB-1 Local Business Zone, or establishment of similar commercial use and development standards within Specific Plan-defined land use categories, shall be deemed in conformance with the Comprehensive Plan.

4. Within the internal project core, commercial uses are further restricted to Continuing Care Residential Community accessory uses for the enjoyment of community residents and guests only.

5. Within the internal project core, CB-1 zoning or equivalent Specific Plan land use categories may allow maximum building heights up to 39 feet.

6. The Specific Plan process is preferred for implementation of this plan amendment.

7. Any rezoning or Specific Plan shall include the eastern portion of the property not included in the comprehensive plan amendment area, with conditions limiting additional development to protect cultural resources, steep slopes and viewsheds, and to preserve natural open space.

8. A letter of intent to serve from a water service provider shall be submitted as part of any subsequent rezoning application. If the letter of intent to serve is from a water service provider that does not have access to a renewable and potable water supply, the applicant will provide documentation as to why a water service provider with access to a renewable and potable water source is not able to provide service.

9. No person shall construe any action by Pima County as a commitment to provide sewer service to any new development within the plan amendment area until Pima County executes an agreement with the owner / developer to that effect. By accepting this plan amendment, the owner / developer acknowledges that adequate treatment and/or conveyance capacity in the downstream public sewerage system is not available to accommodate new development in the plan amendment area at the time of plan amendment approval, and new development within the plan amendment area will need to be postponed until adequate treatment and / or conveyance capacity becomes available.

Section 3. The various County officers and employees are authorized and directed to perform all acts necessary to give effect to this Resolution.

Section 4. This Resolution shall become effective on the date of adoption.

PASSED AND ADOPTED this 14th day of April, 2009, by the Board of Supervisors of Pima County, Arizona.

ATTEST:

Clerk, Board of Supervisors

BOARD OF SUPERVISORS

Chair, Board of Supervisors

APR 14 2009

APPROVED AS TO FORM:

Deputy County Attorney

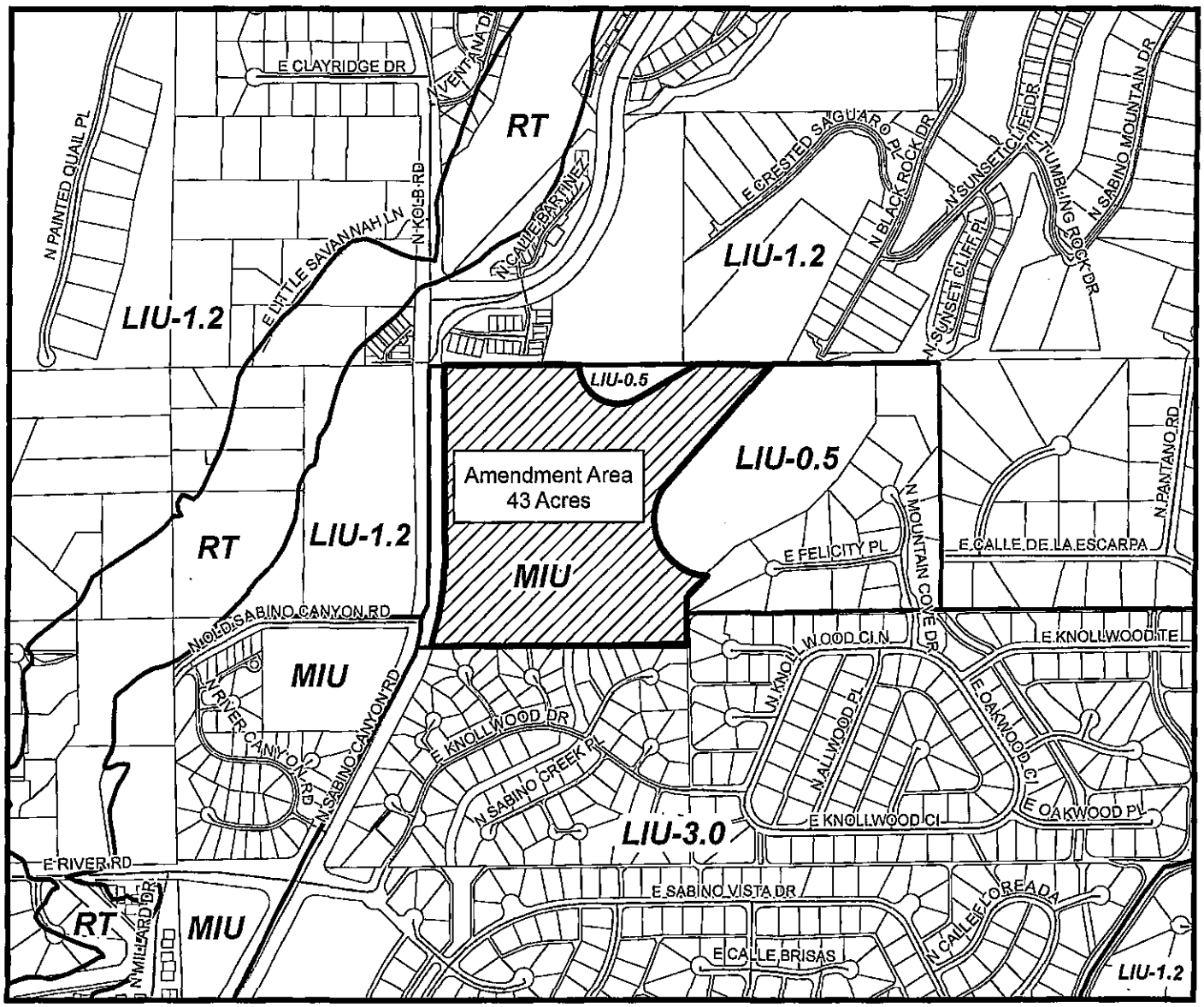
TROY LARKIN

APPROVED:

Executive Secretary
Planning and Zoning Commission

COMPREHENSIVE PLAN AMENDMENT

Exhibit A



Taxcode: Portion of 114-30-002C	**CO7-08-03 SISTERS OF IMMACULATE HEART OF MARY - N. SABINO CANYON ROAD** Amend from Low Intensity Urban 0.5 (LIU-0.5) to Medium Intensity Urban (MIU), with Rezoning Policies	Located on the east side of N. Sabino Canyon Road, approximately ¼ mile north of E. River Road
	Catalina Foothills Subregion T13S, R15E, Section 29	North
	Planning and Zoning Commission Hearing Date: September 24, 2008	Scale: 1:10,000
	Board of Supervisors Hearing Date: November 18th, 2008	Date: March 3, 2009

L:\CompPlan\...\Co7-08-03\MapProject\Co7-08-03_LandUseMap-reso on LJ5550 JRV DSD/Planning

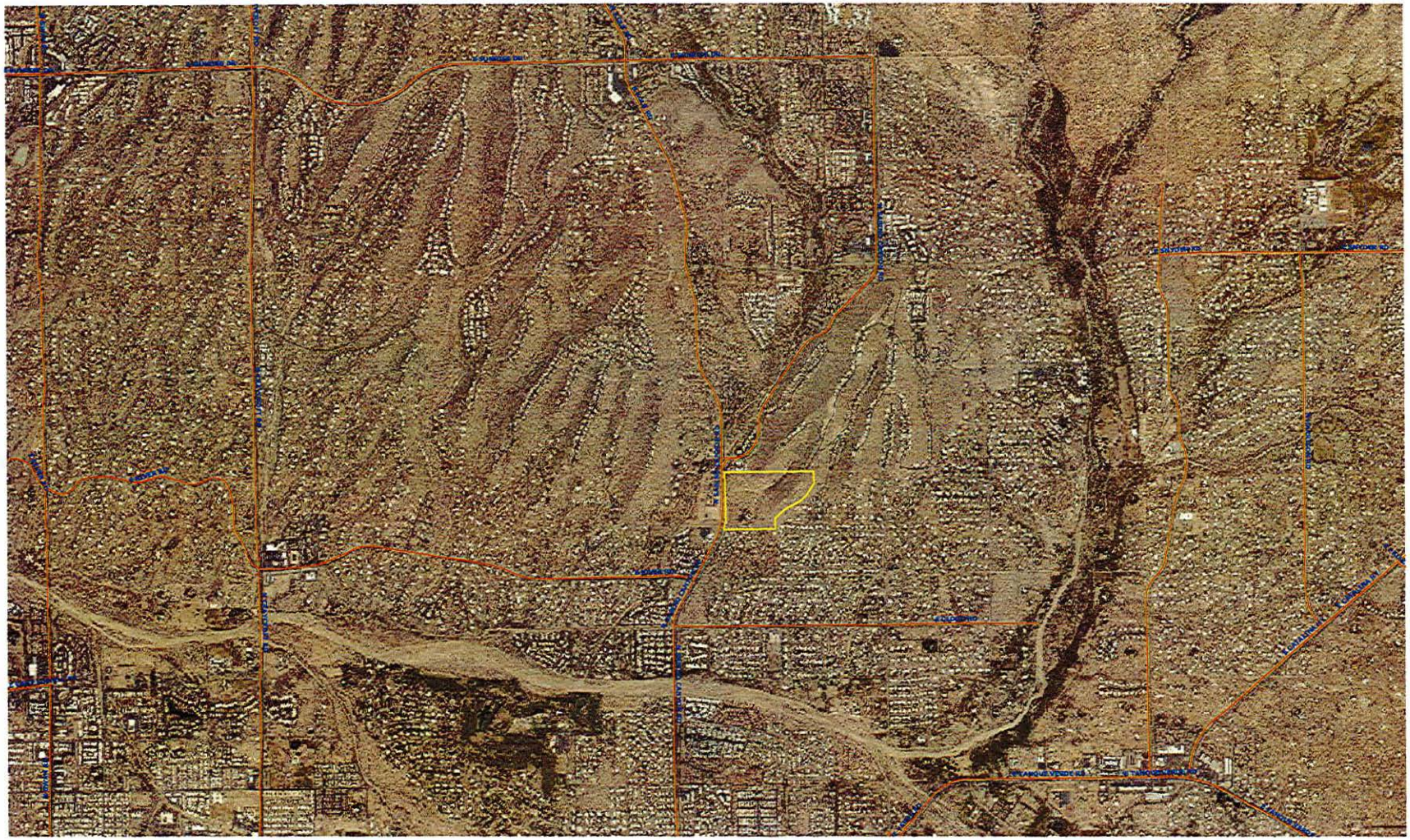
ADDITIONAL

PLANNING AND ZONING COMMISSION

MATERIALS

JANUARY 28, 2015

Co23-14-01 Sisters of the Immaculate Heart of Mary Specific Plan
Aerial Photo – Regional Context



NORTH

-----Original Message-----
From: Cathy Clifford [mailto:hohumm2003@aol.com]
Sent: Monday, January 26, 2015 1:57 PM
To: District1
Subject: Sisters of the Immaculate Heart Zoning

January 26, 2015

Dear Ms. Miller

We do support the CCRC plan of Oasis Tucson, Inc., however, we are requesting you and the Board of Directors to take every effort to protect the hill with the Stations of the Cross against any development of any kind. An easement or historic site would be a good solution.

Sincerely,

John A. Clifford and Cathy V. Clifford
7578 E. Felicity Place
Tucson, AZ 85750
Tel - 415-328-9986

Re-Zoning of Immaculate Heart Novitiate

Edd Ruiz <eddruiz@comcast.net>
Sent: Fri 01/23/2015 3:10 PM
To: Mark Holden

Dear Mark Holden,

My family has lived at 7832 E. Highview Place, in the Sabino Vista Knolls for 15 years. We were under the impression that the changes to the Immaculate Heart Novitiate was going to be a small convalescent home for the nuns. Given the recent building projects in Sabino and Cloud area, this project will significantly impact the traffic and congestion in our community. Therefore we are opposed to the rezoning. If River Road, between Sabino Canyon and Alvernon, was widened as it is west of Alvernon, the area would be better equipped to handle the traffic. River Road, between Sabino Canyon Road and Alvernon, can barely handle the flow in its current state. If improvements are not made, it will be extremely difficult to navigate that area with the increased motorist from the new rental home developments and proposed convalescent center's visitors and employees.

Sincerely,
Edd Ruiz
520.440.7849 – Cellular
520.812.7241 - Facsimile

Re: CCRC and Zoning - Sisters of the Immaculate Heart of Mary

Gary Slovikosky <slovikovsky@yahoo.com>
Sent: Tue 01/27/2015 11:59 AM
To: Ally Miller; Mark Holden; DIST2; District3; District4; District5
Cc: Mary Hanna

Dear Supervisors,

I already expressed my concerns via email. Unfortunately, I will not be able to attend the Public Hearing tomorrow.

If the rezoning and building plans still move forward, I recommend restricting the height of the buildings to 1- and 2-story buildings only. I appreciate the fact that the units bordering the existing neighborhoods are only single story. I am of the opinion that the development should not exceed an overall height of two stories. 3-story buildings, even if built towards the center of the development and against the mountain, are not a good fit. They simply do not match the character of the area.

Thank you also for taking into consideration the wildlife situation and their habitat.

We highly appreciate your efforts in working with the builder and neighborhoods.

Very Respectfully,

Sonja Slovikosky

Sabino Canyon Projects (Sisters)

MARY HANNA mhanna993@icloud.com

Sent: Tue 01/27/2015 5:29 PM
To: District1; DIST2; District3; District4; District5; COB_Mail; Mark Holden; Jeanette DeRenne; cindy.martinez@metrowater.com; Greg Saxe

To Whom It May Concern:
I am writing regarding the request for a zoning change at The Sisters of Immaculate Heart. I have the following concerns:

1. The first issue involves the lack of honest communication about this project. The project was introduced as a convalescent home for the Sisters. The plan summary even has a picture of a Chapel on it when; in fact, the project is independent of the nuns. The scope was also minimized. This concerns me as to what will really happen once this is re-zoned.
2. I also am discouraged that our representative Ally Miller is clearly in support of the developer. She even spoke to him on the weekend when he was out of town and on his request, reached out to me.
3. We are being told by the developer that this will be good for us. Otherwise, we will have apartments. I find that hard to believe. If the land had been divided into 3.3 acre lots, the impact would have been significantly less and may have helped our property values. I do not believe the Sisters are being adequately represented in this process.
4. There has been too much development in this area already. There have not been infrastructure enhancements especially with the roads. The traffic on Sabino Canyon and Tanque Verde is already too much and the apartment homes near Cloud have not been populated yet. It is the tax payers that will have the burden for this both financially and quality of life.
5. I would hope that the Chapel and Ranch House would be protected by the Historical Society so that it can't be destroyed.
6. The nuns are going to suffer during all of the construction. It would be considerate to put some type of barrier around them to keep them away from the dust and noise.
7. As requested by others, there should be something put in place to prevent the hill from being built on.
8. As with the Cloud project, this will likely get through. We will all learn to live with it.

From: Jim Campbell
To: Greg Saxe; Frank Postillion; Eric Shepp
Cc: Mark Holden; Paul Iezzi; Brian Underwood; zh@oasistucson.com; Jim Goebel
Subject: Sisters - PC Flood requests re: water
Date: Friday, January 23, 2015 8:45:12 AM
Attachments: HUB Prod and Capacity Tables December-Year-End 2013.docx
HUBSWLCHANGES2014 Board Report.xls
Importance: High

Greg/Frank/Eric,

I wanted to share information from Metro Water.

Water Usage within Metro Hub has been Dropping
Attached (Hub Prod) you will find the water usage within Metro Hub since 1999. What you will find is water usage has declined 341 acre-feet (1241 ac-ft to 900 ac-ft) during this period. This is a 27% reduction in water usage which is a significant reduction and/or increased efficiency for Metro Hub. We surmise that this is due to conservation measures and Metro doing a much better job at reducing water loss after their purchase of Hub.

The Water Table has Increased
Attached (HUBSWL) you will find that during the past ten years the average water table in Metro Hub has increased by half a foot a year. This is an increase of 5.4 feet over ten years even though Pima County has been in a drought during this period.

Metro Hub is Outperforming Past Modeling
In 2001 Metro Water hired a consultant (Hargis) to estimate the future water table within Metro Hub. Hargis estimated upon complete build out that the water level would drop approximately 1.4 feet per year. In this study it was estimated that water usage of 50 acre-feet would be equivalent to a drop of less than an inch a year on average (0.85 in/yr). BUT rather than the water table falling by 14 feet during the past ten years Metro has outperformed by having the water table increase by 5.4 feet.

So in summary....
During the last thirteen years Metro Hub has pumped an average of 1030 acre-feet per year and during the last few years water usage has stabilized at 900 acre-feet.

Even with the additional estimated usage of Avilla and the Sisters (full build out), Metro Hub overall water usage would be approximately the average of the last ten plus years.

During the last ten years with the average water usage (1030 af/yr) being the same as the predicted post-development water usage, the water table increased by 5.4' at Metro Hub.

From where I sit it seems Metro Hub is a much more stabilized and self-sufficient hydro ecosystem compared to Tucson Water which is highly dependent on CAP for its water needs. So when CAP dries up the rest of the City will have significant water concerns while Metro Hub will continue to be self-sufficient. If you desire we can set up a meeting with metro Hub but please take this into consideration. I am still trying to get water usage at the Fountains.

Thanks for listening.
Jim

.....
Jim Campbell
OasisTucson Inc.
(520) 237-4404

2013 WELL PRODUCTION SUMMARY

MONTH	2013 Pumpage Acre-feet	2012 Pumpage Acre-feet	2011 Pumpage Acre-feet	2010 Pumpage Acre-feet	2009 Pumpage Acre-feet	2008 Pumpage Acre-feet	2007 Pumpage Acre-feet	2006 Pumpage Acre-feet	2005 Pumpage Acre-feet	2004 Pumpage Acre-feet	2003 Pumpage Acre-feet	2002 Pumpage Acre-feet	2001 Pumpage Acre-feet	2000 Pumpage Acre-feet	1999 Pumpage Acre-feet	2013-2012 Percent Change
December	60	69	52	81	80	94	68	87	100	94	144	102	91	78	145	-13.0
November	65	68	61	92	102	78	123	72	106	84	85	84	81	41	153	-4.4
October	74	94	94	82	88	108	65	95	91	90	84	95	114	98	120	-21.3
September	94	93	98	81	116	81	110	85	91	133	113	117	98	83	80	1.1
August	86	54	85	109	98	81	77	98	111	106	109	79	77	128	104	59.3
July	114	99	89	106	115	122	140	93	121	114	93	136	119	93	68	15.2
June	92	89	121	120	94	99	104	138	103	137	164	114	108	114	123	3.4
May	85	88	84	74	86	88	108	83	108	91	93	75	80	128	118	-3.4
April	84	84	73	66	69	94	73	74	73	75	82	125	80	89	82	0.0
March	54	55	76	45	74	48	50	65	50	71	71	63	42	75	92	-1.8
February	44	52	60	42	41	54	65	82	51	51	59	56	40	115	74	-15.4
January	49	55	47	50	47	56	46	42	49	52	47	46	49	61	82	-10.9
Total to Date	901	900	940	948	1,010	1,003	1,029	1,014	1,054	1,098	1,144	1,092	979	1,103	1,241	0.1
Percent Change from 2010 Data		0	-4	-5	-11	-10	-12	-11	-15	-18	-21	-17	-8	-18	-27	-12.6

Location	Well	SWL 12/03-01/04	SWL 12/13-01/14	Average 10-Year Static Water Level Change	Average 10-Year Annual Change
Hub Wellfield					
13-15-32 BAA	Metro-Hub Well No. 1	58.57	57.44	1.1	0.1
13-15-32 AAA	Metro-Hub Well No. 2	82.55	70.36	12.2	1.2
13-15-29 CCA	Metro-Hub Well No. 3	67.35	72.23	-4.9	-0.5
13-15-33 BBD	Metro-Hub Well No. 4	74.80	63.27	11.5	1.2
13-15-28 AAA	Metro-Hub Well No. 5	98.43	85.76	12.7	1.3
13-15-28AAA2	Metro-Hub Well No. 5A	98.06	89.34	8.7	0.9
13-15-28ABD	Metro-Hub Well No. 6	59.48	53.84	5.6	0.6
10-Year Averages for Metro-Hub		**61.1**	**67.9**	**5.4**	**0.5**

2013 WELL CAPACITY SUMMARY

Wells	Percent of Total Pumpage for the Month	Percent Pumping Capacacity Used for the Mo.	Percent Pumping Capacity Used to Date
Metro-Hub Well No. 1	2 (1.02 ac-ft.)	5	31
Metro-Hub Well No. 2	61 (36.88 ac-ft.)	93	96
Metro-Hub Well No. 3	19 (11.42 ac-ft.)	25	48
Metro-Hub Well No. 4	1 (0.67 ac-ft.)	1	17
Metro-Hub Well No. 5A	17 (10.13 ac-ft.)	80	82
AVERAGE CAPACITY		**41**	**55**