









**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

We the undersigned property owners strongly **oppose** the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property. We **object** to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We **protest** the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We **protest** the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We **object** to the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.



Signature (Ink, no digital)	Printed Name	Address	Date
Lori Bryant	LORI BRYANT	251 E. RUDASILL TUCSON AZ 85704	06/14/22
<i>[Signature]</i>	WILLIAM THORNBERG	251 E. RUDASILL RD, TUCSON AZ 85704	6/16/22
<i>[Signature]</i>	BARBARA J. SEELIG	255 E RUDASILL RD. TUCSON AZ 85704	6/17/22
<i>[Signature]</i>	Kent Anderson	669 E Squirrel Tail, Tucson AZ 85704	8/12/22
<i>[Signature]</i>	Adriana Pical	5921 N Placita Tecolote	8/17/22
<i>[Signature]</i>	MARY JEAN QUIRK	5351 N MARIADA TUCSON AZ 85704	8/17/22
<i>[Signature]</i>	NORINA WITT	5030 N genematias DR TUCSON AZ 85704	8/17/2022



Print copy of petition and ink signatures only.

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Signature (Ink, no digital)	Printed Name	Address	Date
	Josh Harrison	5529 N. Genematas Tucson AZ 85704	06/16/2022
	Heather Harrison	5529 N. Genematas Tucson AZ 85704	06/16/2022

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Signature (Ink, no digital)	Printed Name	Address	Date
<i>Cheryl Toff</i>	CHERYL TOFF	5335 N. NORTHBRIDGE DRIVE TUCSON, AZ 85718	06-26-22
<i>Howard Toff</i>	Howard Toff	5335 N Northridge Drive Tucson, AZ 85718	06-26-22
<i>Irving Crespo</i>	Irving Crespo	10290 N Renard Pl Apt. 12 Tucson, AZ 85737	6-30-22
<i>Teresa Wyatt</i>	Teresa Wyatt	4805 N Via Serenidad, Tucson AZ	6-30-22



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Signature (Ink, no digital)	Printed Name	Address	Date
	Lily Sullivan	604 Reller Coastline LA	7/18/22

REPORT PREPARED BY THE COMPANY AND THE COMPANY'S OFFICERS

The undersigned hereby certify that the foregoing information is true and correct to the best of their knowledge and belief, and that they are not aware of any information which would cause them to believe that the foregoing information is not true and correct to the best of their knowledge and belief. The undersigned hereby certify that the foregoing information is true and correct to the best of their knowledge and belief, and that they are not aware of any information which would cause them to believe that the foregoing information is not true and correct to the best of their knowledge and belief.




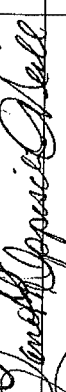
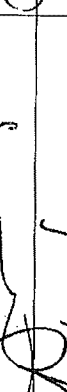

Name	Address	City	State
John A. [Signature]	[Address]	[City]	[State]
[Name]	[Address]	[City]	[State]
[Name]	[Address]	[City]	[State]
[Name]	[Address]	[City]	[State]
[Name]	[Address]	[City]	[State]
[Name]	[Address]	[City]	[State]
[Name]	[Address]	[City]	[State]
[Name]	[Address]	[City]	[State]
[Name]	[Address]	[City]	[State]
[Name]	[Address]	[City]	[State]
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[Name]	[Address]	[City]	[State]
[Name]	[Address]	[City]	[State]
[Name]	[Address]	[City]	[State]
[Name]	[Address]	[City]	[State]
[Name]	[Address]	[City]	[State]

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**PROTEST PETITION AG**

**AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

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Signature (Ink, no digital)	Printed Name	Address	Date
	Herbert M. Grossman	4420 N. Territory Place Tucson 85750	7/8/22
	Nancy Lee Brock	4420 N. Territory Place Tucson 85750	7/8/22
	Grace Tibbitts-Snellson	7850 S. Splitter Way 85752	7/7/22
	Janet K. Jappisch-O'Neill	3660 N. Meljome Lane 85749	7/19/22
	Deborah Luna	5662 E Whiteley St 85711	7/19/22
	Andrew Lujan	5662 E Whiteley St 85711	7/19/22

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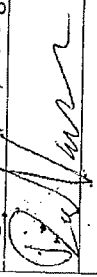
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Signature (Ink, no digital)	Printed Name	Address	Date
<i>[Signature]</i>	John D. Ramirez	6100 North Oracle #412	Jan 20/12
<i>[Signature]</i>	Christy Ramirez	6100 North Oracle #412	Jan 20/12

NO

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Signature (Ink, no digital)	Printed Name	Address	Date
	Rachel Vague	3219 E. Patricia St	7/15/22



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Signature (Ink, no digital)	Printed Name	Address	Date
<i>Phyllis Ferragne</i>	Phyllis FERRAGNE	612 W. Boller Coaster Rd.	7-23-22
<i>Theodore Ferragne</i>	THEODORE FERRAGNE	612 W. ROLLER COASTER RD	7/23/22

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Signature (Ink, no digital)	Printed Name	Address	Date
<i>Hope A. O'Donnell</i>	HOPE A. O'DONNELL	#1 85704 6100 N. Oracle Rd Tucson	7-26-2022
<i>Patrick D. O'Donnell</i>	Patrick D. O'Donnell	6100 N. Oracle Rd, #1 Tucson, AZ 85704	7/26/22
<i>Wylie Simpson</i>	WYLIE SIMPSON	6100 N. ORACLE RD TUCSON	8/2/22



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Signature (Ink, no digital)	Printed Name	Address	Date
	MAX R. TILLMAN	6100 N. ORACLE RD UNIT 19 TUCSON, AZ 85704	7/20/22
	Jennifer Tucker	6100 N Oracle Rd # 19 Tucson AZ 85704	07/20/22
	Rhonda Bales	6100 N Oracle #8 Tucson AZ	7/26/22



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Signature (Ink, no digital)	Printed Name	Address	Date
<i>Deborah Oropeza</i>	DEBORAH OROPEZA	101 W. VISTA GRANDE DR	6/27/22
<i>Mark Oropeza</i>	MARK OROPEZA	101 W. VISTA GRANDE DR	
<i>Ramona Martinez</i>	<del>RAMONA MARTINEZ</del>	150 W GREER LN	6/27/22
<i>Veronica Samson</i>	VERONICA SAMSON	150 W GREER LN	6/27/22
<i>Frances Pakenham</i>	FRANCES PAKENHAM	150 W. VISTA GRANDE	6/27/22
<i>Gladis Tolosa</i>	Gladis Tolosa	140 W. Greer Lane Tucson	6/27/22
<i>Maja Quintero</i>	Maja Quintero	193 W. Lillian Ln.	6/27/22

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Signature (Ink, no digital)	Printed Name	Address	Date
<i>Virginia Galbreath</i>	VIRGINIA JOHNS	<del>8225</del> 8225 N. Farway Way Tucson 85742	June 25, 2022

*I lived in the neighborhood for 50 years. I believe the current comprehensive plan is adequate. There is no reason to allow high density in such a fragile area.*

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12/10

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Signature (Ink, no digital)	Printed Name	Address	Date
	Catherine P. Passmore	402 E. Camino Lomas <sup>Tucson 85704</sup>	6-13-22
	Moira Walsh	765 W Panorama Rd Tucson 85704	6-13-22
	Alan Hershowitz	765 W Panorama Rd Tucson 85704	6/13/22
	R. Fa Sue Moore	8551 N Camino de Oeste Tucson	6/13/22
	Kay HANSON	6750 W Sunset Rd Tucson	4/13/20
	Edon Sch...	11077 West Jute Way Marana	4/13/22
	EARLE LANFORD	11077 West Jute Way Marana	4/13/22
	Thomas J. McCormack	4132 N. Calle Vista Ciudad <sup>WAZ</sup> 85750	6/13/22
	Joseph J. ...	16509 N. Calle Sin Nombre	6/13/2022
	James Pavia	6141 N. Rollwood Dr	6/13/22
	Alexis Hammich	6114 N Serendipity Ln.	5/29/22
	Mary Anne ...	6108 N Serendipity Ln	5/29/22

duplicate





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Signature (Ink, no digital)	Printed Name	Address	Date
Mary Gonzalez	MARY GANAPOL	1820 E Calle del Cielo, Tucson 85718	6/7/22
Ellin Ruffner	Ellin Ruffner	5101 N Via Entrada, Tucson, AZ 85718	6/9/22
R Maitland	DAEYL LYNN MAITLAND	5452 W. WINDING DESERT, MARANA 85658	6/9/22
Carol Bowers	CAROL BOWERS	1642 E. Calle del Cielo Tucson 85718	6/9/22
John Bowers	John Bowers	1642 F. CAÑE DEL CIELO Tucson 85718	6/9/22
Bary Gonzalez	Bary Gonzalez	1870 E. Calle del Cielo Tucson 85718	6-9-22
Fern Remy	Fern Remy	1151 W. Las Lomitas Rd 85704	6/10/22



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Signature (ink, no digital)	Printed Name	Address	Date
	Pilar Lanne	488 E Wine Plum <sup>TAB</sup> 85104	6/14/22
	NANCEE K WOOD	595 E WINE PLUM DR <sup>TUCSON AZ</sup> 85704	6/19/22
	William W. Burrus	595 E. Wine Plum Dr. Tucson Ar	6/19/22
	ERNEST KINZEY	596 E. WINE PLUM	6/19/22
	Phillip A. Petty	" " "	6/19/22
	KACY SMITH	584 E Wine Plum Dr	6/19/22
	Lyssa Holmes	619 E Wine Plum Dr.	6/19/22
	Lupe Ortega	6218 N. Silk Tree Pl.	6/25/22

DATE	Printed Name	Address	Signature
6-25-2022	Elinora Estrella	6212 N. Silk Tree Pl.	Margot Moreno
6-25-2022	Mark Ramirez	620 S. N. Yellowwood	<i>[Signature]</i>
6-25-2022	Patricia Ramirez	620 S N. Yellowwood	<i>[Signature]</i>
6-25-2022	Fernanda Harlan	6193 N Yellowwood Dr	<i>[Signature]</i>
6-25-2022	Rui Hui	536 E Squirrel Tail Dr.	<i>[Signature]</i>



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Signature (Ink, no digital)	Printed Name	Address	Date
<i>[Handwritten Signature]</i>	FARONK J. FORAGIE	6271 N. PUEBLA AVE ROJALITO TUCSON AZ 85718	6/13/22
<i>[Handwritten Signature]</i>	PATRICIA A. MYERS	5311 W. POMONA AVE. TUCSON, AZ 85704	6/14/22





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Signature (ink, no digital)	Printed Name	Address	Date
<i>Robert Neudorfer</i>	Robert Neudorfer	476 E. Wine Plum Dr. Tucson AZ 85704	6-19-22
<i>Kathy Duncan Dean</i>	Kathy Duncan Dean	476 East Wine Plum Drive Tucson, AZ 85704	6-19-22
<i>Cherry Ann Barbour</i>	CHERRY ANN BARBOUR	4231 N. Yellowwood Trl Tucson AZ 85104	6/25/22

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

We the undersigned property owners strongly **oppose** the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UJP Quail Canyon 1 LLC. We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property. We **object** to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We **protest** the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We **protest** the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We **object** to the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (ink, no digital)	Printed Name	Address	Date
	Ilene Sipe	5930 N. Placita del Lagarto Tucson AZ 85718	6-7-22
	Dean Sipe	5950 N Placita del Lagarto TUCSON AZ 85718	6/7/22
	Allen Sipe	5900 N Camino Padre Isidoro Tucson, AZ 85718	6/9/22
	Jenny Sipe	5400 N Camino Padre Isidoro Tucson AZ 85718	6/9/22



**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

We the undersigned property owners strongly oppose the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UJP Quail Canyon 1 LLC. We object to and strongly protest increasing the allowable density in the comprehensive plan for this property. We object to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We protest the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We protest the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, No digital)	Printed Name	Address	Date
<i>Carlos L. Marquez</i>	Carlos L. Marquez	821 E. Placita de Arnoldo Tucson, AZ 85718	6/9/22
<i>Carol Marquez</i>	Carol Marquez	821 E. Placita de Arnoldo, 85718	6/9/22
<i>Evangelina M. Oregon</i>	Evangelina Marquez Oregon	1980 W. Cholla Estate Dr 85704	6/9/22
<i>Fabrick Marquez</i>	Fabrick Marquez	136 W. Placita De La Posa 85704	6/9/22
<i>Carner Marquez</i>	Carner Marquez	736 W Placita De La Posa, Tucson 85704	6/9/22











Print copy of petition and ink signatures only.

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

We the undersigned property owners strongly **oppose** the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UJP Quail Canyon 1 LLC. We **object to** and strongly **protest** increasing the allowable density in the comprehensive plan for this property. We **object to** changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We **protest** the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We **protest** the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We **object to** the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (ink, no digital)	Printed Name	Address	Date
<i>Kimberly Snydler</i>	Kimberly Snydler	6370 N. Placita de Eduardo Tucson, AZ 85718	6/8/22

are the undersigned property owners strongly oppose the proposed concurrent assessment of the comprehensive plan and rezoning of the 10000 block of Chesapeake roads and adjacent to the site of the former Capital Center Mall Course, the latter Capital Center Mall, we are obliged to and strongly protest increasing the allowable density of the comprehensive plan for the property. We object to changes to the current land use designations, which are in conflict with the comprehensive plan currently adopted. We protest the proposed rezoning, which is an increase in density, because the development will be assessed within or very close to the Prime A-1B1 important riparian area, which serves as a major wildlife corridor. We protest the proposed plan to use the riparian habitat and the development. Because it lacks the capacity to absorb additional traffic, as part of the proposed rezoning, we protest the proposed plan to increase the capacity and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for neighboring adjacent lot Prime A-1B1.

Signature (ink, no digital)	Printed Name	Address	Date
<i>[Handwritten Signature]</i>	Wilson	10000 W Lakeside Walk	1 year 2021
<i>[Handwritten Signature]</i>	Wilson	10000 W Lakeside Walk	

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

We the undersigned property owners strongly oppose the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UJP Quail Canyon 1 LLC. We object to and strongly protest increasing the allowable density in the comprehensive plan for this property. We object to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We protest the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We protest the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, no digital)	Printed Name	Address	Date
<i>Linda Barrow</i>	Linda Barrow	1040 E. Calle Mariposa, Tucson, AZ 85718	6-6-22











Print copy of petition and ink signatures only.

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

We the undersigned property owners strongly **oppose** the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UJP Quail Canyon 1 LLC. We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property. We **object** to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We **protest** the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We **protest** the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We **object** to the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (ink, no digital)	Printed Name	Address	Date
Jane Peppard	JANE PEPPARD	1190 E. CALLE DE LA CABRA TUCSON AZ 85718	6/6/22
T. Peppard	TERENCE PEPPARD	1190 E CALLE DE LA CABRA TUCSON AZ 85718	6/6/22
Christine Balthazar	CHRISTINE BALTHAZAR	1161 E Calle de la Cabra Tucson AZ 85718	6/6/22

Print copy of petition and ink signatures only.

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

We the undersigned property owners strongly **oppose** the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We **object to and strongly protest** increasing the allowable density in the comprehensive plan for this property. We **object to** changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We **protest the** proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We **protest the** proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We **object to** the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, no digital)	Printed Name	Address	Date
<i>Robert Spruance</i>	ROBERT SPRUANCE	5780 N. Placita Stilbago 85718	6/6/22
<i>Daryl Spruance</i>	DARYL SPRUANCE	5780 N. Placita Stilbago 85718	6-6-22

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

due August 2022

We the undersigned property owners strongly **oppose** the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rutasill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property. We **object** to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We **protest** the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We **protest** the proposed plan to use Rutasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We **object** to the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, no digital)	Printed Name	Address	Date
	JACQUELINE A. HERBERT	605 W LAS LOMITAS RD TUCSON, AZ 85710	7-17-22
	ANNOUK VAN DE VOORDE	609 W Las Lomitas Rd	7/15/22
	GREG CROSS	616 W. Roller Coaster	8-4-22
	Kay Spencer	610 W. Roller Coaster	8-4-22
	RICHARD MULLER	614 W Roller Coaster Rd	8-4-22

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

We the undersigned property owners strongly **oppose** the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudaill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property. We **object** to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We **protest** the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We **protest** the proposed plan to use Rudaill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We **object** to the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, no digital)	Printed Name	Address	Date
<i>Cinda Spencer</i>	Cinda Spencer	1500 E Camino de la Sombra, Tucson 85718	6/10/22
<i>Frank Spencer</i>	FRANK SPENCER	1500 E CAMINO DE LA SOMBRA, TUCSON, 85718	6/10/22
<i>Jan Ochoa</i>	Jan Ochoa	1191 E. Placita Rana, Tucson 85718	6/10/22

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

We the undersigned property owners strongly **oppose** the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UJP Quail Canyon 1 LLC. We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property. We **object** to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We **protest** the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash important Riparian Area, which serves as a major wildlife corridor. We **protest** the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We **object** to the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (ink, no digital)	Printed Name	Address	Date
<i>Ann E. Rogers</i>	Ann E. Rogers	555 E. Wine Plum Dr.	6-9-2022
<i>John Torfonia</i>	John Torfonia	6224 N. Yellow Wood Dr	6-9-2022
<i>Heather Enos</i>	Heather Enos	6219 N. Silk Tree	6-9-2022
<i>Janet MacGregor</i>	Janet MacGregor	571 E. Squirrel Tail Dr.	6/9/22
<i>Alice A. McKernan</i>	Alice A. McKernan	585 E. Squirrel Tail Drive	6-18-2022
<i>Laurie Ecker</i>	Laurie Ecker	599 E. Squirrel Tail Dr.	6/18/22
<i>Eric Rothman</i>	Eric Rothman	599 E. Squirrel Tail Dr.	6/18/22



Print copy of petition and ink signatures only.

	NINA A. MINKUSKA	603 E SQUIRREL TAIL DR	06.18.22
	Joan Fidel	441 E. Squirrel Tail Dr.	06.18.22
	PETER FIDEL	641 E. SQUIRREL TAIL DR	6/18/22
	KEVIN KUTAN	602 N YANON WOODWAY	06.18.22
	Jennifer Serling	648 E. Squirrel Tail Dr Tucson AZ	6/18/22
	Bo Guo	536 E. Squirrel Tail Dr. Tucson, AZ	6/18/22
	Jason Spence	557 E Squirrel Tail Dr Tucson	6/18/22
	Linda Harris	543 E. Squirrel Tail Dr. Tucson	6/18/22
	Christopher Fleming	522 E Squirrel Tail Drive, Tucson	6/18/22
	BERNA RASMUSSEN	529 SQUIRREL TAIL DR. Tucson	6/18/22
	DAVID CHRISTIE	550 E SQUIRREL TAIL DR	6/18/22
	Russell Hughes	459 F. Squirrel Tail Dr	6/22/22
	Larry A Gebotsky	1371 E. Placita Mapache	6/22/22
	NINA		

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

We the undersigned property owners strongly **oppose** the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudaill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property. We **object** to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We **protest** the proposed rezoning/change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We **protest** the proposed plan to use Rudaill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We **object** to the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, no digital)	Printed Name	Address	Date
<i>Don J. Horn</i>	Don J. Horn	673 W. Las Lomitas Road Tucson, AZ 85704	6/8/22
<i>Diane Blair</i>	Diane Blair	712 W. Roller Coaster Tucson, AZ 85704	6/8/22
<i>Tatiana McClure</i>	Tatiana McClure	404 W. Las Lomitas, Tucson, AZ 85704	6/8/22
<i>Richard Armstrong</i>	Richard Armstrong	664 W Roller Coaster Rd Tucson AZ 85704	6/9/22
<i>Margaret Higgins</i>	MARGARET HIGGINS	706 AD ROLLER COASTER, TUCSON 85704	June 9, 2022
<i>Carol A Dwyer</i>	CAROL A DWYER	663 W LAS LOMITAS RD 85704	6/9/2022
<i>Patricia O'Brien</i>	Patricia O'Brien	421 W Las Lomitas R 85704	6/9/2022
<i>Marty O'Brien</i>	MARTY O'BRIEN	" "	" "

Signature	Print Name	Address	Date
<i>Joan Barrowman</i>	Joan Barrowman	607 W. Las Lomitas Rd Tucson, Arizona 85704	6/9/22
<i>Linda Mutari</i>	Linda Mutari	633 W. Las Lomitas Tucson, AZ 85704	6/9/22
<i>Julianne Ortega</i>	Julianne Ortega	679 W. Las Lomitas Tucson, AZ 85704	6/9/22
<i>Patricia G. Dean</i>	NATIVIDAD GONZALEZ	679 W LAS LOMITAS RD TUCSON, AZ 85704	6/9/22
<i>Nancy Swain</i>	NANCY SWAIN	673 W Las Lomitas Rd 85704	6/9/22
<i>Evelyn Kahn</i>	EVELYN KAHN	649 W LAS LOMITAS RD. 85704	6/9/22
<i>John M. Barrowman</i>	JOHN M. BARROWMAN	607 W. LAS LOMITAS RD	6/9/22
<i>Susan J. Martens</i>	Susan J. Martens	608 W Roller Coaster Rd 85704	6/9/22
<i>Jo Ann Rom</i>	Jo Ann Rom	634 W. Roller Coaster Rd 85704	6/9/22
<i>Garth Ricber</i>	Garth Ricber	465 W Calle Lindero Tucson, AZ 85704	6/9/22
<i>Montana Bushner</i>	MONTANA BUSHNER	6102 N. Saguaro Blvd Tucson, AZ	6/9/22
<i>Reggie Smith</i>	REGGIE SMITH	5445 N Genematus Tucson AZ	6/9/22
<i>Rebecca Bushner</i>	Rebecca Bushner	5450 N. Genematus Drive	6-9-22



Additional Protest Petitions Received

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN**

We the undersigned property owners strongly oppose the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We object to and strongly protest increasing the allowable density in the comprehensive plan for this property. We object to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We protest the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash important Riparian Area, which serves as a major wildlife corridor. We protest the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to construct three-story apartment buildings and two-story houses due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, no digital)	Printed Name	Address	Date
Robert Briggs	Robert Briggs	3326 E. Lester St.	12/3/22
Jean Briggs	Jean Briggs	3326 E. Lester St.	12/3/22
Thomas J. Bartkowski	Thomas J. Bartkowski	7719 N. Sun Flair Dr.	12/7/22
Stephanie Zavala	Stephanie M. Zavala	7719 N. Sun Flair Dr.	12/7/22
Carole Crowe	Carole Crowe	9216 N. Pheasant Ct	12/10/22
Magdalena Mondrzej	Magdalena Mondrzej	6844 N. Lena Hwy	12/10/22
Aleksandra Neichuk	ALEXSANDRA NEICHUK	1760 E. Vie Colombo Bianca	12/12/22
Susan Kramer	Susan Kramer	15373 N. Lago del Oro Pkwy	12.13.22











**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

We the undersigned property owners strongly oppose the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We object to and strongly protest increasing the allowable density in the comprehensive plan for this property. We object to the changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We protest the proposed rezoning change in and use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We protest the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to construct high density housing due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, no digital)	Printed Name	Address	Phone or email	Date
	VIRGINIA JOHNS	8225 N. Fairway View Tucson 85712	480.496.026 @gmail.com	Feb 7 2023
	Judy May Hileman	1405 E. Via Entrada Tucson, AZ 85718	Judy may be @ gmail.com	2/14/23
	LISA CLEVER	18501 W. LA BREA TRAIL Tucson, AZ 85755	231.235.4232 @hotmail.com	2/17/23
	LINZA S BETHA	5801 N. Northham Hills Rd Tucson AZ 85704	LINZABE @comcast.net	2/17/23
	Leanne Turner	1290 W. Ghost pl. 85737	leannet_70e @hotmail.com	2/24/23
	Ava Pickett	450 W. Cecil Drive Valley City	avapickett@ gmail.com	2/24/23
	Taylor Lubin	3219 E. Le. St Tucson, AZ 85716	tlubin@ tucsonmail.com	2/24/23
	Paula E Polak	11053 W. Goldwin Willet Tucson, AZ 85753	polak@packete @hotmail.com	2/24/23

cell → 117 SFR  
7 3 story apartments ⇒ 330 households

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP000003**

We the undersigned property owners strongly oppose the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UJP Quail Canyon 1 LLC. We object to and strongly protest increasing the allowable density in the comprehensive plan for this property. We object to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We protest the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash important Riparian Area, which serves as a major wildlife corridor. We protest the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to construct high density housing due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, no digital)	Printed Name	Address	Phone or email	Date
	Yolaysy Cuevas	320 E. Yvon Dr.	520-790-6154	2/24/23
	PETER HENRY	5210 N. VINA DR	603-397-2051	2/24/23
	Michael F. Burke	105 E. Canyonview Drive	732-783-691	2/28/23
	MANDY JOSLIN	404 E. YVON DR.	415-505-8695	2/28/23



11/30 prop

Print copy of petition and ink signatures only.

PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003

We the undersigned property owners strongly oppose the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of RudaSill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We object to and strongly protest increasing the allowable density in the comprehensive plan for this property. We object to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We protest the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We protest the proposed plan to use RudaSill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to construct high density housing due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	HENRY R. VARRAS	3540 N VINE	310 710 9815	2/4/23
<i>[Signature]</i>	Shari Montgomery	5440 E. Via Entrada	520-572-1623	2-4-23
<i>[Signature]</i>	Judith Wuehler	1531 E Entrada Sec 4	520 221-6896	02/04/23
<i>[Signature]</i>	Ayana Wuehler	1531 E Entrada Sec 4	520 360-6803	02-04-23
<i>[Signature]</i>	ROBERTA WITKOSKI	5161 N. SUNDANCE	520-360-6803	2/4/23
<i>[Signature]</i>	Ann M. Strine	1030 E Entrada Other	520-360-6803	2/4/23
<i>[Signature]</i>	Patti Valdez	1501 CUIZ Soledad	trishv@proton.com	2/4/23
<i>[Signature]</i>	Steve Bishop	525 G.M. Via	949 632 3449	2/4/23

Duplicate

Jane Brown  
 5575 N Entrada  
 520-441-9428  
 2/4/23

Lois Wacker  
 5500 N Entrada Quince  
 520-441-9428  
 2/4/23

Richard Duro  
 5540 N Via Entrada  
 520-441-9428  
 2/4/23

Mary White  
 5442 N. Entrada Latorres  
 520-955-3306 (cell)  
 2/4/2023  
 2-4-23  
 6/2/2023

14/102 props

PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP000003

We the undersigned property owners strongly oppose the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by JIP Quail Canyon 1 LLC. We object to and strongly protest increasing the allowable density in the comprehensive plan for this property. We object to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We protest the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash important Riparian Area, which serves as a major wildlife corridor. We protest the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We object to the developer's plan to construct high density housing due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (ink, no digital)	Printed Name	Address	Phone or email	Date
<i>[Signature]</i>	KENNETH E. ETIEN	1355 E VIA SOLIDAD	256 82711	2/4/23
<i>[Signature]</i>	Cesar L. M...	1500 E. Via Solidad	(920) 240-2048	2/6/23
<i>[Signature]</i>	BRENDA ELY	1355 E VIA SOLIDAD	256 5527	2/4/23
<i>[Signature]</i>	Sageall Road	5452 N East Ct	520 903800	2/4/23
J. S. Catt	James Catt	5112 N Via Condor	jscatt@proton.me	2/4/23
<i>[Signature]</i>	Jill Anne Robinson	1550 E Via Solidad	520-615-1938	2/4/23
<i>[Signature]</i>	Dianne Coscarelli	3005 N Via Condor Tucson	DianneCoscar@gmail.com	2/4/23
<i>[Signature]</i>	MARTHA MAZZOLINI	5112 N SOLERA TRINERA	mazzolini@comcast.net	2/4/23
<i>[Signature]</i>	DAVID TAILOR	5200 VIA CONDOR	801-891-2757	2/4/23
<i>[Signature]</i>	Susan Taylor	5100 VIA CONDOR	801-694-2795	2/4/23
<i>[Signature]</i>	ADRIAN KARPISCH	1421 E. VIA SOLIDAD	520-954-5129	2/4/23
<i>[Signature]</i>	MARTIN KARPISCH	1421 E VIA SOLIDAD	520-954-7741	4 Feb 2023
<i>[Signature]</i>	Ange Stingelin	5111 W. Calle LaCima	520-609-2168	2/4/23
<i>[Signature]</i>	PETER BROWN	5525 N. VIA EXTENSA	520-954-2132	2/4/23

**PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003**

We the undersigned property owners strongly **oppose** the proposed concurrent amendment of the comprehensive plan and rezoning of Pima Wash east of Oracle and south of Rudasill at the site of the former Quail Canyon Golf Course by UIP Quail Canyon 1 LLC. We **object** to and strongly **protest** increasing the allowable density in the comprehensive plan for this property. We **object** to changes to the current land use designation which are incompatible with how the neighborhood is currently zoned. We **protest** the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. We **protest** the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will also degrade the safety of pedestrians and bicyclists. We **object** to the developer's plan to construct high density housing due to the negative visual impact and reduced privacy for landowners adjacent to Pima Wash.

Signature (Ink, no digital)	Printed Name	Address	Phone or email	Date
<i>Melissa R. Van Skiver</i>	Melissa R. Van Skiver	2016 W. Cezone Cir Tucson, AZ 85741	520.544.0046	02/06/2023
<i>Sharon D. Vanskiver</i>	Sharon D. Vanskiver	3755 E. Guthrie Mtn Pl Tucson, AZ 85718	520-577-2617	02/09/2023
<i>Richard L. Van Skiver</i>	Richard L. Van Skiver	3755 E. Guthrie Mtn Pl Tucson, AZ 85718	520-205-0356	2-9-2023
<i>Amy L Rosenthal</i>	Amy L Rosenthal	2865 W Calle Del Huerto Tucson, AZ 85704	520-229-1423	02-18-2023
<i>Carol A. Hohmann</i>	CAROL A. HOHMAN	3780 E. GUTHRIE Mtn Pl. Tucson AZ 85718	520-850-9850	02-21-2023
<i>Frances P. Graffeo</i>	Frances P. Graffeo	3780 E. Guthrie Mtn. Pl. Tucson, AZ 85718	520-950-9849	02-21-2023
<i>Todd S. Wilson</i>	Todd S. Wilson	3787 E. Guthrie Mtn Pl Tucson, AZ 85718	520-605-3862	02-21-2023



115 Signature, Letters  
of Protest  
Representing 85  
Properties

As of March 13, 2023

**From:** Leisa Forman  
**To:** DSD Planning  
**Subject:** Pima Wash  
**Date:** Saturday, November 19, 2022 4:11:45 PM

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CAUTION: This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Please save Pima wash. I bought my home on Genematas Dr 16 years ago specifically because of low traffic and open space as most homes are built on an acre due to a disability that requires calm. For that we have always paid higher taxes and received fewer perks as roadside dump days in town. I live doors down from Rudasill and cannot imagine that little road being driven on daily maybe a thousand more times a day!  
This is greed and unjust reeking havoc on our neighborhood. There are a mirad of reasons why this apartment building is harmful attack on our wildlife, which we also paid up the nose for!  
Save Pima Canyon, and tell the builders to go elsewhere!

Leisa

Terri L. Tillman, AICP  
Principal Planner  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701

To: Pima County Development Services Planning Division  
Pima County Planning and Zoning Commission

CC: Rex Scott, Supervisor District 1  
Pima County Board of Supervisors

RE: PROTEST/OBJECT to Quail Canyon Specific Plan Rezoning. Case number P22SP00003

To whom it may concern and the Pima County Board of Supervisors;

I strongly PROTEST and OBJECT to the proposed zoning request change to support seven apartments with 210 units and high-density housing with 117 to 120 two-story houses in the PIMA Wash/Quail Canyon area. I OBJECT to and strongly PROTEST increasing the allowable density in the comprehensive plan for this property. I OBJECT to changes to the current land use designation which are incompatible with how the adjacent neighborhood is currently zoned. As a concerned citizen and resident of the Oracle Foothills Neighborhood I have several OBJECTIONS over the proposed high-density development.

I am not against development in general so long as it does not have a negative impact on the environment and surrounding neighborhoods. As a concerned citizen and resident, here are my OBJECTIONS:

**1. Watershed/Loss of Floodplain and increased flow into Wash**

I OBJECT to reducing the floodplain which is contrary to good flood management of the area. The county itself has written guidance on the importance of maintaining our floodplains, see current County publication, and Floodplain Management Goals and Practices in Pima County. I OBJECT to removing the northern parcel from floodplain management and its requirements.

The proposal fails to address adequately the rerouting of rain and upstream flood water to protect and prevent damage to or loss of existing private property along Williams Drive to the east of the apartments. The proposal removes the northern apartment parcel from the floodplain and all its requirements. Flows would depend on a narrower flood plain and wash on private property to handle the full requirements for moving water through the Pima Wash, including that from the impermeable surfaces of the apartment complex and north of Rudasill. While it was stated that water would be moved to landscaped areas, the complex has minimal landscaping. Routing water to landscaping would have no impact on reducing the amount of water being drained onto adjoining private property. This will push water into the wash flowing below properties on the west side of Williams Drive where we have already seen increased frequency of the wash running, increased depth and rate of the flows, and some loss of hillside in the past five years due to changing rainstorm patterns.

If water from the apartment complex is drained into the wash area (there is minimal floodplain in this area), then hillside loss could increase dramatically, affecting the viability of the houses on the hill. Loss of downstream flood plain absorption caused by loss of permeable ground due to housing density and hardscape can cause backup and further erode the wash and abutting hillsides upstream.

The southern parcel with less floodplain and NOS capacity is expected to handle flows from both the Pima wash bordering Oracle and the arroyo bordering Williams and Canyon View on the east. The calculation of NOS downstream provides little area for the upstream water to be absorbed; potentially resulting in flooding and bank destruction to the existing upstream properties. This is counter to the policies for flood control cited in the referenced documents

100-year flood and FEMA risk studies are not indicative of the current impact of climate change seen over the past 5 years to this arroyo. FEMA risk studies are being called into question (ref Washington Post article 'America Under Water,' Dec 6 2022). Also unclear are the calculations of the amount of water flowing from impermeable surfaces from the apartment construction (roofs, parking, hardscape, soil compaction from construction) and mitigation strategies to keep this water on the developer's property. Combined with the loss of downstream floodplain, we believe the actual impact of changes to the wash and floodplain have been incorrectly calculated. The proposal entails too much risk and moves watershed management in the wrong direction

## **2. Traffic analysis and access**

I strongly OBJECT to the traffic impact analysis (TIA) and I have OBJECTIONS on how it was developed. I PROTEST the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic. Rudasill traffic will significantly degrade the safety of pedestrians and bicyclists, as well as raise safety concerns with the Rudasill/1st Ave intersection, and safety/congestion with the Rudasill/Oracle

The proposal fails to convince one that the flow and control of traffic onto/from Rudasill Road, which at this time is under-constructed and poorly designed to handle the confluence of traffic from the hotels, gas station, mall and Oracle Road, will be appropriate beyond 2024. Limited bus service available on Oracle Road would motivate people to either drive or bicycle. The proposal states Rudasill and several other collector streets are bicycle routes – yet none have any shoulders for bicycles (Rudasill, Genematas and Rollercoaster most notably) and are not so designated by Pima County. All are often the only ways in and out of the neighborhoods for cars, pedestrians and cyclists.

For the eastbound side of Rudasill, the confluence of turns from Oracle Road, gas station, hotel, and now apartment complex can lead potentially to an increase in number of accidents. Lines of sight from Oracle and existing driveways are inadequate for visibility of traffic waiting to enter/exit Rudasill Road. Studies of these areas were done during COVID when traffic was low. They are not indicative of traffic density on a narrow, winding two-lane road with a higher than residential speed limit during peak times, especially given the increases in traffic noticed since mid-2022. Rudasill Road as a collector street also seems to operate with appreciable traffic outside defined peak hours – often extending to noon.

Lines of sight are also poor westbound on Rudasill from Genematas to crest of Williams Drive. Multiple driveways including residential and business are along this stretch of road. In addition, the lines of sight

from Rudasill to Oracle are also impacted by the right turn angles between the two streets and the slight uphill. Flooding is not visible westbound until west of Williams Drive or east of the hotels. Traffic lines turning from WB Rudasill to NB or SB Oracle currently back up blocking the driveways to businesses on both sides of the road. The backups will only increase with the proposed density. Again, this appears to be both a developer and Pima County/ward issue.

Driving densities appear to use one person per apartment. The assumption that roughly 41% of the residents in the apartments will be driving/working is questionable. How are the other 59% going to pay rent? Also questionable is the split, with a majority of people heading to Oracle Road. Recent data shows a different split – with almost equal numbers heading west and east. Given the short left/right turns lanes on Rudasill, the egress to Oracle will be blocked – people will use Rudasill to First as the alternative. And drive faster than the speed limit – Rudasill will become a residential road rather than a collector street. Traffic issues appear to be a combined Pima County, ward, and developer issue and are unaddressed as is safety.

### **3. Riparian protection**

I OBJECT and PROTEST the proposed rezoning /changes in land use designations because the development will be located within or too close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. The Pima Wash runs through the development property on its way from the Catalina Mountains to the Rillito, and has been declared an Important Riparian Area by the Sonoran Desert Conservation Plan. The SDCP is Pima County's plan for balancing the conservation and protection of our cultural and natural resource heritage with our efforts to maintain an economically vigorous and fiscally responsible community. Reducing the floodplains and creating "heat island effects" by this current proposed development will have an adverse impact on this important riparian area. The current project proposal lacks both horizontal and vertical space for trees. In effect, the project creates another heat island. Leaving the current zoning at CR-1 will greatly reduce the heat island effect. We have not been told how many trees will be removed for this project and how many will they plant and what size. Tree shading helps maintain the riparian area and greatly reduces the ground temperature.

I HEREBY RESPECTFULLY request that the rezoning of the above-named property (to include both the south and north parcels) be DENIED.

I appreciate your time and consideration in this matter. Look forward to any public meetings that I can attend and voice my concerns in person.

**Laura Marvin**  
**Parcel No. 102 21 064B**  
**Marvin Family Trust**  
**5813 N Williams Dr**  
**Tucson AZ 85704**  
**Cell 310 344 2870**

**From:** [margie Collins](#)  
**To:** [DSD Planning](#)  
**Subject:** P22SP00003-Quail Canyon Specific Plan Rezoning  
**Date:** Saturday, December 3, 2022 2:54:35 PM

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To: Pima County Development Services Planning Division  
Pima County Planning and Zoning Commission  
Pima County Board of Supervisors

To Whom it may concern,

We do hereby object and protest the rezoning to high density project case P22SP00003, Quail Canyon Specific Plan Rezoning due to the following reasons:

1. The Development lacks the capacity to absorb the traffic and to use Rudasill to enter and exit causes congestion due to Rudasill being a narrow road. It has a steep hill and sharp curves which has caused, as noted in the rezoning plan, 26 accidents since 2019. The steep hill and sharp curves also cause a blind spot for cars coming out of the entrance to the houses at 75 E. Rudasill Rd. The planning report notes an increase in weekday daily trips of 2616 which only increases possible accidents due to such a blind spot.
2. There is no plan to widen Rudasill Westbound onto Oracle due to overhead electric poles, this turn already has a line of 3 deep at times before an added 2616 increase in daily weekday trips.
3. The southbound Oracle/ Rudasill lane already has an overflow onto Oracle Road backing up from the southbound turn lane, this would only increase and cause a back up onto Oracle Rd. and added time of the light will slow down traffic on Oracle Rd as well.
4. This high density zoning increases danger to the good amount of pedestrians in the intersection due to the hotels and businesses.
5. The new high density zoning is not compatible with the low density zoning along the rest of Rudasill Rd.
6. The new development will be too close to the Pima Wash Riparian Area that serves alot of wildlife including coyote, bobcats and some javelina.
7. The Pima Wash at rare times during the monsoon has been running water and Rudasill has been closed off, this will be alot of cars, 2616 new daily weekday trips that need to be detoured if the wash is running.
8. The northbound traffic from Rudasill onto 1st Ave will be backed up as it takes sometime for the cars to cross over the 3 lanes of traffic to the other side. This increases the chances of an accident.

It is for these reasons that we do hereby respectfully request the rezoning be denied.

Thank you,

Michael and Margaret Collins  
75 E. Rudasill Rd.

Tucson, Arizona 85704  
phone: 520-425-1205  
margiecollins@msn.com

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December 4, 2022

Terri Tillman, Principal Planner, Pima County Development Services  
201 N Stone Avenue, 1st Floor  
Tucson AZ 85701

**RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003**

To All Whom It May Concern:

I hereby PROTEST the request to rezone the Pima Wash/Quail Canyon property located east of Oracle Road and south of Rudasill Rd. from CR-1 to allow for development of 210 apartment units and 117 single family homes. I OBJECT to the plan for the following reasons:

- Flood Plain and Wildlife Corridor – this property sits almost entirely within a flood plain and is a critical wildlife corridor. Wildlife use this corridor to travel to and from the Catalinas to the Rillito River. The Sonoran Desert Conservation Plan refers to this as an Important Riparian Area, critical to the preservation of native plants and wildlife. Filling the flood plain with houses and apartments, pavement, and vehicles certainly does not seem compatible with the goals of the SDCP. This area floods on a regular basis as is the point of a flood plain. Filling the flood plain with housing and raising the land level is a terrible way to manage a flood plain.
- Density – the level of housing density proposed will not only destroy the Pima Wash and flood plain, and create traffic nightmares, but will also add to the ‘heat island’ effect that is created by eliminating the current vegetation and adding hardscape and housing units. Open spaces are not only important for wildlife, but for people as well. Think about how we can make our city more livable, not just more profitable.
- Water Use – we can no longer ignore the critical water shortage that the desert southwest is facing. It is imperative that our planners begin to address the issue by slowing/halting unlimited growth.
- Traffic – The already-stressed roadways of Oracle Rd. and Rudasill Rd. would have to bear all of the vehicle traffic resulting from 320 additional residences. And that is IF the developer receives permission to utilize Oracle as an ingress/egress. If not, narrow, hilly, winding, accident-prone Rudasill Rd would bear the entire burden. Even now, it is very difficult and dangerous to enter Rudasill from the adjacent and intersecting streets and driveways, many of which are blind to the oncoming traffic. Pedestrians and bicyclists take their life in their hands when traveling along Rudasill and that would only get worse.
- The Pima County Comprehensive Plan, Pima Prospers, has as its land use goal “to guide land use, housing, conservation, and community design decisions consistent with the plan's vision and based on community input. This chapter advances the welfare of our people and our community by creating convenient, equitable, healthy, efficient and attractive environments.” The proposed plan for developing the Pima Wash at Quail Canyon does not seem to meet any of those goals. I am not anti-development and would not object to the sensitive development of the land within its current zoning and land use designations.



I respectfully request that the rezoning of the Quail Canyon property be **DENIED**.

Sincerely,

*Carole DeAngeli*

Carole L. DeAngeli  
5459 N. Agave Dr.  
Tucson, AZ 85704  
520-275-1292  
[caroledeangeli@gmail.com](mailto:caroledeangeli@gmail.com)

Cc: Rex Scott, District 1 Supervisor

December 3, 2022

Terrill L. Tillman, AICP  
Principal Planner  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701

To: Pima County Development Services Planning Division  
Pima County Planning and Zoning Commission  
Pima County Board of Supervisors

**RE: PROTEST/OBJECT to Quail Canyon Specific Plan Rezoning. Case number P22SP00003**

To whom it may concern, and the Pima County Board of Supervisors:

We write to express our strong objection to the proposed zoning change request for the Pima Wash/Quail Canyon area, intended to accommodate construction of 7 apartment buildings with 210 units plus high-density housing with about 120 two-story houses. We have resided in the adjacent neighborhood for 28 years. Such changes to the current CR-1 land use designation are wholly incompatible with the surrounding residential neighborhoods and will create a host of negative impacts on the local hydrology and riparian environment. Tucson has a long-standing commitment to maintaining riparian areas in balance with real development needs. We are not against building more houses in the area, but we strongly oppose plans that clearly ignore the safety and wellbeing of the built and natural environment in which we reside.

As concerned citizens and long-time residents of the Oracle Foothills Neighborhood we lay our OBJECTIONS to the proposed high-density development as follows:

1. We OBJECT to reducing the floodplain area itself, which runs counter to sound flood management. Pima Wash is a very large tributary of the Rillito and we have witnessed over nearly three decades its power and vulnerability to flooding. Reducing the surface area can only concentrate the forces up and down stream, posing danger to many properties within and outside of the planned development area. These risks that cannot simply be “engineered” away raising the floodplain’s elevation. The present proposal disregards the county’s written guidance on the importance of maintaining the floodplains (see Current County publication, and Floodplain Management Goals and Practices in Pima County). Narrowing and raising the floodplain through landscape engineering would meanwhile destroy most of the current riparian area, constituting a major environmental loss to the local area and the county.
2. We OBJECT to the traffic impact analysis (TIA) and the reasoning behind it. Specifically, we PROTEST the proposed plan to use Rudasill Rd to enter/exit the development. Rudasill Road is too narrow and winding to absorb additional traffic; there are many blind spots, and there have already been fatalities on this road. We do not see evidence that the TIA considered the traffic impact on Rudasill towards First Avenue. While it is likely that many would head to and from Oracle Road, a large fraction would instead prefer First Avenue because it is a more direct route to eastern roadways and indeed is already heavily used for this purpose. There is also considerable *daily* pedestrian and bicycle traffic along Rudasill that is not considered in the plan. We are surprised and OBJECT to the TIA determining the current traffic congestion on the basis of the last 3 years of DOT data. This has been the time of extensive COVID restrictions and record levels of remote working from home. How can these 3 years of data provide a realistic model for the next decade or two? Such biases are not appropriate or helpful for anticipating traffic congestion that the development plan would likely bring to the area in question.

3. We strongly OBJECT and PROTEST the proposed rezoning /change in land use designation because the development will be located within or too close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. Pima Wash is a *major* tributary to the Rillito River, and it runs through the development property on its way from the Catalina Mountains to the Rillito channel. Pima Wash has been declared an **Important Riparian Area** by the **Sonoran Desert Conservation Plan** (SDCP). The SDCP is Pima County's plan for balancing the conservation and protection of our cultural and natural resource heritage alongside economically vigorous and fiscally responsible community. We OBJECT, for example, to the near complete lack of green areas within the planned development area. There is no room for trees, much less mixed canopy plantings and thus would destroy rather than adapt to the conservation plan throughout the developed property. With such high structural density, it would create yet another "heat island" in the place of a riparian corridor that the present CR-1 zoning protects. Tucson and its periphery areas have far too many of these heat islands already, leading to the kinds of effects for which Phoenix is now famous.

4. We OBJECT to the amount of water use this proposed development will require. Water use is a core issue for Pima and most other Arizona counties. Within the Tucson Active Management Areas, the Assured Water Supply program requires new subdivisions to demonstrate in advance of development that a 100-year supply of good quality water is continuously and legally available. It must be recognized that the large Quail Canyon golf course on the subject property ceased watering its lawns and allowed the natural vegetation to reclaim the area, because the former had proved unsustainable. High density housing in the area will stress an already limited water supply.

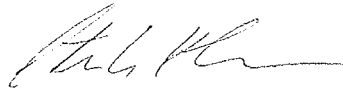
In summary, the proposed development plan disregards the city's and the county's plans for careful balance between development and environmental needs of the larger community. The projected prices of the built units indicate that they will be high-end and luxury residences. These in no way qualify as affordable housing, something that is genuinely needed by our population.

We **HEREBY RESPECTFULLY** request that the rezoning of the above-named property be **DENIED**. We thank you for your time and wisdom in this matter.

Mary C. Stiner and Steven L. Kuhn  
5610 N. Genematas Drive  
Oracle Foothills Neighborhood  
Tucson, AZ 85704



Stiner: Cell 520-903-7797; Email [mcstiner@gmail.com](mailto:mcstiner@gmail.com)



Kuhn: Cell: 520-903-7939; Email [slkuhn56@gmail.com](mailto:slkuhn56@gmail.com)

Date: November 20, 2022

Terrill L. Tillman, AICP  
Principal Planner  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701

To: Pima County Development Services Planning Division  
Pima County Planning and Zoning Commission  
Pima County Board of Supervisors

RE: **PROTEST/OBJECT to Quail Canyon Specific Plan Rezoning. Case number P22SP00003**

To whom it may concern and the Pima County Board of Supervisors; I strongly PROTEST and OBJECT to the proposed zoning request change to support seven apartments with 210 units and high density housing with 117 to 120 two-story houses in the PIMA Wash/Quail Canyon area. I OBJECT to and strongly PROTEST increasing the allowable density in the comprehensive plan for this property. I OBJECT to changes to the current land use designation which are incompatible with how the adjacent neighborhood is currently zoned. As a concerned citizen and resident of the Oracle Foothills Neighborhood I have several OBJECTIONS over the proposed high density development. Let me first say, I am not against development in general so long as it does not have a negative impact on the environment and neighborhood. I am not a "not in my backyard" person, but a concerned citizen. Here are my OBJECTIONS:

1. I OBJECT to reducing the floodplain which is contrary to good flood management of the area. The county itself have written guidance on the importance of maintaining our floodplains, see [current County publication](#), and [Floodplain Management Goals and Practices in Pima County](#) . I have real concerns about the current development plans to reduce the floodplain through engineering controls. The engineering controls will scrap the floodplain and add fill dirt to raise the floodplain elevation. This will destroy most of the current Quail Canyon floodplain and riparian area and only increase the wash depth and flow rate during annual monsoon season rainfalls in the PIMA wash corridor. The developments (on the west and east) themselves and their associated water runoffs will only add to this concern. The area is prone to flooding and here are some recent pictures from July 24, 2022, one inch rainfall as an example. BTW, in recent years 24 hour rainfalls have been near three inches up stream in the Pima Wash.



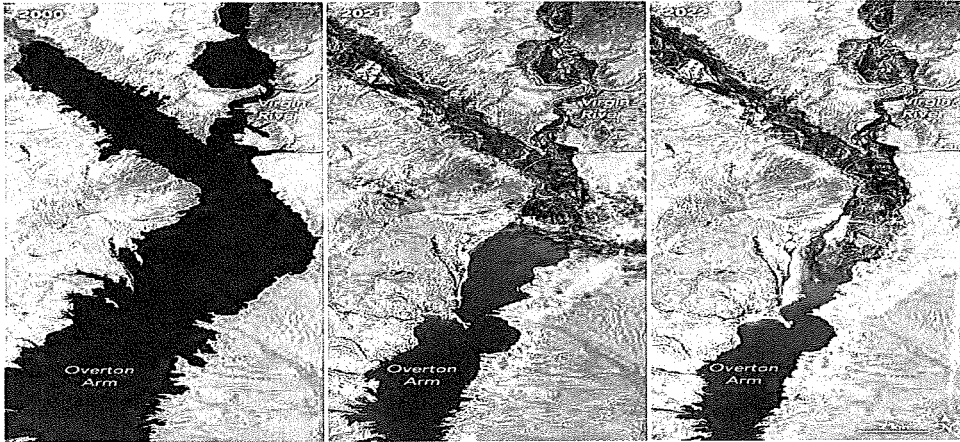


2. I strongly OBJECT to the traffic impact analysis (TIA) and I have OBJECTIONS on how it was developed. I PROTEST the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic. The TIA did not consider the traffic impact on the Rudasill to First Ave roadway. Rudasill is already a treacherous roadway between Oracle and First. There are a number of neighborhood roadways that intersect with Rudasill that have blind spots, dips that hide vehicle traffic and curves which add risk to turning on/off Rudasill. The TIA indicated that the 210 proposed apartments will only have around 88 vehicles leaving the complex in the peak morning/evening hours and that 90% of those vehicles will turn left towards Oracle Road. The estimated morning vehicle numbers are low and I don't believe that 90% of the vehicles will turn towards Oracle Road. I believe a number closer to a 60/40 split is more reasonable, thinking half the folks driving will be going to work north of Rudasill and the others will be working south of Rudasill and will utilize Rudasill to drive towards First Ave, then south on First. I base my numbers on a recent county traffic count on Rudasill which indicated 52% of traffic moves westward and 48% of the traffic moves eastward. Additional Rudasill traffic will significantly degrade the safety of pedestrians and bicyclists, as well as safety concerns with the Rudasill/1st Ave intersection, and safety/congestion with the Rudasill/Oracle intersection.

The developments road from the high density homes section out towards Oracle will be a Right In and Right out only road. This will require those who work south of the development to do a U-turn on a six lane road/highway or take Oracle to Rudasill to First. We already have too many required U-turns on Oracle Road.

I OBJECT to the TIA determining the current traffic congestion by looking back at the last three years DOT data. This is the same time period in which COVID restrictions and remote work options were in effect. This greatly reduced driving in general and the current TIA data should have factored this unusual circumstance into its data. I OBJECT to the current congestion data is skewed low because of this.

3. I OBJECT and PROTEST the proposed rezoning /change in land use designation because the development will be located within or too close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. The Pima Wash runs through the development property on its way from the Catalina Mountains to the Rillito, and has been declared an **Important Riparian Area** by the Sonoran Desert Conservation Plan. The SDCP is Pima County's plan for balancing the conservation and protection of our cultural and natural resource heritage with our efforts to maintain an economically vigorous and fiscally responsible community. Reducing the floodplains and creating "heat island effects" by this current proposed development will have an adverse impact on this important riparian area. "Tucson neighborhoods with few trees or shrubs, and much gravel, dirt, or paving, have become heat islands, spots where temperatures run 7 to 8°F warmer than the city's summertime average (Tony Davis, "Tucson's south side is a blistering heat island, study finds," Arizona Daily Star, April 4, 2021, pp. A1-A2, A4). The current project proposal lacks both horizontal and vertical space for trees. In effect, the project creates another heat island. Leaving the current zoning at CR-1 will greatly reduce the heat island effect. We have not been told how many trees will be removed for this project and how many will they plant and what size. Tree shading helps maintain the riparian area and greatly reduces the ground temperature.
4. I OBJECT to the amount of water use this proposed development will create. Water use is an ongoing issue for this county and state. Putting in higher density housing will only further challenge the water use situation. Within the Tucson Active Management Areas, the Assured Water Supply program requires new subdivisions to demonstrate in advance of development that a 100-year supply of good quality water is continuously and legally available. We must not only reduce our water dependency but also have a long term vision on limiting our impact on this precious resource. Higher density housing only creates an adverse impact on our water resources. I understand that there was once a nine hole golf course on this development land, but they stopped watering the golf course many years ago and allowed it to go back to a more natural environment. I'm sure you have seen the impact of the extreme drought and higher temperatures in the southwestern portion of our country on Lake Mead and Lake Powell thus the CAP. **Nasa images show extreme withering of Lake Mead over 22 years**



Let's not fool ourselves into thinking that this development is targeted for low income folks who so desperately need housing in this county/city. This development will only make large profits for another out-of-state investor.

**I HEREBY RESPECTFULLY** request that the rezoning of the above-named property be **DENIED**.

I appreciate your time and consideration in this matter. Look forward to any public meetings that I can attend and voice my concerns in person.



**Say NO to rezoning!**

*Richard G. Haug*

Richard G Haug  
5550 N Maria Drive  
Tucson, AZ 85704  
[rghaug@yahoo.com](mailto:rghaug@yahoo.com)  
402-253-4496



**From:** [Rose Clarke](#)  
**To:** [DSD Planning](#)  
**Subject:** Quail Canyon  
**Date:** Sunday, December 4, 2022 4:58:37 PM

---

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Sent from [Mail](#) for Windows

**Terrill L. Tillman, AICP**  
**Principal Planner**  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)

RE: Quail Canyon Specific Plan Rezoning  
Case number P22SP00003

Dear Terrill L. Tillman,

We **object** to the rezoning of the Quail Canyon property. Here's why:

\*It doesn't honor the Sonoran Desert Conservation Plan. This area has been designated as an **Important Riparian Area** in the Plan. FEMA designated this area a **special flood hazard area**. This is an area with rich biodiversity. Native wildlife will be harmed by this development.

\*The impact on traffic, whether they get permission from ADOT to exit on Oracle or not, traffic will increase on First and Rudasill as well. Rudasill is a challenging road as it is. It can't handle increased traffic without negatively impacting safety.

\*Pima County deals with an increasing number of **heat emergency days**. Changing this zoning and transforming all that ground and riparian vegetation into roads, parking, and roofs will only add to the heat island effect. Developers bulldoze the land, without any non-mandated consideration to the life above and below ground. The trees and other vegetation they plant will require more water to establish and maintain.

\*The developers' claimed water savings don't align with the facts about this specific golf course. How do we trust what they say about other elements of this proposed rezoning when this important one is patently untrue?

From your website: "*Pima County strives to integrate sustainable decision making into all facets of its operations and to achieve a triple bottom line of benefits, enhancing*

*the environment, economy, and quality of life for our citizens.*" Rezoning this property does not align with sustainable decision making or quality of life for your citizens. And economically, why would tourists want to visit an overbuilt place that lacks the character of its natural history? Pima County, please deny this rezoning.

Consider purchasing this important property. Honor the water and wildlife...Make it a park. Communities with more open park space are healthier.

Sincerely, William and Rose Clarke

**From:** [Jane Haug](#)  
**To:** [DSD Planning](#)  
**Subject:** Quail Canyon Specific Plan Rezoning. Case number P22SP00003  
**Date:** Wednesday, December 7, 2022 2:29:15 PM

---

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**Terrill L. Tillman, AICP**  
Principal Planner  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701

Pima County Development Services Planning Division

Pima County Planning and Zoning Commission

Pima County Board of Supervisors

RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003

December 7, 2022

I am writing this letter to OBJECT and PROTEST the request to rezone the above-named property located east of Oracle Road and south of Rudasill Rd. at the site of the former Quail Canyon Golf Course from CR-1 to Specific Plan for the following reasons:

<!--[if !supportLists]-->1) <!--[endif]--> I OBJECT to the developer's plan to construct a high density development of three-story apartment buildings with 210 units AND 117 – 120 two-story houses.

<!--[if !supportLists]-->2) <!--[endif]--> I OBJECT and PROTEST increasing the allowable density in the comprehensive plan for this property.

<!--[if !supportLists]-->3) <!--[endif]--> I OBJECT to changes to the current land use designation which are incongruent with how the adjacent neighborhood is currently zoned.

<!--[if !supportLists]-->4) <!--[endif]--> I PROTEST the proposed rezoning / change in land use designation because the development will be located within or too close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor.

<!--[if !supportLists]-->5) <!--[endif]--> I PROTEST the proposed plan to use Rudasill Rd to enter/exit the development because:

Rudasill cannot SAFELY handle additional traffic because it is made up of steep hills, sharp curves, and blind spots,

Any increase in traffic creates SAFETY issues for pedestrians and bicyclists,

st

Any increase in traffic creates SAFETY concerns for the Rudasill/1 Avenue intersection,

And any increase in traffic creates SAFETY and congestion concerns for the Rudasill/Oracle intersection.

I was born (at TMC) and raised in Tucson. My father and his six brothers and two sisters were born in Tucson. All their children and many of their grandchildren are also Tucson natives. Even though I have lived in other states over the last few decades, I have deep roots in the Tucson community. I am a Helen Keeling Elementary alumnus. I graduated from Amphitheater High School. Helen Wetmore danced at my wedding 40+ years ago. I care deeply for the future of my neighborhood.

I OBJECT and PROTEST any developer who wants to destroy MY desert for profit. However,

I am not opposed to all development. I would not protest this development IF it maintains the current CR-1 zoning.

Please honor my request that the rezoning of the Quail Canyon Specific Plan, Case number P22SP00003, be DENIED.

Jane Mills Haug

5550 N. Maria Drive

Tucson, AZ 85704

(402) 651-8520

[jmillshaug@yahoo.com](mailto:jmillshaug@yahoo.com)

**From:** BARBARA SEELIG  
**To:** DSD Planning  
**Subject:** Quail Valley rezoning  
**Date:** Monday, November 21, 2022 2:55:41 PM

---

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Barbara Seelig  
255 E. Rudasill RD  
Tucson, AZ. 85704  
June 19, 2022

Dear Sirs,

I live on the Northside of Rudasill Rd. One of my acres is in Pima wash. About every year you send me a notice that I can't build because I am in the flood plain. I get raging water coming from under First AVE. The Quail Canyon golf course gets that water plus the water that comes under Orange Grove Rd. Rudasill RD. gets covered with dirt and they have to barricade it. Remember the picture in the paper of the red car that got washed off Rudasill and hung upon the rocks? How can you even consider this? I protest.

I object to this rezoning because it does not fit in with our neighborhood. It is too high density and we have no apartments. I looked at what they have planned for the north area and it is outrageous.

They said the golf course used more water, not so. They are comparing it to the water usage of a large golf course. This was a much smaller golf course.

Rudasill Rd. is a 2 lane winding road that can't accommodate more traffic. It is all ready dangerous for me to get on to the main Rudasill

Rd because our entrance is blind. A hill blocks the drive for people coming up the hill.

I protest this development.

Thank-you,  
Barbara Seelig

ORACLE

FOOTHILLS NEIGHBORHOOD ASSOCIATION

TO: Pima County Development Services Planning Division  
Pima County Planning and Zoning Commission  
Pima County Board of Supervisors

Development Services Planning Division  
and Zoning Commission  
Supervisors

RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003

Plan Rezoning. Case number P22SP00003

DATE: December 6, 2022

To whom it may concern:

I/We hereby **PROTEST** the rezoning of the property located east of Oracle Road and south of Rudasill Rd. We **PROTEST** the proposed Specific Plan for the following reasons:

request to rezone the above-named property located east of Oracle Road at the site of the former Quail Canyon Golf Course from CR-1 to CR-2. We **PROTEST** the following reasons:

As the president of the Oracle Foothills Neighborhood Association and resident we **PROTEST** the proposed rezoning and development plans. We **OBJECT** to the developer's plan to construct a high-density development of three-story apartments with 210 units and 120 two-story high-density houses.

Foothills Neighborhood Association and resident we **OBJECT** to the proposed rezoning and development plans. We **OBJECT** to the developer's plan to construct a high-density development of three-story apartments with 210 units and 120 two-story high-density houses.

We **OBJECT** to and strongly **PROTEST** the proposed rezoning and development plans for this property. We **OBJECT** to the developer's plan to construct a high-density development of three-story apartments with 210 units and 120 two-story high-density houses. We **OBJECT** to the proposed rezoning and development plans for this property. We **OBJECT** to the developer's plan to construct a high-density development of three-story apartments with 210 units and 120 two-story high-density houses. We **OBJECT** to the proposed rezoning and development plans for this property. We **OBJECT** to the developer's plan to construct a high-density development of three-story apartments with 210 units and 120 two-story high-density houses.

**PROTEST** increasing the allowable density in the comprehensive zoning map for the Oracle Foothills Neighborhood. We **OBJECT** to changes to the current land use designation which are inconsistent with the current zoning of the Oracle Foothills Neighborhood. We **PROTEST** increasing the allowable density in the comprehensive zoning map for the Oracle Foothills Neighborhood. We **OBJECT** to changes to the current land use designation which are inconsistent with the current zoning of the Oracle Foothills Neighborhood.

We **PROTEST** the proposed rezoning and development plans for this property. We **OBJECT** to the developer's plan to construct a high-density development of three-story apartments with 210 units and 120 two-story high-density houses. We **PROTEST** the proposed rezoning and development plans for this property. We **OBJECT** to the developer's plan to construct a high-density development of three-story apartments with 210 units and 120 two-story high-density houses.

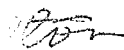
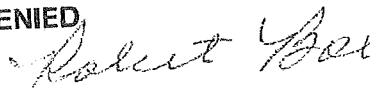
rezoning /change in land use designation because the property is located within the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. The hydrological study does not include climate change impacts and the potential for increased flooding in the area/pima wash.

We **PROTEST** the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots. Additional traffic will significantly degrade the safety of pedestrians and bicyclists. More traffic only increases the safety concerns with the Rudasill/1st Ave intersection and safety/congestion with the Rudasill/Oracle intersection.

plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots. Additional traffic will significantly degrade the safety of pedestrians and bicyclists. More traffic only increases the safety concerns with the Rudasill/1st Ave intersection and safety/congestion with the Rudasill/Oracle intersection.

I/WE HEREBY RESPECTFULLY DENIED

I/We request that the rezoning of the above-named property be denied.



Robert Bolton  
5420 N Maria Drive  
Tucson AZ 85704  
520-241-9036 / babs7919@comcast.net

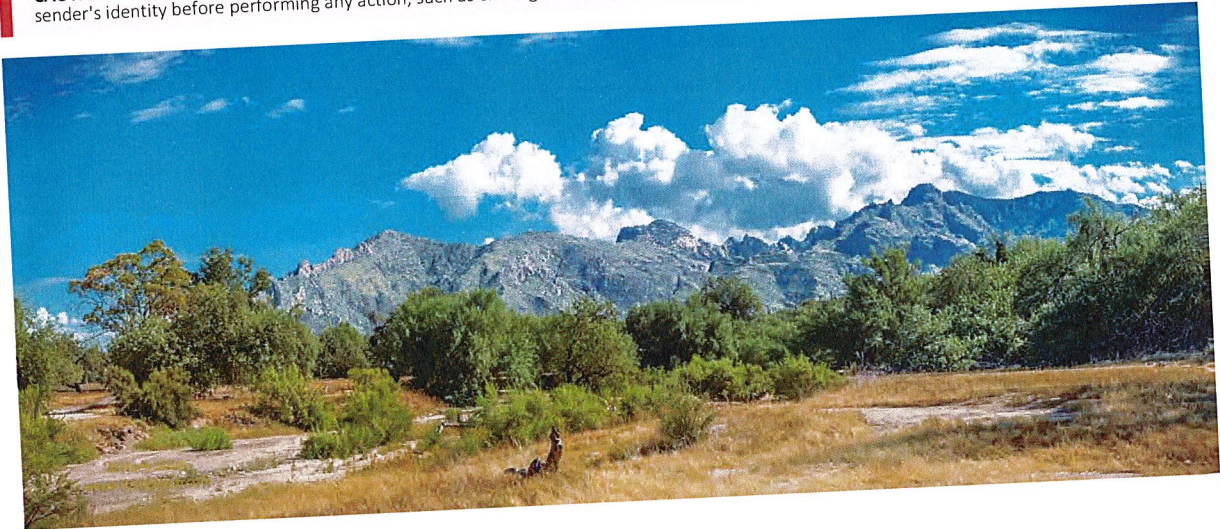
comcast.net

Send to:  
Terri Tillman, Principal Planner,  
201 N Stone Avenue, 1st Floor  
Tucson AZ 85701  
DSDPlanning@pima.gov

Pima County Development Services

**From:** [Frank Staub](#)  
**To:** [DSD Planning](#)  
**Subject:** VOTE AGAINST: Quail Canyon Specific Plan Rezoning, case number P22SP00003.  
**Date:** Wednesday, December 7, 2022 11:36:46 AM

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Dear Supervisors and Commissioners,

Do you want this to be replaced by houses and apartment buildings?

I posted this and other pictures of the Quail Canyon section of Pima Wash on a dozen Facebook sites related to Tucson and got hundreds of comments. Virtually everyone says the current zoning should remain. Some think the land should be turned into a park. Not just because of the view. Many Tucson and Pima County residents understand how important riparian habitat such as this is to the birdlife and other natural attractions that people from all over the world come here to enjoy. And they know that development has already done too much damage at a time when scientists implore us to save as much habitat as possible in response to climate change and the shocking loss of our earth's species diversity. I pray that you do too. Please vote against the Quail Canyon Specific Plan Rezoning, case number P22SP00003.

For information: <https://quailrun1.com/?fbclid=IwAR0FH4zuTg1Vp8s4-Vf89TbTqATSmD5kHvejnyJ3rAEEF4z5VZs1XRI1oDU>

### Save Pima Wash

Save Pima Wash. The former Quail Canyon Golf Course, located in Pima Wash has been purchased by a California-based developer. They plan to build 120 2-story homes and 7 3-story apartment buildings (total 210 units) on 30 acres of the 53 acre property.

[quailrun.com](http://quailrun.com)

To see more pictures of this location: <https://www.frankstaub.com/Folders/Here-Today-Projects-Frank-Staub/Quail-CanyonPima-Wash>



Sincerely,

Frank Staub  
7022 North Tub Lane  
Tucson, AZ 85743  
520-260-1400  
[www.FrankStaub.com](http://www.FrankStaub.com)

**Ysaura Rodriguez**

**From:** District1  
**Sent:** Monday, December 12, 2022 8:43 AM  
**To:** COB\_mail  
**Subject:** FW: Supervisor Rex Scott Feedback Form (district1@pima.gov) 2022-12-11 06:10 PM Submission Notification

Have you received this for distribution?  
Thank you

**From:** notification@pima.gov <notification@pima.gov>  
**Sent:** Sunday, December 11, 2022 6:10 PM  
**To:** District1 <District1@pima.gov>  
**Subject:** Supervisor Rex Scott Feedback Form (district1@pima.gov) 2022-12-11 06:10 PM Submission Notification

Supervisor Rex Scott Feedback Form ([district1@pima.gov](mailto:district1@pima.gov)) 2022-12-11 06:10 PM was submitted by Guest on 12/11/2022 6:10:14 PM (GMT-07:00) US/Arizona

Name	Value
<b>First Name</b>	Laura and Ed
<b>Last Name</b>	Bartkowski
<b>Email</b>	<a href="mailto:lbartkowski@gmail.com">lbartkowski@gmail.com</a>
<b>Phone</b>	5208877088
<b>Address</b>	5885 North Williams Drive
<b>City</b>	TUCSON
<b>State</b>	AZ
<b>Zipcode</b>	85704
<b>District_of_Concern</b>	Supervisor District 1 - Rex Scott, Supervisor District 2 - Matt Heinz, Supervisor District 3 - Sharon Bronson, Supervisor District 4 - Steve Christy, Supervisor District 5 - Adelita Grijalva
<b>Department_of_concern</b>	Planning and Zoning
<b>Subject_or_Nature_of_Concern</b>	Proposed Quail Canyon Specific Plan Rezoning TO: Terri Tillman, Principal Planner, Pima County Development Services CC: Rex Scott, Pima County Board of Supervisors, District 1, Matt Heinz, District 2, Sharon Bronson, District 3, Steve Christy, District 4, Adelita Grijalva, District 5 RE: Quail Canyon Specific Plan Rezoning - Case number P22SP00003 December 11, 2022 Dear Mr. Tillman: We hereby OBJECT to and PROTEST the UIP Quail Canyon 1 LLC Specific Plan including the
<b>Comments</b>	request to rezone the above-named property located east of Oracle Road and south of Rudasill Road (Case P22SP0000#, from CR-1 to Specific Plan for the following reasons: 1. Increasing the allowable density in the specific plan for this property (previously the Quail Canyon golf course) to a high-density development of seven, three-story apartment buildings (210 units) and 117 - 120 two-story houses is not aligned with the adjacent neighborhoods of single family homes. In addition, the density bonus allowed in exchange for

DEC 12 2022 10:06 PC CLK OF ED  
ya

CLERK'S NOTE:  
COPY TO SUPERVISORS  
COUNTY ADMINISTRATOR

DATE 12-12-2022 YR  
CC: Development Services

“setting aside” NOS seems almost like a scam because a significant part of the NOS on this property is unbuildable due to floodplain and elevation changes. 2. Rezoning and changing the land use designation is not logical because the development will be located within or very close to the Pima Wash Important Riparian Area, which is a major wildlife corridor. With the proposed plan of Gabion bank protections, it appears wildlife will be forced or funneled into the floodway between the two end of the development during common monsoon rain events. 3. The proposed plan calls for Rudasill Road to be the main entry/exit for the north apartment complex but the Rudasill Road infrastructure is inadequate even without the addition of more traffic as further illustrated below:

- o Rudasill lacks the capacity to absorb additional traffic because it is narrow, lacks shoulders, has steep hills, sharp curves, and blind spots. We believe two critical items are missing from the development specific plan; 1) merge and demerge vehicle lanes leading into and out of the complex from/onto Rudasill Road from the apartment access road, and 2) a left hand turn lane for vehicles traveling west on Rudasill into the apartment access road. We already see issues with this very congested extended intersection as vehicles attempt to turn into the gas station, Dairy Queen and hotel driveways on the Southeast corner of Rudasill and Oracle as well as vehicles attempting to enter the road leading to Casa Blanca Plaza on the Northeast corner of Rudasill and Oracle (just across from the driveways previously mentioned). We have observed many near misses in this area with just the current traffic. The hotels have many out-of-town customers who make sudden decisions to turn into the various businesses.
- o The Rudasill Road shoulder width does not meet current Pima County standards especially where it narrows (just west of Williams Drive - - on a rather steep grade). This is a pinch point where there are basically no shoulders. Instead there are steep dirt and rock banks that frequently drop rocks and debris onto the road after rainfall making it impossible for both bicyclists and pedestrians to safely use the road. The developer’s plan states “no offsite bicycle or pedestrian infrastructure is planned for this project”. Infrastructure is not only needed now to support this project, but has been desperately needed for the past 40 years. Which also begs the question as to why Rudasill is considered a bike route when there are no shoulders to protect cyclists from motor vehicles? Specifically referring to the Pima County Roadway Design Manual Fourth Edition 2014, 2.3 Roadway Sections, Table 2.1 Lane Width Standards, the Preferred Width in feet for road shoulder (2 lane rural), paved + unpaved is 10 feet. Since the current road shoulders fail to meet the Preferred Width, we can anticipate that public safety on this road will further worsen if the proposed development is approved. More lives will be at risk. We believe that Pima County should address the Rudasill Road infrastructure problem prior to approval of any developments that add traffic. Presently, Rudasill Road is dangerous for pedestrians, cyclists and motorists due to the sheer volume and nature of traffic on this highly hazardous road. With an additional estimated 1,422 vehicle trips in and out of the proposed apartment complex onto Rudasill, coupled with the infrastructure deficiencies (shoulders, visibility, flooding, etc.), a minor concurrency designation is not appropriate. This is the moment to correct deficiencies of Rudasill Road for public safety.
- o The Rudasill Road/1st Avenue intersection does not have a traffic light making it very difficult to turn left (North) from Rudasill Road onto 1st Avenue. Additional traffic on Rudasill Road from the proposed

development will only make it worse. Furthermore, traffic both north and south bound on 1st Avenue generally travel well in excess of the posted 45 mph limit based on numerous personal observations. Adding substantial vehicle traffic east bound on Rudasill Road from the proposed development towards 1st without a traffic control light will significantly increase the probability of life-threatening collisions. o The Rudasill Road/Oracle Road intersection is currently congested especially during rush hour. The TIA conducted by the project's developers project that 90% of the apartment vehicles will egress the site westward on Rudasill Road generally making a left turn onto south bound Oracle Road. Currently, the left turn lane can only accommodate at most 5 vehicles at any given time. Therefore, we strongly object to the developer's plan. This intersection should be re-designed to accommodate additional traffic before allowing more build projects that would create additional traffic. For once, be proactive!. As just happened this past summer, whenever traffic north of Oracle Road is blocked, Rudasill Road becomes bumper to bumper all the way to First Avenue. 4. The Pima Wash bisects our property releasing significant floodwater from the north and east due to the direction of its flow especially during monsoon storm season. Any change in storm water flow due to this development will negatively affect us. o We are concerned about increased erosion and water damage at the northwest edge of our property due to additional water runoff into the Pima Wash from the 9 acre apartment area. Rainwater is currently partially absorbed by the soil and vegetation in the wash. Pavement and apartment roofs will not absorb rainfall, instead we believe they will promote runoff to the east and south of the seven apartment buildings and direct it towards our property which is due east of the apartment area. o A one-inch rainfall and resultant runoff of 325,850 gallons from the apartment complex onto our property will negatively and adversely affect our land far beyond its ability to cope with this volume. Measures must be included in the development plan (if the county approves any type of zoning change) to divert this water from flowing towards residential property. Within the last 10 years, we have already seen Pima Wash water flood to five-foot depth along 100-150 ft of our property. We lost significant soil off the west slope of our property, just west of our home, above the wash (east side of the Pima Wash) during that event. Any plan that allows for runoff from the apartment complex into Pima Wash will only exacerbate this condition. o The developer's plan mentions that rainwater will be directed to landscape areas and will use "pervious hardscape and porous paving systems, where possible". This does not give us much confidence that the reduction in ground absorption due to the construction will not cause additional flooding into the wash area, thus risking our property and ultimately our home. We would prefer as a landowner that we and the rezoning process would include plan specifics, actual hardware specifications, site locations and volume calculations from the developers. On page II-8 of the developers plan, there is mention of a three-foot screen wall or solid fence along the Pima Wash to provide light screening. According to the proposed plan, the bottom of the wall will be designed to allow water flow into the Pima Wash. This seems to conflict with the other statement in their Specific plan to have onsite drainage retention via rainwater harvesting by directing runoff and/or to use pervious surfaces for parking along the Pima Wash. o The developer's plan states that it contains drainage improvements "thoughtfully designed to have

no negative impacts either upstream or downstream". We would prefer to have a drainage design based on facts and data from past rain events in this area, not merely "thought". It seems that downstream, the developers are protecting housing with the use of gabion wall bank protection but there is no protection or guarantee that the apartments and parking area runoff won't flow into the Pima Wash so as to cause more erosion on our property. How will the drainage off the apartment area impact the flow towards our property regardless of the depth of the flow? We certainly don't want to have to sue any entity for property loss due to erosion or water damage from this development. 5. Lastly, during monsoon rainstorms, the Pima Wash floods violently and with little warning across Rudasill. At least once since 2012, a vehicle with passengers was swept off Rudasill south into the Pima Wash. They were rescued by safety personnel using "jaws of life" while trapped by raging waters and debris. It seems highly inconsiderate to current residential landowners plus the future residents of a new development that Pima County would approve this plan without correcting deficiencies in Rudasill Road and Pima wash. Why hasn't a culvert been added to Rudasill to capture the Pima Wash flow to keep the road safe and open through rain events? This is another example of inadequate infrastructure. We believe that Pima County should address the lack of infrastructure to carry traffic out of the way of Pima Wash floodwater. Because the Pima Wash area is beautiful and part of our desert ecosystem, the land of Pima Wash cannot be sacrificed to any plan that would endanger the lives and property of new tenants, current residents and be a loss of Pima County's heritage. WE HEREBY RESPECTFULLY request that the Specific Plan rezoning of the above-named property be DENIED. Edmund Bartkowski Laura Bartkowski Bartkowski Edmund & Laura Revocable Trust Parcel # 102-21-064A 5885 N. Williams Dr. Tucson AZ 85704 520-887-7088 (home) 520-982-2046 and 520-982-2014( Cell) [lbartkowski@gmail.com](mailto:lbartkowski@gmail.com) and [ed.bartkowski@gmail.com](mailto:ed.bartkowski@gmail.com)

**Would\_like\_a\_response** Yes

**Referred\_Page** <https://webcms.pima.gov/cms/One.aspx?portalId=169&pageId=3653>

Thank you, Pima County, Arizona

**From:** [Terri Tillman](#)  
**To:** [Terri Tillman](#)  
**Subject:** FW: Quail Canyon Specific Plan Rezoning Case number P22SP00003  
**Date:** Thursday, December 1, 2022 8:09:35 AM

---

**From:** Marge Pellegrino <[margepell@comcast.net](mailto:margepell@comcast.net)>  
**Sent:** Wednesday, November 30, 2022 4:11 PM  
**To:** DSD Planning <[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)>  
**Cc:** District1 <[District1@pima.gov](mailto:District1@pima.gov)>  
**Subject:** Quail Canyon Specific Plan Rezoning Case number P22SP00003

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**Terrill L. Tillman, AICP**  
**Principal Planner**  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)

RE: Quail Canyon Specific Plan Rezoning  
Case number P22SP00003

Dear Terrill L. Tillman,

We **object** to the rezoning of the Quail Canyon property. Here's why:

\*It doesn't honor the Sonoran Desert Conservation Plan. This area has been designated as an **Important Riparian Area** in the Plan. FEMA designated this area a **special flood hazard area**. This is an area with rich biodiversity. Native wildlife will be harmed by this development.

\*The impact on traffic, whether they get permission from ADOT to exit on Oracle or not, traffic will increase on First and Rudasill as well. Rudasill is a challenging road as it is. It can't handle increased traffic without negatively impacting safety.

\*Pima County deals with an increasing number of **heat emergency days**. Changing this zoning and transforming all that ground and riparian vegetation into roads, parking, and roofs will only add to the heat island effect. Developers bulldoze the land, without any non-mandated consideration to the life above and below ground. The trees and other vegetation they plant will require more water to establish and

maintain.

\*The developers' claimed water savings don't align with the facts about this specific golf course. How do we trust what they say about other elements of this proposed rezoning when this important one is patently untrue?

From your website: "*Pima County strives to integrate sustainable decision making into all facets of its operations and to achieve a triple bottom line of benefits, enhancing the environment, economy, and quality of life for our citizens.*" Rezoning this property does not align with sustainable decision making or quality of life for your citizens. And economically, why would tourists want to visit an overbuilt place that lacks the character of its natural history? Pima County, please deny this rezoning.

Consider purchasing this important property. Honor the water and wildlife...Make it a park. Communities with more open park space are healthier.

Yours truly,

Steve and Marge Pellegrino  
341 E. Yvon Drive  
Tucson, AZ 85704-5229

CC: Rex Scott, Supervisor District 1

**From:** [Dean](#)  
**To:** [DSD Planning](#)  
**Cc:** [District1](#)  
**Subject:** Objections to Quail Canyon Specific Plan  
**Date:** Monday, December 12, 2022 11:04:25 AM

---

**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

**Terrill L. Tillman, AICP**  
**Principal Planner**

Pima County Development Services  
201 N Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

RE: Quail Canyon Specific Plan Rezoning  
Case Number P22SP00003  
December 12, 2022

Dear Mr. Tillman,

I **PROTEST AND OBJECT** to the rezoning from CR-1 to the high density proposed for the Pima Wash property formerly known as the Quail Canyon golf course. I also **PROTEST AND OBJECT** to the proposed concurrent amendment of the comprehensive plan. These actions would put at risk the not only the buyers of homes in the development, but also those living downstream west of Oracle Rd. The justification by the developer for these actions is that affordable housing is needed in Pima County. The proposed project will not provide such housing. The extensive floodwater management structures that will be needed, plus the cost of bringing utilities into the area will see to that.

Specifically, I **PROTEST AND OBJECT** to the requested adjustment of the 100-year flood plain boundaries. Climate change is causing more intense weather events, especially heavy rain, around the globe including here in Pima County. This summer, homes and road in the Catalina Foothills were damaged by unprecedented rainfall rates. A recent article in the Washington Post (December 6 2022, Extreme Floods Expose the Flaws in FEMA's Risk Maps) says that current flood plain boundaries should be expanded. The developer's request to reduce the 100-year flood plain area is a move in the wrong direction that would threaten both existing homes as well as the proposed homes.

Irrespective of this flood plain boundary, the developer's plan for water management has unacceptable risk. The extensive hardscape needed for the proposed development will force the flood waters into a channel about one-third the current width. Furthermore, this channel will be up against the steep eastern hillside of the Pima Wash. There is currently some erosion and undermining of this hillside, but increasing the flow volume and rate by 3X will result in an elevated risk of collapse to the homes along N. Williams Dr. My home (5813) and my neighbor's (5885) would be especially vulnerable. The broad flood plain that exists today has been very effective in controlling the amount of rainwater that passes under Oracle Rd, and paving over a large fraction of this plain will threaten existing homes in this area as well.

Lastly, I have grave concerns about the lack of suitable access roads to the proposed development. There would be only one access for the apartments and one for the single family homes. In the event of fire the current one-lane access onto Rudasill Rd. for the apartments could not support a rapid evacuation. The traffic study included in the proposal is based on data collected along Rudasill Rd. during COVID when volume was artificially low and only 24 hour totals were obtained. The concern is for the peak morning and evening commute traffic, when there are already backups at Rudasill at Oracle Rd as well as at 1<sup>st</sup> Avenue. There are no options for mitigating the traffic issue, as Rudasill Rd cannot be widened nor can extra lanes be added.



Dean Marvin, Ph.D. and Laura Marvin, M.S.

**Parcel No. 102 21 064B**  
**Marvin Family Trust**  
**5813 N Williams Dr**  
**Tucson AZ 85704**  
**Cell 310 344 2870/ dean@dlmarvin.com**

**From:** [Dean](#)  
**To:** [DSD Planning](#)  
**Cc:** [District1](#)  
**Subject:** New Concerns over Development of Quail Canyon property  
**Date:** Monday, January 23, 2023 8:18:25 AM  
**Attachments:** [Pages from el rio antiguo Report 2004 highlighted.pdf](#)  
[Andrew Fisher letter in AZ Daily Star on aquifer recharge.pdf](#)

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**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

**Terrill L. Tillman, AICP**  
**Principal Planner**

Pima County Development Services  
201 N Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

RE: Quail Canyon Specific Plan Rezoning  
Case Number P22SP00003

January 23, 2023

Dear Mr. Tillman,

I have previously expressed my objections to the proposed development of the Quail Canyon Golf Course property, which directly abuts my property. I've attached two additional discussions about the negative impact of Riparian area loss that should be considered; (i) a study by the US Army Corp. of Engineers in 2004, commissioned by Pima County Flood Control, regarding management of the Rillito Wash and (ii) an article in the Jan 20 2023 AZ Daily Star concerning aquifer recharging in riparian areas. They both address the very high value of riparian areas to the aquifer recharge process and to the preservation of fire-retardant native plant species.

1. I have attached the first few pages of the Executive Summary of the Army Corp report and highlighted a key section. It says in part,

Increasing appropriation of surface and ground water to support expansion of agriculture and growing urban populations resulted in the transformation of the Rillito from a river with perennial surface and subsurface flows to a dry wash with stabilized banks which flows only ephemerally in response to storm runoff. Because of this change, stands of native riparian habitat are rare in the study area, as they are throughout Pima County. Loss of riparian habitat is extremely significant in the arid southwest. Originally comprising a mere 1% of the landscape historically, over 95% of riparian habitat has already been lost in Arizona. This type of river-connected riparian and fringe habitat is of an extremely high value due to its rarity. Arid Southwest riparian ecosystems are designated as a critically endangered habitat type. It has been

estimated that 75 to 90 percent of all wildlife in the arid southwest is riparian dependent during some part of its life cycle. As a direct consequence of the extent of the lost or degraded riparian habitat, the area has experienced a major reduction in species diversity and in the population of remaining species. In addition, destruction of native riparian habitat facilitates an increase in invasive plant species that are more tolerant of disturbed conditions. Such plants consume more water than native vegetation, placing additional strains on limited water supplies.

I urge you to read the additional paragraphs in the attachment that mention the fire hazard posed by the invasive species that replace the natives in disturbed areas.

2. The second attachment is a guest editorial from the Jan 20 2023 AZ Daily Star. It discusses the importance of capturing rainfall in a way that recharges aquifers. The focus is on the heavy rainfall from "atmospheric rivers" this season, most of which is lost due to lack of permeable soil. Pima County must use every possible means to capture *our* rainfall into *our* aquifer. The Quail Canyon area has been doing exactly this for over 100 years. Paving over and redirecting the water flow in this area would be a loss that far outweighs the benefit developing the area for housing.

We urge the Board of Supervisors to respect the long term interests of Pima County by denying the development and destruction of this irreplaceable resource.

Dean Marvin, Ph.D. and Laura Marvin, M.S.

**Parcel No. 102 21 064B**  
**Marvin Family Trust**  
**5813 N Williams Dr**  
**Tucson AZ 85704**  
**Cell 310 344 2870/ [dean@dlmarvin.com](mailto:dean@dlmarvin.com)**

Cc: Supervisor Rex Scott

## How to save water from the atmospheric river

ANDREW FISHER

Los Angeles Times

*The following is the opinion and analysis of the writer:*

California has seen so much rain in the last few weeks that farm fields are inundated and normally dry creeks and drainage ditches have become torrents of water racing toward the ocean. At the same time, most of the state is still in severe drought.

All that runoff raises the question — why can't more rainwater be collected and stored for the long, dry spring and summer when it's needed?

As a hydrogeologist, I'm interested in what can be done to collect runoff from storms like this on a large scale. There are two primary sources for largescale water storage that could help make a dent in the drought: storing it behind dams and in the ground.

When California gets storms like this, water managers around the state are probably shaking their heads and asking: Why can't we hold on to more of that water? The reality is, it's a complicated issue.

California has big dams and reservoirs that can store large volumes of water, but they tend to be in the mountains. And once they're near capacity, water has to be released to be ready for the next storm. Unless there's another reservoir downstream, a lot of that water is going out to the ocean.

In more populated areas, one of the reasons stormwater runoff isn't automatically collected for use on a large scale is that the first runoff from roads is often contaminated. Flooding can also cause septic system overflows. So, that water would have to be treated.

You might say, well, the captured water doesn't have to be drinking water, we could just use it in parks, golf courses and strips along highways. But then you would need a place to store the water, and you would need a way to distribute it, with separate pipes and pumps, because you can't put it in the same pipes as drinking water.

There's another option, and that's to put it in the ground where it could help to replenish groundwater supplies.

The process is called managed recharge, and it has been used for decades in many areas. The techniques have been gaining more attention lately as wells run dry amid the long-running drought. More than 340 local recharge projects in California have been proposed, and the state estimates they could store an additional 500,000 acre-feet of water in wet years if all were built.

One method being discussed by the state Department of Water Resources is Flood-MAR, or flood-managed aquifer recharge. When there are big flows in rivers, managers could potentially divert some of that flow onto large parts of the landscape and inundate thousands of acres to recharge the aquifers below. The concept is to flood the land in winter and farm in summer.

Flood-MAR is promising, provided we can find people who are willing to inundate their land and secure water rights. In addition, not every part of the landscape is prepared to take that water.

You could inundate 1,000 acres on a ranch, and a lot of it might stay flooded for days or weeks. Depending on how quickly that water soaks in, some crops will be OK, but other crops could be harmed.

There are also concerns about creating a habitat that encourages pests or risks food safety.

Another challenge is that most of the big river flows are in the northern part of the state, and many of the areas experiencing the worst groundwater deficits are in Central and Southern California. Getting that excess water to the places that need it requires transport and distribution, which can be complex and expensive.

In the Pajaro Valley, an important agricultural region at the edge of Monterey Bay, regional colleagues and I are trying a different type of groundwater recharge project where there is a lot of runoff from hill slopes during big storms.

The idea is to siphon off some of that runoff and divert it to infiltration basins, occupying a few acres, where the water can pool and percolate into the ground. That might be on agricultural land or open space with the right soil conditions. We look for coarse soils that make it easier for water to percolate through gaps between grains, but much of the landscape is covered or underlain by finer soils that don't allow rapid infiltration. Careful site selection is important.

One program in the Pajaro Valley encourages landowners to participate in recharge projects by giving them a rebate on the fee they pay for water use through a 'recharge net metering' mechanism. We did a cost-benefit analysis of this approach and found that even when you add in all the capital costs for construction and hauling away some soil, the costs are competitive with finding alternative supplies of water and cheaper than desalination or water recycling.

In any case, it's going to take many methods and several wet years to make up for a long period of low rainfall. One storm certainly doesn't do it, and even one wet year doesn't do it.

For basins that are dependent on groundwater, the recharge process takes years. If this is the last rainstorm of this season, a month from now we could be in trouble again.

Andrew Fisher is a professor in the Earth and Planetary Sciences Department at UC Santa Cruz. This article was produced in partnership with The Conversation.



**US Army Corps  
of Engineers**

Los Angeles District  
South Pacific Division

**RILLITO RIVER, PIMA COUNTY, ARIZONA**  
**EL RIO ANTIGUO**  
Draft Feasibility Study



*Prepared by:*

**U.S. Army Corps of Engineers**  
**Los Angeles District**  
South Pacific Division

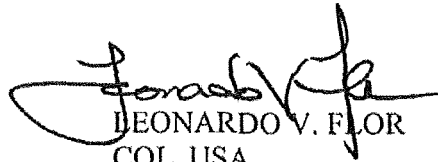
*In Coordination With:*  
Pima County  
October 2004



Memorandum for: Commander USACE (CEMP-SPD)

SUBJECT: Final Feasibility Report for Rillito River, Pima County, Arizona (El Rio Antiguo)  
(PWI #013544)

1. Reference: CESPL-DE memorandum dated 6 May 2004, SAB.
2. I concur in the conclusions and recommendations of the District Commander.



LEONARDO V. FLOR  
COL, USA  
Acting Commander

## EXECUTIVE SUMMARY

The U.S. Army Corps of Engineers is conducting a study of the Rillito River in the area known locally as El Rio Antiguo to identify, define and solve environmental degradation, flooding and related land and water resource problems. These efforts are proceeding in partnership with Pima County Flood Control, the non-Federal sponsor.

The El Rio Antiguo reach of the Rillito River, which is the study area, consists of that portion of the river extending from Craycroft Road at upstream end down to Campbell Avenue. The study area is located in Pima County, Arizona. The study boundary encompasses an area approximately 4.8 miles long varying from one mile to one-quarter mile wide, and encompassing approximately 1066 acres. The Rillito River aka Creek flows from east to west across the northern boundary of the City of Tucson from the confluence of Tanque Verde Creek and Pantano Wash to the Santa Cruz River 7.2 miles away (Figure S-1).

Although flood damages occur in some portions of the study area, previous Corps of Engineers flood control studies have demonstrated the lack of justification for further single-purpose flood damage reduction measures. The primary problem is the severe degradation and loss of riparian habitat along the Rillito River since the early 20th century. Along the El Rio Antiguo reaches of the Rillito, water once flowed perennially and supported substantial growth of cottonwoods, willows, and mesquites. Historical accounts of conditions on the Rillito approximately 100 years ago describe a tree-lined, narrow river with dense vegetation winding throughout the riverbed and vicinity. The river channel carried abundant water that supported early irrigation projects. In the 1850's, the river channel was lined with a continuous oasis of trees and grasses along the riverbanks and flood plain. The river path was obstructed by numerous beaver dams that ponded the water and encouraged the development of riparian wetlands.

Increasing appropriation of surface and ground water to support expansion of agriculture and growing urban populations resulted in the transformation of the Rillito from a river with perennial surface and subsurface flows to a dry wash with stabilized banks which flows only ephemeral in response to storm runoff. Because of this change, stands of native riparian habitat are rare in the study area, as they are throughout Pima County. Loss of riparian habitat is extremely significant in the arid southwest. Originally comprising a mere 1% of the landscape historically, over 95% of riparian habitat has already been lost in Arizona. This type of river-connected riparian and fringe habitat is of an extremely high value due to its rarity. Arid Southwest riparian ecosystems are designated as a critically endangered habitat type. It has been estimated that 75 to 90 percent of all wildlife in the arid southwest is riparian dependent during some part of its life cycle. As a direct consequence of the extent of the lost or degraded riparian habitat, the area has experienced a major reduction in species diversity and in the population of remaining species.

In addition, destruction of native riparian habitat facilitates an increase in invasive plant species that are more tolerant of disturbed conditions. Such plants consume more water than native vegetation, placing additional strains on limited water supplies.

At the present time, there are still adjacent parcels of undeveloped land in the El Rio Antiguo area and potential sources of water for restoration still exist. As long as this is true, there is an opportunity to accomplish significant restoration in the study area. Restoration alternatives have the potential to increase riparian habitat acreage and quality and thereby expand wildlife

diversity and quantity, control invasive plant species and provide an ecological resource that is significant and valuable in the region.

The Federal planning objective for ecosystem restoration studies is to contribute to National Ecosystem Restoration (NER) through increasing the net quality and/or quantity of desired ecosystem resources. The specific objectives for environmental restoration within the study area have been identified as follows:

- Restore riparian vegetative communities within the river corridor to a more natural state.
- Increase the acreage of functional seasonal wetland habitat within the study area.
- Increase habitat diversity by providing a mix of habitats within the river corridor including the riparian fringe and buffer.
- Provide incidental flood control through ecosystem restoration to the extent that it does not impact the restoration object.
- Increase recreation and environmental education opportunities within the study area.

A number of measures were developed based upon those originally identified in the Reconnaissance Phase of the study, with additional potential measures added based upon the results of public involvement efforts and upon other similar studies in the region. Both restoration and recreation are addressed. To ensure no flood damage reduction opportunities were missed, the existing flood damages were identified. The average annual damages were not sufficient to support inclusion of flood control as a project purpose in development of detailed alternative plans. As the study continued, the set of measures was screened and refined. The initial conceptual alternatives were expanded into an array 20 alternatives that were subjected to analysis that is more detailed. Through this iterative process, a final array of 3 alternatives was produced. Additional refinement of those alternatives and subsequent analysis of costs and ecosystem restoration benefits relative to their effectiveness, acceptability, completeness, and efficiency led to the selection of the preliminary recommended plan. The proposed plan is illustrated in Figure S-1. It is characterized by:

- A set of terraces in the area known as the "Bend;"
- Cottonwood/willow, mesquite, shrub and grasses planted in the channel, in tributary mouths, and in water harvesting basins on the tributaries;
- A culvert and pipeline from upstream will allow water to flow behind the soil cement in 2-year and higher events to provide water to riparian plant communities along the north bank in the upstream portion of the study area;
- A high and low flow channel created to support a mesquite community and connect the Finger Rock Wash to the Rillito River;
- Water harvesting basins at each upstream tributary mouth; and
- A distribution system for effluent supporting planted vegetation until established and in dry periods.

The terraces will be constructed at the height of the 5, 10 and 20-year water surface elevations. The soil cement stabilized bank of the Rillito River will be cut down to the level of the lower terrace and the new banks between the terraces will be stabilized. The first terrace level will be restored desert wash (shrub-scrub) community. The second terrace level will be planted with cottonwood-willow community and the third terrace level will be planted with the mesquite



bosque community. The area above the third terrace will be contoured up to the current height of the upland area on its boundary.

Eight basins for water harvesting will extend from tributaries with swales, berms and vegetative gabions used to distribute water to plant communities. The tributary streambeds will be planted with cienega marsh vegetation up to the width of the natural channel.

A low flow channel will be stabilized with gabions and vegetation (mesquite and a bed of cienega marsh vegetation). The channel will be graded from base of Finger Rock Wash to three feet above the bed of the Rillito at the river mouth, and will capture lower flow events from Finger Rock. This channel will widen at the mouth to slow flows & mimic natural channels. The alignment will follow Roger Road and will capture flows from cut off channels entering at Palo Verde Road. Some higher flows will be diverted across the park to the Bend Basin using swales and berms. The channel will be sized to handle 1980 cubic feet per second (cfs), equivalent to the 10 yr flow, with 510 cfs breaking out for distribution across the park. A high flow channel will be established to convey flows in excess of the capacity of this system. Both channels are designed to support a mesquite bosque habitat.

Finally, flood flows beginning with the 2-year event will be directed behind the soil cement on the north bank downstream of Craycroft Road through a pipe and ditch system 1 foot in depth. Side slopes will vary from two vertical: 1 horizontal banks to 6 vertical: 1 horizontal. Side slopes stabilized with either vegetation, rock or soil cement. This system will inundate the existing and restored vegetation between Craycroft and Swan Roads.

Implementation of this alternative will result in the creation of 34.7 acres of desert wash habitat, 102.4 acres of mesquite woodlands, 95.5 acres of cottonwood-willow forest, and 3.5 acres of cienega. In addition, 47.9 acres of existing riparian habitat will be preserved and improved as part of the project. Although not maintained as part of the alternative, an additional 107 acres of the riverbottom will be incidentally improved because of increased water and seed sources. The resulting increase in ecosystem productivity has been characterized using an approach based on a functional assessment model. That characterization shows that the average functional capacity of the ecosystem in the project area will increase a barely functioning riverine system, to a moderately healthy functional level.

Environmental analyses conducted in accordance with the provisions of the National Environmental Protection Act (NEPA) indicate the likelihood of no lasting negative impacts from implementation of the recommended plan. The analyses identified a number of short term impacts associated with construction activities and concluded that these impacts could be mitigated through implementation of Best Management Practices (BMPs) designed to reduce or eliminate those impacts.

The non-Federal sponsor, Pima County Flood Control, has also expressed a desire to increase the passive recreation opportunities incidental to the restoration effort within the study area. The existing River Park is a popular passive recreational site. With the construction of the proposed ecosystem restoration measures, this reach will have increased visitation and will require additional recreational opportunities for the enjoyment and protection of the restored ecosystem.

The total first cost for construction of the environmental restoration portion of the recommended plan (based on October 2004 prices) is \$63,852,500. Based upon the requirements of the Water Resources Development Act of 1986 (WRDA 86), as amended by Section 202 of WRDA 96,

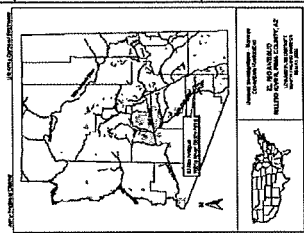
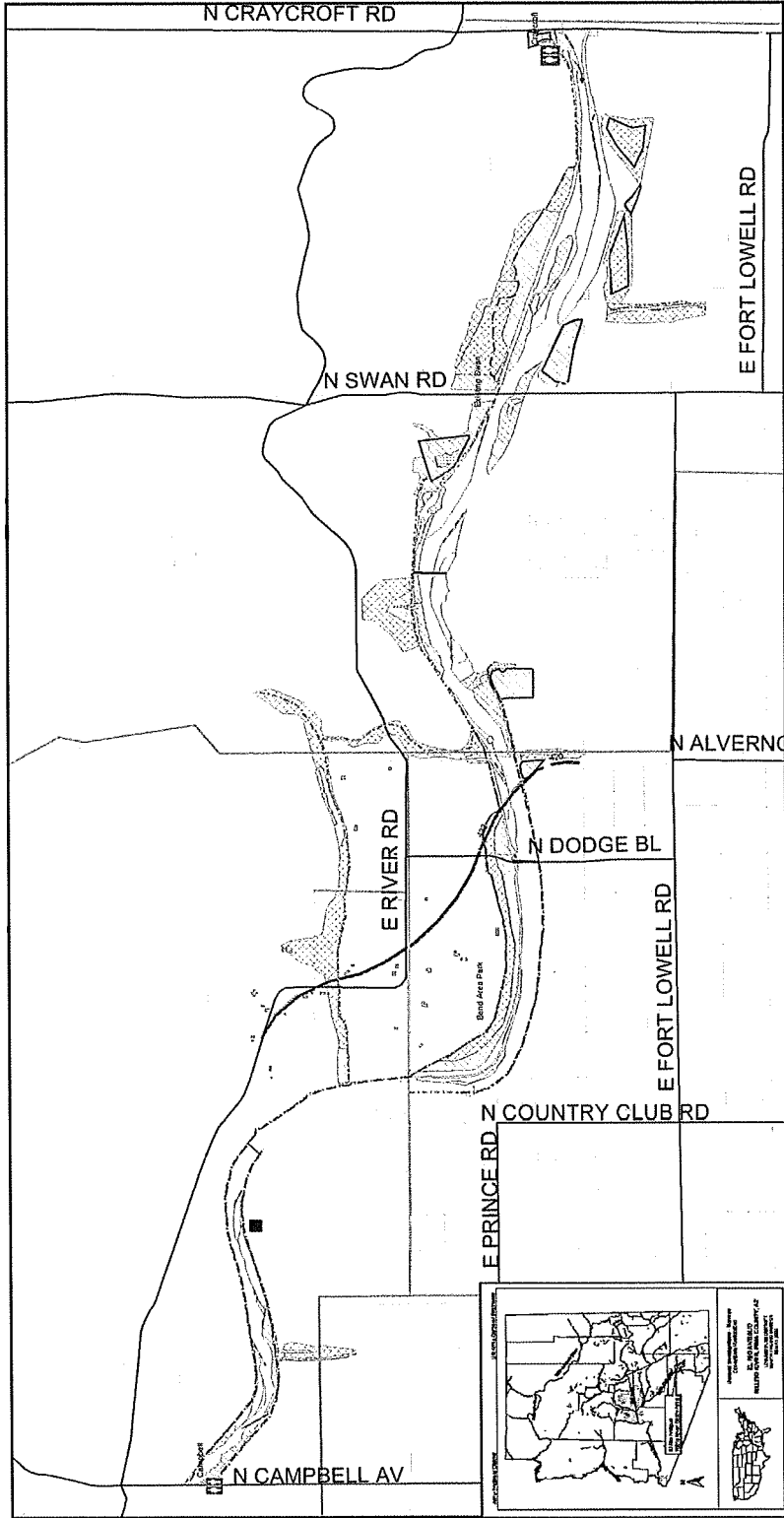
cost sharing for ecosystem restoration and flood control features would be 65 percent Federal and 35 percent non-Federal. Thus, the Federal share of the restoration cost would be \$41,504,000 and the non-Federal share would be \$22,348,500. Costs for Operation, Maintenance, Repair, Rehabilitation and Replacement (OMRR&R) include:

	Annual Cost
O&M Activities	\$22,597
Invasives Control	\$18,660
Patrol/Biological Survey/Replanting	\$19,096
Plant Replacement	\$22,021
Gabion Replacement (every 25 years)	\$89,684
Reno Mattress Replacement (every 25 years)	\$44,223
Irrigation System Maintenance	\$6,344
Finger Rock Wash Cleanout	\$159,000
Basins Cleanout	\$9,800
Maintenance Road & Ramps	\$391,425
O & M Subtotal	\$851,932
Associated Water Costs	\$1,243,357
Total	

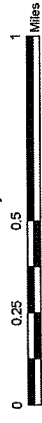
The addition of recreation features was evaluated and justified. The recommended plan includes decomposed granite (DG) multipurpose trails, a pedestrian bridge, parking, and trail links that serve a recreation purpose by providing opportunities to a variety of recreational users. Comfort stations serve the basic safety needs of the recreational user. Warning signs are also added to direct pedestrians off the newly restored area guide pedestrians away from any potential danger. The recreation plan produces an increase in average annual recreation benefits of \$299,000 at average annual cost of \$191,500. This results in a benefit to cost ratio of 1.56 with net benefits of \$107,500. The recreation plan has a first cost of \$2,804,500. Cost sharing for recreation features is 50 percent Federal and 50 percent non-Federal. Fifty percent of the first cost of the recreation plan is \$1,402,250 that increases the level of Federal financial participation by approximately 4%.

The cost for environmental education, public art, associated costs of water, and all operations and maintenance (O&M) costs for the recommended project would be the responsibility of the non-Federal sponsor. Annual costs for operation and maintenance are estimated at \$20,300.

The total first cost of the recommended plan is \$66,657,000 and the total operation and maintenance costs are \$1,263,657. The Federal share of the recommended plan is \$42,906,375 and the non-Federal share is \$23,750,625. The analysis presented in this report shows that the selected plan is feasible and would provide environmental restoration and recreational benefits that serve the public interest. Plan features are consistent with proposals developed by public involvement work groups. The United States Fish and Wildlife service supports implementation of the selected plan.



1:13,000



**PRIMARY FEATURES**

- 1 set of terraces
- 8 upstream basins
- 12 gabions

**RECREATION FEATURES**

- Finger Rock Wash Riparian Corridors
- New ramp access to river
- 2 new pedestrian bridges
- 2 new comfort stations
- Parking at Craycroft

**Restored Vegetation**

- COTTONWOOD/WILLOW FOREST
- MESQUITE BOSQUE
- CIENEGA
- SCRUBSHRUB

**Other Features Legend:**

- Maintenance Turnaround
- Public Parking
- Potential Ramp Locations
- Campbell
- Craycroft
- Maintenance Road
- Recreational Trail
- upstream basins
- Historic Buildings
- Pedestrian Bridges
- floodway

Figure S-1 Alternative 2II, El Rio Antiguo  
Rillito River, Pima County Arizona

**From:** [cisalexh@aol.com](mailto:cisalexh@aol.com)  
**To:** [DSD Planning](#)  
**Cc:** [District1](#)  
**Subject:** PROTEST of proposed Quail Canyon Specific Plan Rezoning #P22SP00003  
**Date:** Monday, December 12, 2022 3:12:10 PM

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**Alex and Connie Horvath**  
**5707 N. Lady Lane**  
**Tucson, AZ 85704**  
**Parcels 10501020F, 10501021A, 10501021C**

Terrill L. Tillman, AICP  
Principal Planner  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701  
[DSDPlanning@pima.gov](mailto:DSDPlanning@pima.gov)  
RE: Quail Canyon Specific Plan Rezoning  
Case number P22SP00003

Dear Terrill L. Tillman,

We hereby PROTEST the proposed concurrent amendment of the comprehensive plan called Quail Canyon Specific Plan Rezoning with a case number of: P22SP00003 and the request to rezone the above-named property located east of Oracle Road and south of Rudasill Rd. at the site of the former Quail Canyon Golf Course from CR-1 to the Specific Plan for the following reasons:

1. It increases the allowable density for this property which is incompatible with how the adjacent neighborhood is currently zoned.
2. It doesn't honor the Sonoran Desert Conservation Plan. The SDCP is Pima County's plan for balancing the conservation and protection of our cultural and natural resource heritage with efforts to maintain an economically vigorous and fiscally responsible community.
3. This area has been designated as an Important Riparian Area in the Plan. FEMA designated this area a special flood hazard area. This is an area with rich biodiversity. Native wildlife that will be displaced and harmed by this development.
4. Traffic impact, whether permission is granted from ADOT to exit on Oracle or not, traffic will significantly increase on First and Rudasill as well. Rudasill is a challenging road as it is. Multiple accidents including fatalities have occurred prior to this increase in traffic. It can't handle increased traffic without negatively impacting safety.
5. Pima County is impacted by increasing numbers of heat emergency days. Changing this zoning and transforming this ground and the riparian vegetation into roads, parking, and roofs will only add to the heat island effect. Developers bulldoze the land, without any non-mandated consideration to the life above and below ground and trees and other vegetation they plant will require more water to establish and maintain.
6. The developers' claimed water savings don't align with the facts about this specific golf course. How do we trust what they say about other components of this proposed rezoning when this important consideration is patently untrue?

We recognize that "Pima County strives to integrate sustainable decision making into all facets of its

operations and to achieve a triple bottom line of benefits, enhancing the environment, economy, and quality of life for our citizens." Rezoning this property does not align with sustainable decision making, enhancing the environment or quality of life for your citizens. We OBJECT to this rezoning and ask you to align your decision with what is best for Pima County and deny this rezoning.

For consideration would be to have Pima county purchase this critically important unique property. Honor the wishes of your citizens, protect the environment and wildlife, and make it a park. Many could enjoy it's splendor, understanding that communities with more open park space are healthier, safer, and more resilient.

Respectfully,

Alex and Connie Horvath  
5707, 5708 and 5709 N Lady Lane  
Tucson, AZ 85704-5229

CC: Rex Scott, Supervisor District 1

**From:** [diane ensign](#)  
**To:** [DSD Planning](#)  
**Subject:** protest rezoning  
**Date:** Monday, December 19, 2022 1:00:44 AM

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**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

My family & I absolutely PROTEST the request to rezone the former Quail Canyon Golf Course from CR-1 to a high density development Specific Plan. This property is east of Oracle & south of Rudisell & in our neighborhood.

This would be a complete disaster for our neighborhood (Oracle Foothills Neighborhood. Most people in this neighborhood love to walk our roads by themselves or with their spouse or their children or grandchildren. We also have our bicycle riders keeping in shape. We literally love living here where it is quiet, hardly any cars on our roads so we feel safe & enjoy our natural environment. This proposed development would ruin our lifestyles and enjoyment of living here. Everyone adamantly opposes this horrible HIGH DENSITY DEVELOPMENT. If they wanted to put about 12 homes in that would not be a problem.

This proposed HIGH DENSITY DEVELOPMENT would ruin our tranquil neighborhood with literally up to an unprecedented over-abundance of car traffic with their noise, gas & oil pollution, and worst of all a complete safety hazard. Each house proposed would have a minimum of 2 cars & some will be speeding & some will have reckless driving teenagers. Our roads that these proposed new houses people will be using are curved with many steep hills up & down & blind corners. It will bring way too much car traffic on all our roads in Oracle Foothills Neighborhood ruining our sense of calm. Our area is notable for it's natural vegetation which the developers would destroy as they raise up tons of dust to harm those in our neighborhood with asthma & COPD. This natural vegetation keeps our temperature lower during our high heat summers & drought. The Pima Wash is an extremely important Riparian area & a home & route for numerous wildlife. This wildlife corridor will be totally compromised & ruined by this HIGH DENSITY DEVELOPMENT and the rest of us will be adversely affected with the havalinas & rattlesnakes coming into our yards as they are displaced. I'm sure everyone in Tucson knows that javalinas attack & many times kill dogs so all us dogwalkers families with kids will then be worried.

We can't understand how this rezoning could have even been considered with all the enormous problems it will cause especially way too much traffic on our neighborhood streets & using them to get onto & off Rudisell, 1<sup>st</sup> Ave. & Oracle. And remember there have already been several traffic deaths caused on Rudisell & if you allow this disastrous rezoning to happen there will obviously be more.

Please do not allow this re-zoning. It was good the way it was & right, smart, & safe.

Diane Ensign and family,  
5552 N. Maria Dr. 85704  
Oracle Foothills Neighborhood

To: PCPS Planning Division  
PC Zoning Commission  
PC Board of Supervisors

Quail Canyon S.P. Rezoning  
P22SP00003

Dec. 8, 2022

To Whom it may Concern:

I would like it to be known that I strongly object  
to the rezoning & dev. plans.

The density problem would be a nightmare on many levels. This neighborhood has been a quiet foothills residential area for so many years.

This rezoning would bring noise, traffic problems, (especially on Ruidisill which is a two lane road!) There are sharp curves & hills, blind spots, & washes that flood.

I have lived in this peaceful, quiet area in 2 homes, over 34 years & would hate for the rezoning to effect our safety, peace, & quiet. Also, the environmental effect on wildlife & cacti.

Please consider as the majority of us living here agree that 1 home per acre remain.

I request that this rezoning be denied.

Thank you.

Kara L. Coate

5410 N. Maria Dr.

Tucson, 85704

520-401-4678

kaceycoate@aol.com

Terrill L. Tillman, AICP  
Principal Planner  
Pima County Development Services  
201 N Stone Avenue, 1<sup>st</sup> Floor  
Tucson, AZ 85701

November 21, 2022

RE: Quail Canyon Specific Plan Rezoning, Case Number P22SP00003

Dear Mr. Tillman,

The benefit of any new development in Pima County must always outweigh the risks and hazards it imposes. I am concerned that development of significant new housing on the golf course and large apartment complexes in Pima Wash will do just the opposite, causing greater strain on limited resources.

I have lived on the northside of Rudasill Road for many years. I have enjoyed the use of Rudasill to come and go from my home and am appreciative of the fact that the County paved Rudasill in the recent past making it a much safer, better road.

What is not so great is that the golf course, which is in the Pima Wash, is going to be developed with many homes and three large apartment complexes. What seems to have been forgotten is the history of flooding in Pima County on the Santa Cruz, and the last big flood on the Rillito that washed homes and businesses lining its banks into the river. If my memory serves, the County was found liable for some of the damages which occurred along the Santa Cruz.

Now a developer is going to build houses in the Pima Wash? Pima Wash was formed by floods after torrential rains and was carved out of the land. I have seen some of the plans on flood control, yet the builder is going ahead with a project which will put people's lives and property at risk with the hope that there would not be a 100 year flood. That didn't work out so well in 1983. There is still plenty of land in Pima County which is not in a flood plain.

Also, when I moved here years ago, houses were on one house per acre. The surrounding areas are all one house per acre except for Pima Hollow which is north of Rudasill. And they, like the current proposed development, are in the Pima Wash. The County does not have to make the same mistake again in accepting this development.

There are 50 acres to be developed. Why not put one house per acre far from the wash and out of danger? This would allow the builder to earn a profit and develop the land more in tune with the existing properties, plus it would only expose a limited number of home owners to possible flooding and devastation.

In addition to the risk to lives, my concerns are the following:



- Arizona and Pima County particularly is always hunting for water. By continuing to build and attract new people to the area, our water resources are further depleted.
- Pima Wash serves as a vital roadway for the indigenous animals that travel the wash. No one is speaking for them. Thirty years ago it was rare to see bobcats, javelina and other desert wildlife in one's backyard but now we have moved into their areas and continue to take more land and eliminate their habitat.
- The amount of new traffic that will be dumped onto Oracle from the houses is a great concern. Oracle is already congested and this development will mean a huge increase of traffic onto Oracle. Is that sustainable? I think not.
- Finally, and most importantly, I must address the building of three apartment complexes on the north end of the property. Whether Pima County needs three more apartment complexes is anyone's guess, although lawyers for the builders indicated at a recent meeting that these will be high-end apartments for seniors. Their description was met with disbelief by the neighbors who told them that seniors do not want to live in multi-story apartments where there are no elevators.

In addition to the above concerns about the project as a whole, the current plan for the apartment dwellers to enter and exit onto Rudasill Road is of great concern to me. Rudasill Road has always been more of a country lane than a thoroughfare between Oracle and First Ave. It travels the contours of the land and even crosses the Pima Wash without benefit of a bridge. As everyone is aware, there have been two recent motor vehicle fatalities on Rudasill Road which County Transportation determined to be caused by excessive speed and alcohol. What is most interesting is that both fatalities occurred in the exact same spot on the S curves west of Canyon Drive and east of Williams Drive.

Rudasill Road is ill-equipped to handle a large volume of traffic which will be generated by the three apartment complexes. Those of us who drive the road daily know its limitations:

1. Pima Wash: during times of heavy rain, the wash floods and makes Rudasill Road impassible. Not so long ago, a car was washed away and remained in the wash off the road for some time. The amount of sand that is washed onto the road after a good monsoon makes driving even more hazardous whether ascending or descending the hill.
2. The hill where Williams Drive enters Rudasill and the entry to the Rudasill properties is a death trap. The very steep hill after the wash, which crests where Williams Drive meets Rudasill, begins an east side descent. Almost immediately, our road exits on the north side just after the crest of the hill. Those of us who have to enter Rudasill on the east side of that hill are at the mercy of traffic traveling up the west side of the hill which cannot be seen. There is simply not enough distance from our road's entrance to the top of the hill to give us fair warning that there is approaching traffic. This is a very dangerous situation. The few of us who live here and travel it daily understand the risks and know to be very careful. It's impossible to

share that resident knowledge with a whole host of new residents who do not share our history.

3. The S Curves: The two deaths of young people have already been discussed. Adding more traffic to those S curves is an invitation for more accidents. This is not something that anyone can control but straightening out the road would reduce the danger. We would also point out that the S curves pose a hidden danger to cars which cannot be seen going east to west for those of us trying to enter on Rudasill to head east. Rudasill Road has a huge number of blind spots.

4. Genematas Drive is significantly impacted by the S curves, as anyone trying to enter Rudasill has an impaired view of any cars on Rudasill.

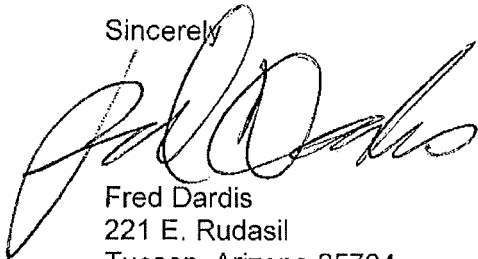
5. There are a significant number of driveways of homes which are abutting Rudasill and will be significantly impacted by traffic from the apartments. Like the homes that lie off of Rudasill but use Rudasill, the drivers from these homes have an impaired view of traffic on Rudasill.

I want to be clear that my main concern is the impact of three apartment complexes and how much traffic they will generate. I have not mentioned that given the number of cars that will be driving on Rudasill, there will need to be a traffic light on the corner of First Avenue and Rudasill.

While I am not anti-development, I am concerned about the environmental impact such a large-scale development would have on the area. With our extreme drought and thinly stretched electrical resources, population increases are not as easily accommodated as in the past. I must reiterate that in addition, the new houses, apartments, roads, sidewalks, lights etc. will negatively affect the wildlife in the area, which is not insubstantial.

For many years I, along with all of my neighbors in the Rudasill area, have enjoyed the scenic, semi-rural environment of the area. This high-density proposal has no regard for the quality of life of those of us here, and I strongly oppose it for the reasons listed above. Realistically, the area would be suitable for low-density single-family residential rezoning, but the current proposal is far over the top.

Sincerely

A handwritten signature in black ink, appearing to read 'Fred Dardis', written over a light blue circular stamp.

Fred Dardis  
221 E. Rudasill  
Tucson, Arizona 85704

Copy to  
Leslie Paige  
5700 N. Williams Drive  
Tucson, AZ 85704

TO: Pima County Development Services Planning Division  
Pima County Planning and Zoning Commission  
Pima County Board of Supervisors

RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003

December 7, 2022

To whom it may concern:

We are writing in **PROTEST** of the request to rezone Quail Canyon located east of Oracle Road and south of Rudasill Road at the site of the former Quail Canyon Golf Course from CR-1 to Specific Plan. We **object** to the developer's plan to construct a high-density development of three-story apartment buildings with 210 units and 117 - 120 two-story houses.

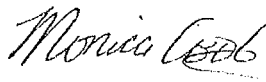
This property should have been purchased by Pima County to preserve this Riparian Area.

The proposed plan to use Rudasill Road to enter/exit the development will become dangerous. This is a narrow road not set up for heavy traffic. When exiting Oracle Foothills on Genematas to the north onto Rudasill there's poor visibility due to curves and blind spots. This will become a dangerous intersection with only the current stop sign. Rudasill and First Avenue will also become a danger zone as drivers attempt to cross the busy First Avenue Road turning north.

We **object** and strongly **protest** the change from the current land use with the increased density proposed in this plan. It is incompatible and far exceeds adjacent neighborhoods.

We **protest** the proposed rezoning /change in land use designation because the development will negatively impact landowners and wildlife in the area.

**WE HEREBY RESPECTFULLY request that the rezoning of the above-named property be DENIED.**



Gerard Jude & Monica Cook  
Parcel # 105-02-1380  
420 E. Yvon Drive  
Tucson AZ 85704  
520-909-3758  
monyhc@mindspring.com

December 7, 2022

Pima County Development Services Planning Division  
Pima County Planning and Zoning Commission  
Pima County Board of Supervisors  
c/o Terri Tillman, Principal Planner, PimaCounty Development Services  
201 N Stone Ave, 1st Floor  
Tucson, AZ 85701

Re: Quail Canyon Specific Plan Rezoning. Case number P22SP00003

To whom it man concern:

My husband and I live at 608 W Roller Coaster Rd and therefore will be greatly affected by the tremendous increase in traffic using the access cut in the center median of Oracle Rd, allowing us to turn left to go North and the new development's residents to go South. At present, when Winter Visitors are here it is already next to impossible to access that cut in order to turn left due to the amount of Southbound traffic on Oracle. That, combined with the additional traffic trying to to turn to go South from the North bound lanes if the development is approved at the very high density that is being considered, would make it extremely dangerous and next to impossible to navigate! There would have to be a new traffic light added there in order to prevent many bad accidents and to allow us all who use the access point to exit Roller Coaster Rd. safely on a daily basis. Please keep our future safety in mind when making your decision.

We are strongly apposed to allowing a development of such density and impact to existing residents.

Thank you.

Concerned Residents,

*Susan Martens and James Martens*

Susan and James Martens

December 12, 2022

Pima County Development Services Planning Division  
Pima County Planning and Zoning Commission  
Pima County Board of Supervisors  
c/o Terri Tillman, Principal Planner, Pima County Development Services  
201 N Stone Avenue, 1<sup>st</sup> Floor  
Tucson AZ 85701

RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003  
Letter of Protest

To whom it may concern:

Casitas de Castilian is an over-55 community of 120 condominium homes with its main entrance on Roller Coaster Road and located within 300 feet west of the Oracle Road and Roller Coaster Road intersection. Because we are a condominium community, each owner owns 1/120<sup>th</sup> of our entire property. Therefore, all 120 owners should have been designated as having the right to sign any petitions regarding the redevelopment proposal, rather than the 20 units stated to be physically within the 300 feet designation. Regardless, interested residents have followed the developer's community meetings and reviewed the proposal for rezoning of the former golf course area, and the traffic impact study.

Traffic safety entering and exiting Roller Coaster Road and the crossover on Oracle Road is a high priority for all residents. We would like to register our concern regarding the potentially adverse impact to traffic safety conditions in the immediate area cited in the June 2022 Traffic Impact Study. Approval of the rezoning request will result in the additional residents of the 120 new single-family homes entering and exiting the development's proposed entrance on the east side of Oracle Road, just below Roller Coaster Road. Of particular concern is the increased number of vehicles utilizing the Roller Coaster crossover to make a U-turn to head south on Oracle Road. It is already a challenge to drivers on Roller Coaster Road to utilize the crossover at Roller Coaster in order to head northbound on Oracle Road. The Quail Canyon Traffic Impact Study cites a further degradation of level of service grades for afternoon rush hour traffic at the Roller Coaster Road and Oracle Road intersection, under the proposed rezoning development scenario. We request that the commission give due consideration to the traffic safety impacts to surrounding residents from a rezoning approval.

Respectfully submitted,

*Susan Martens*  
*Secretary*

Board of Directors  
Casitas de Castilian Homeowners Association  
643 W. Las Lomitas Road  
Tucson, AZ 85704

TO: Pima County Development Services Planning Division  
Pima County Planning and Zoning Commission  
Pima County Board of Supervisors

RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003

December 8, 2022

To whom it may concern:

We hereby PROTEST the request to rezone the above-named property located east of Oracle Road and south of Rudasill Rd. at the site of the former Quail Canyon Golf Course from CR-1 to Specific Plan for the following reasons:

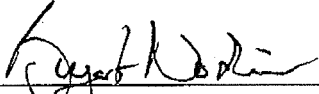
- We object to the proposed change in zoning and the developer's plan to construct a high-density development of three-story apartment buildings with 210 units and 117 - 120 two-story houses built 10 feet apart as these are totally inappropriate for the area for the reasons as outlined below.
- We object to a rezoning that doesn't meet the comprehensive plan (CP) designation of LIU-1.2 for the area south of the wash. LIU-1.2, per the CP, designates areas for low density residential and other compatible uses and provides **incentives** for residential conservation subdivisions to provide **more** natural open space. LIU-1.2 provides for a maximum gross density of 1.2 residences per acre (RAC) or in this case about 50 homes. The LIU designation was applied to reflect the CR-1 zoning on the property and the surrounding properties, and to protect the Pima Wash riparian area. The developer is proposing a gross development density of nearly 3 RAC (6 RAC net) in this area based on preserving the riparian areas and floodway, which, per code, they are required to preserve regardless. Thus, their set aside does not preserve **more** natural open space and, because they were required to preserve virtually all of the area they set aside, the extra density in the development has not provided an **incentive** to preserve open space in accordance with the comprehensive plan.
- We object, too, because the apartment development north of the wash extends outside the CAC designation in the comprehensive plan—on the south end, the pool, parking and support buildings for the apartments are in the LIU-1.2 designation. It appears that they even encroach into the riparian area. Without a comprehensive plan amendment, any proposed CAC-type uses, including their support areas, should be limited to the designated CAC area. What is

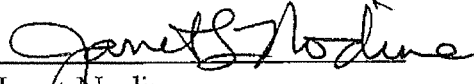
being proposed is the same as putting a shopping mall in commercial area but letting the parking for it spill over into a low-density residential area.

- We object to the proposed development's impact on Pima Wash, which bisects the site. Pima Wash is designated as an Important Riparian Area, which serves as a major wildlife corridor connecting the Rillito Wash to the Coronado National Forest. The development places over 300 housing units and, thus, perhaps 600 persons within mere yards of the riparian habitat. The activities of the construction, traffic, and residents cannot help but have negative impacts on the vegetation and wildlife in the area.
- We object to the proposed development because the uses violate the basic zoning principal of transition and buffering between incompatible uses. Although the proposed 21-RAC apartments do meet the CP CAC designation, they do not provide a transition between the hotels and the riparian area. Instead, they replicate the intensity of the hotels in an area directly adjacent to, and at the same elevation as, the riparian habitat. The same is true of the proposed development to the south which places 6 RAC housing between the 1 RAC neighborhood to the east and Pima Wash to the west.
- We protest the use of Rudasill Road to enter/exit the apartment development, because it lacks the capacity to absorb additional traffic due to the narrow road, steep hills, sharp curves, and blind spots. All Williams Drive residents must access Rudasill at spot where it is hard to see oncoming traffic, and there is no doubt among them that the increased traffic will create a more dangerous situation.
- We protest 3-story or even 2-story apartments, which will have a significant negative impact on views. Although, the developer's plan states that views are not interrupted by the proposed development, that is false. People look down, as well as across, the landscape. Three-story apartments, and even 2-story homes densely developed, will rise above the tree lines and have a considerable negative impact on the viewshed of homes above the development.

In summary, we don't expect the area to stay as open space and we respect the right of the developer to build on the property, but at the same time we expect the developer to respect the surrounding neighborhood and create a development consistent with the neighborhood and the zoning of Pima County.

WE HEREBY RESPECTFULLY request that the rezoning of the above-named property be DENIED.

  
Bryant Nodine

  
Janet Nodine

APN 102210690  
5811 N Williams Dr  
Tucson AZ 85704  
520-241-4940 / bmnodine@gmail.com

P.S. From Bryant: As a former certified land use planner and the Planning Director of Oro Valley, I am dismayed that the development has gone this far with such unrealistic expectations. At some point, the developer should have been given a reality check; and if they were and ignored it, shame on them. I am also dismayed that, in spite of multiple meetings with the neighbors and an expressed interest to find common ground, there has been virtually no change to the development that was initially proposed.

Sent to:  
Terri Tillman, Principal Planner, Pima County Development Services  
201 N Stone Avenue, 1<sup>st</sup> Floor  
Tucson AZ 85701



TO: Terri Tillman, Principal Planner, Pima County Development Services  
CC: Rex Scott, Pima County Board of Supervisors, District 1, Matt Heinz, District 2, Sharon Bronson, District 3, Steve Christy, District 4, Adelita Grijalva, District 5  
RE: Quail Canyon Specific Plan Rezoning - Case number P22SP00003

December 11, 2022

Dear Mr. Tillman:

We hereby **OBJECT** to and **PROTEST** the UIP Quail Canyon 1 LLC Specific Plan including the request to rezone the above-named property located east of Oracle Road and south of Rudasill Road (Case P22SP0000#, from CR-1 to Specific Plan for the following reasons:

1. Increasing the allowable density in the specific plan for this property (previously the Quail Canyon golf course) to a high-density development of seven, three-story apartment buildings (210 units) and 117 - 120 two-story houses is not aligned with the adjacent neighborhoods of single family homes. In addition, the density bonus allowed in exchange for "setting aside" NOS seems almost like a scam because a significant part of the NOS on this property is unbuildable due to floodplain and elevation changes.
2. Rezoning and changing the land use designation is not logical because the development will be located within or very close to the Pima Wash Important Riparian Area, which is a major wildlife corridor. With the proposed plan of Gabion bank protections, it appears wildlife will be forced or funneled into the floodway between the two end of the development during common monsoon rain events.
3. The proposed plan calls for Rudasill Road to be the main entry/exit for the north apartment complex but the Rudasill Road infrastructure is inadequate even without the addition of more traffic as further illustrated below:
  - o Rudasill lacks the capacity to absorb additional traffic because it is narrow, lacks shoulders, has steep hills, sharp curves, and blind spots. We believe two critical items are missing from the development specific plan; 1) merge and demerge vehicle lanes leading into and out of the complex from/onto Rudasill Road from the apartment access road, and 2) a left hand turn lane for vehicles traveling west on Rudasill into the apartment access road. We already see issues with this very congested extended intersection as vehicles attempt to turn into the gas station, Dairy Queen and hotel driveways on the Southeast corner of Rudasill and Oracle as well as vehicles attempting to enter the road leading to Casa Blanca Plaza on the Northeast corner of Rudasill and Oracle (just across from the driveways previously mentioned). We have observed many near misses in this area with just the current traffic. The hotels have many out-of-town customers who make sudden decisions to turn into the various businesses.
  - o The Rudasill Road shoulder width does not meet current Pima County standards especially where it narrows (just west of Williams Drive - - on a rather steep grade). This is a pinch point where there are basically no shoulders. Instead there are steep dirt and rock banks that frequently drop rocks and debris onto the road after rainfall making it impossible for both bicyclists and pedestrians to safely use the road. The developer's plan states "no offsite bicycle or pedestrian infrastructure is planned for this project". Infrastructure is not only needed now to support this project, but has been desperately needed for the past 40 years. Which also begs the question as to why Rudasill is considered a bike route when there are no shoulders to protect cyclists from motor vehicles?

Specifically referring to the Pima County Roadway Design Manual Fourth Edition 2014, 2.3 Roadway Sections, Table 2.1 Lane Width Standards, the Preferred Width in feet for road

shoulder (2 lane rural), paved + unpaved is 10 feet. Since the current road shoulders fail to meet the Preferred Width, we can anticipate that public safety on this road will further worsen if the proposed development is approved. More lives will be at risk. We believe that Pima County should address the Rudasill Road infrastructure problem prior to approval of any developments that add traffic.

Presently, Rudasill Road is dangerous for pedestrians, cyclists and motorists due to the sheer volume and nature of traffic on this highly hazardous road. With an additional estimated 1,422 vehicle trips in and out of the proposed apartment complex onto Rudasill, coupled with the infrastructure deficiencies (shoulders, visibility, flooding, etc.), a minor concurrency designation is not appropriate. This is the moment to correct deficiencies of Rudasill Road for public safety.

- The Rudasill Road/1<sup>st</sup> Avenue intersection does not have a traffic light making it very difficult to turn left (North) from Rudasill Road onto 1<sup>st</sup> Avenue. Additional traffic on Rudasill Road from the proposed development will only make it worse. Furthermore, traffic both north and south bound on 1<sup>st</sup> Avenue generally travel well in excess of the posted 45 mph limit based on numerous personal observations. Adding substantial vehicle traffic east bound on Rudasill Road from the proposed development towards 1<sup>st</sup> without a traffic control light will significantly increase the probability of life-threatening collisions.
  - The Rudasill Road/Oracle Road intersection is currently congested especially during rush hour. The TIA conducted by the project's developers project that 90% of the apartment vehicles will egress the site westward on Rudasill Road generally making a left turn onto south bound Oracle Road. Currently, the left turn lane can only accommodate at most 5 vehicles at any given time. Therefore, we strongly **object** to the developer's plan. This intersection should be re-designed to accommodate additional traffic before allowing more build projects that would create additional traffic. For once, be proactive! As just happened this past summer, whenever traffic north of Oracle Road is blocked, Rudasill Road becomes bumper to bumper all the way to First Avenue.
4. The Pima Wash bisects our property releasing significant floodwater from the north and east due to the direction of its flow especially during monsoon storm season. Any change in storm water flow due to this development will negatively affect us.
- We are concerned about increased erosion and water damage at the northwest edge of our property due to additional water runoff into the Pima Wash from the 9 acre apartment area. Rainwater is currently partially absorbed by the soil and vegetation in the wash. Pavement and apartment roofs will not absorb rainfall, instead we believe they will promote runoff to the east and south of the seven apartment buildings and direct it towards our property which is due east of the apartment area.
  - A one-inch rainfall and resultant runoff of 325,850 gallons from the apartment complex onto our property will negatively and adversely affect our land far beyond its ability to cope with this volume. Measures must be included in the development plan (if the county approves any type of zoning change) to divert this water from flowing towards residential property. Within the last 10 years, we have already seen Pima Wash water flood to five-foot depth along 100-150 ft of our property. We lost significant soil off the west slope of our property, just west of our home, above the wash (east side of the Pima Wash) during that event. Any plan that allows for runoff from the apartment complex into Pima Wash will only exacerbate this condition.
  - The developer's plan mentions that rainwater will be directed to landscape areas and will use "pervious hardscape and porous paving systems, where possible". This does not give us much confidence that the reduction in ground absorption due to the construction will not cause additional flooding into the wash area, thus risking our property and ultimately our home. We would prefer as a landowner that we and the rezoning process would include plan specifics,

actual hardware specifications, site locations and volume calculations from the developers. On page II-8 of the developers plan, there is mention of a three-foot screen wall or solid fence along the Pima Wash to provide light screening. According to the proposed plan, the bottom of the wall will be designed to allow water flow into the Pima Wash. This seems to conflict with the other statement in their Specific plan to have onsite drainage retention via rainwater harvesting by directing runoff and/or to use pervious surfaces for parking along the Pima Wash.

- o The developer's plan states that it contains drainage improvements "thoughtfully designed to have no negative impacts either upstream or downstream". We would prefer to have a drainage design based on facts and data from past rain events in this area, not merely "thought". It seems that downstream, the developers are protecting housing with the use of gabion wall bank protection but there is no protection or guarantee that the apartments and parking area runoff won't flow into the Pima Wash so as to cause more erosion on our property. How will the drainage off the apartment area impact the flow towards our property regardless of the depth of the flow? We certainly don't want to have to sue any entity for property loss due to erosion or water damage from this development.
5. Lastly, during monsoon rainstorms, the Pima Wash floods violently and with little warning across Rudasill. At least once since 2012, a vehicle with passengers was swept off Rudasill south into the Pima Wash. They were rescued by safety personnel using "jaws of life" while trapped by raging waters and debris. It seems highly inconsiderate to current residential landowners plus the future residents of a new development that Pima County would approve this plan without correcting deficiencies in Rudasill Road and Pima wash. Why hasn't a culvert been added to Rudasill to capture the Pima Wash flow to keep the road safe and open through rain events? This is another example of inadequate infrastructure. We believe that Pima County should address the lack of infrastructure to carry traffic out of the way of Pima Wash floodwater.

Because the Pima Wash area is beautiful and part of our desert ecosystem, the land of Pima Wash cannot be sacrificed to any plan that would endanger the lives and property of new tenants, current residents and be a loss of Pima County's heritage.

WE HEREBY RESPECTFULLY request that the Specific Plan rezoning of the above-named property be DENIED.

 12/11/2022

Edmund Bartkowski

 12/11/2022

Laura Bartkowski

Bartkowski Edmund & Laura Revocable Trust  
Parcel # 102-21-064A  
5885 N. Williams Dr.  
Tucson AZ 85704  
520-887-7088 (home) 520-982-2046 and 520-982-2014( Cell)  
[lbartkowski@gmail.com](mailto:lbartkowski@gmail.com) and [ed.bartkowski@gmail.com](mailto:ed.bartkowski@gmail.com)

**Michael L Arambulo  
5002 E. Colby Place  
Tucson, AZ 85718-5457**

**December 15, 2022**

Planning and Zoning Commission  
c/o Terri Tillman  
Pima County  
201 N. Stone Ave.  
Tucson, AZ 85701

**RE: Rezoning of the Quail Canyon Specific Plan**

Dear Commissioners:

This letter will serve to communicate my support for the rezoning of the former Quail Canyon Golf Course at 5910 N. Oracle Rd., AZ 85704.

I have lived in Tucson for 27 years and visited the above location when it was an executive par 3 golf course. The location was seen as a quick getaway for a golfer to get in a fast 18 holes. Since the closing of the course, the area has quickly deteriorated into a camp for the homeless and other various illegal activities. This property would be better served if it was used to help the population growth of Tucson.

I understand the project will take into consideration the preservation of the native plants and 31 acres of desert landscape. The project will also use the latest green technologies for the protection of the land and the usage of water.

I look forward to your support and would appreciate your approval of the rezoning of this land which was formerly known as Quail Canyon Golf Course.

Sincerely,



Michael L. Arambulo

**TO: Pima County Development Services Planning Division  
Pima County Planning and Zoning Commission  
Pima County Board of Supervisors**

**RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003**

**DATE: 12/05/2022**

**To whom it may concern:**

**We hereby PROTEST the request to rezone the above-named property located east of Oracle Road and south of Rudasill Road at the site of the former Quail Canyon Golf Course from CR-1 to Specific Plan for the following reasons:**

**We object to the developers plan to construct a high-density development of three-story apartment buildings with 210 units and 117-120 two-story houses. The purchaser bought the land knowing it was zoned CR-1 and it is not the responsibility of Planning and Zoning to change zoning at the whim of a developer simply because it doesn't match up with his plans.**

**We object to, and strongly protest, increasing allowable density in the comprehensive plans of this property when hundreds of homes in the OFNA development are zoned one house per acre. By rights, and according to the current zoning restrictions, this property should accommodate 51 individual lots with 40 per cent of each lot left undeveloped. This developer plans more than twice that many individual homes in addition to three-story apartment buildings with 210 living units.**

**We protest the proposed rezoning/change in land use designation because the development will be located within or too close to the Pima Wash important Riparian Area, which serves as a major wildlife corridor and any engineering altering the Pima Wash will negatively affect land and homeowners downstream. In the future these changes in the Pima Wash, along with imminent climate change,**

should cause major concern for Planning and Zoning in regards to the 100- year flood plan.

We protest the proposed plan to use Rudasill Road to enter/exit the development because:

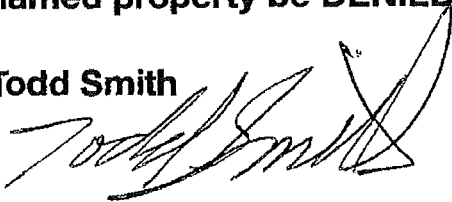
1. It lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots, and during monsoon season the road is often washed out.

2. Additional traffic produced by minimum two cars per resident of this planned development, possibly as many as 460 vehicles, will significantly degrade the safety of pedestrians and bicyclists using Rudasill Road. I strongly object to the estimated low count of cars quoted by the developers' engineers, who submitted their report during Covid. Any usage count should be calculated from October through April to include snowbirds that will potentially live there.

3. Safety concerns with the Rudasill/1st Avenue intersection are major. We were told the county does not have the funding in their budget, and will not have the funding for years, to improve Rudasill Road to a level that will accommodate all the extra traffic produced by this large development in addition to the daily use by current residents.

**WE HEREBY RESPECTFULLY request that the rezoning of the above-named property be DENIED.**

Todd Smith

A handwritten signature in black ink, appearing to read 'Todd Smith', written over a white background.

443 East Yvon Drive  
Tucson, AZ 85704  
715-499-2130 tsmith51748@gmail.com

December 3, 2022

Terrill L. Tillman, AICP  
Principal Planner  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701

To: Pima County Development Services Planning Division  
Pima County Planning and Zoning Commission  
Pima County Board of Supervisors

**RE: PROTEST/OBJECT to Quail Canyon Specific Plan Rezoning. Case number P22SP00003**

To whom it may concern, and the Pima County Board of Supervisors:

We write to express our strong objection to the proposed zoning change request for the Pima Wash/Quail Canyon area, intended to accommodate construction of 7 apartment buildings with 210 units plus high-density housing with about 120 two-story houses. We have resided in the adjacent neighborhood for 28 years. Such changes to the current CR-1 land use designation are wholly incompatible with the surrounding residential neighborhoods and will create a host of negative impacts on the local hydrology and riparian environment. Tucson has a long-standing commitment to maintaining riparian areas in balance with real development needs. We are not against building more houses in the area, but we strongly oppose plans that clearly ignore the safety and wellbeing of the built and natural environment in which we reside.

As concerned citizens and long-time residents of the Oracle Foothills Neighborhood we lay our OBJECTIONS to the proposed high-density development as follows:

1. We OBJECT to reducing the floodplain area itself, which runs counter to sound flood management. Pima Wash is a very large tributary of the Rillito and we have witnessed over nearly three decades its power and vulnerability to flooding. Reducing the surface area can only concentrate the forces up and down stream, posing danger to many properties within and outside of the planned development area. These risks that cannot simply be “engineered” away raising the floodplain’s elevation. The present proposal disregards the county’s written guidance on the importance of maintaining the floodplains (see Current County publication, and Floodplain Management Goals and Practices in Pima County). Narrowing and raising the floodplain through landscape engineering would meanwhile destroy most of the current riparian area, constituting a major environmental loss to the local area and the county.

2. We OBJECT to the traffic impact analysis (TIA) and the reasoning behind it. Specifically, we PROTEST the proposed plan to use Rudasill Rd to enter/exit the development. Rudasill Road is too narrow and winding to absorb additional traffic; there are many blind spots, and there have already been fatalities on this road. We do not see evidence that the TIA considered the traffic impact on Rudasill towards First Avenue. While it is likely that many would head to and from Oracle Road, a large fraction would instead prefer First Avenue because it is a more direct route to eastern roadways and indeed is already heavily used for this purpose. There is also considerable *daily* pedestrian and bicycle traffic along Rudasill that is not considered in the plan. We are surprised and OBJECT to the TIA determining the current traffic congestion on the basis of the last 3 years of DOT data. This has been the time of extensive COVID restrictions and record levels of remote working from home. How can these 3 years of data provide a realistic model for the next decade or two? Such biases are not appropriate or helpful for anticipating traffic congestion that the development plan would likely bring to the area in question.

3. We strongly OBJECT and PROTEST the proposed rezoning /change in land use designation because the development will be located within or too close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. Pima Wash is a *major* tributary to the Rillito River, and it runs through the development property on its way from the Catalina Mountains to the Rillito channel. Pima Wash has been declared an **Important Riparian Area** by the **Sonoran Desert Conservation Plan** (SDCP). The SDCP is Pima County's plan for balancing the conservation and protection of our cultural and natural resource heritage alongside economically vigorous and fiscally responsible community. We OBJECT, for example, to the near complete lack of green areas within the planned development area. There is no room for trees, much less mixed canopy plantings and thus would destroy rather than adapt to the conservation plan throughout the developed property. With such high structural density, it would create yet another "heat island" in the place of a riparian corridor that the present CR-1 zoning protects. Tucson and its periphery areas have far too many of these heat islands already, leading to the kinds of effects for which Phoenix is now famous.

4. We OBJECT to the amount of water use this proposed development will require. Water use is a core issue for Pima and most other Arizona counties. Within the Tucson Active Management Areas, the Assured Water Supply program requires new subdivisions to demonstrate in advance of development that a 100-year supply of good quality water is continuously and legally available. It must be recognized that the large Quail Canyon golf course on the subject property ceased watering its lawns and allowed the natural vegetation to reclaim the area, because the former had proved unsustainable. High density housing in the area will stress an already limited water supply.

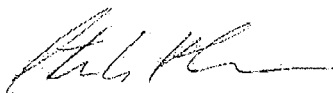
In summary, the proposed development plan disregards the city's and the county's plans for careful balance between development and environmental needs of the larger community. The projected prices of the built units indicate that they will be high-end and luxury residences. These in no way qualify as affordable housing, something that is genuinely needed by our population.

We **HEREBY RESPECTFULLY** request that the rezoning of the above-named property be **DENIED**. We thank you for your time and wisdom in this matter.

Mary C. Stiner and Steven L. Kuhn  
5610 N. Genematas Drive  
Oracle Foothills Neighborhood  
Tucson, AZ 85704



Stiner: Cell 520-903-7797; Email [mcstiner@gmail.com](mailto:mcstiner@gmail.com)



Kuhn: Cell: 520-903-7939; Email [slkuhn56@gmail.com](mailto:slkuhn56@gmail.com)



**From:** [Tracy Walker](#)  
**To:** [DSD Planning](#)  
**Subject:** Quail Canyon Specific Plan Rezoning, case number P22SP00003  
**Date:** Sunday, December 18, 2022 3:07:33 PM

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**CAUTION:** This message and sender come from outside Pima County. If you did not expect this message, proceed with caution. Verify the sender's identity before performing any action, such as clicking on a link or opening an attachment.

Considering the study that has just come out regarding the incredible extinction level loss of wildlife due to loss of habitat, I consider it truly appalling that development is even under consideration for this area. Instead of moving further and further out from the city infrastructure, maybe try improving already developed areas.

<https://www.science.org/doi/10.1126/sciadv.abn4345>

Sincerely,  
Tracy Walker



## Coextinctions dominate future vertebrate losses from climate and land use change | Science Advances

The planet has entered the sixth mass extinction (1–5). There are multiple causes underlying the rapid increase in observed and modeled extinction rates in recent times, of which land-use change, overharvesting, pollution, climate change, and biological invasions figure as

[www.science.org](http://www.science.org)

Ms. Terrill L. Tillman, AICP  
Principal Planner  
Pima County Development Services  
201 N. Stone Avenue, 1st Floor  
Tucson, AZ 85701

RE: Quail Canyon Specific Plan Rezoning, Case number P22SP00003

Dear Ms. Tillman,

We are writing to express our objections to the request of Urbaner Investment Partners, LLC (Developers) for a change from existing CR-1 zoning to Specific Plan zoning to accommodate their proposed development at the site of the former Quail Canyon Golf Course. It is our understanding that Specific Plan zoning is designed to work within existing zoning parameters to help fine-tune a project; the Developer's request seems more of an end-run around the Pima County General Plan. We protest the Developer's intention to exploit land currently zoned at CR-1 to squeeze 330 "high end" residences, both single- and multi-family, onto 32 acres of land. At ten times the density of the current zoning, this would have negative impacts on both the neighborhood and the land itself. Revenue and development have carried the day too often in the Southwest, and we're respectfully asking for balance in this decision.

Environmental Concerns:

We object to and protest the change in land use. The proposed development would be located within and close to the Pima Wash (Wash), a major wildlife corridor. The Wash runs through the proposed development on its way from

the Catalina Mountains to the Rillito River, and has been declared an Important Riparian Area by the Sonoran Desert Conservation Plan

We object to and protest any attempt to further "engineer" or "manage" the natural floodplain. The engineering controls (although not yet specified by the Developer) will most likely add fill dirt to raise the floodplain elevation. This would damage the riparian area by increasing the depth and flow rate of the Wash during the monsoon season. Increased flow causes more erosion, which means more sediment in the Wash. Excess sediment in running water affects wildlife by decreasing the quality of their drinking water, which leaves the land less able to support diversity in the wildlife population. The large animals would move elsewhere, and the smaller animals would over-populate because of fewer predators to check their numbers. This would result decreased numbers of large animals in the Wash and surrounding desert, and ultimately an imbalance in the local food chain.

Inadequate Traffic Impact Study:

We strenuously object to the Developer's Traffic Impact Study (Study). Although they have met the minimum requirement of examining a 0.5 mile radius around the proposed project site, the Study does not begin to address the severity of the impact on traffic safety, most specifically on East Rudasill Road (Rudasill). Without including realistic statistics measuring traffic on Rudasill from North Oracle Road (Oracle) up to and inclusive of its intersection with First Avenue, the study is unfairly skewed in the Developer's favor. For this proposed project, the minimum standard isn't sufficient. We request that the Study as originally submitted be rejected.