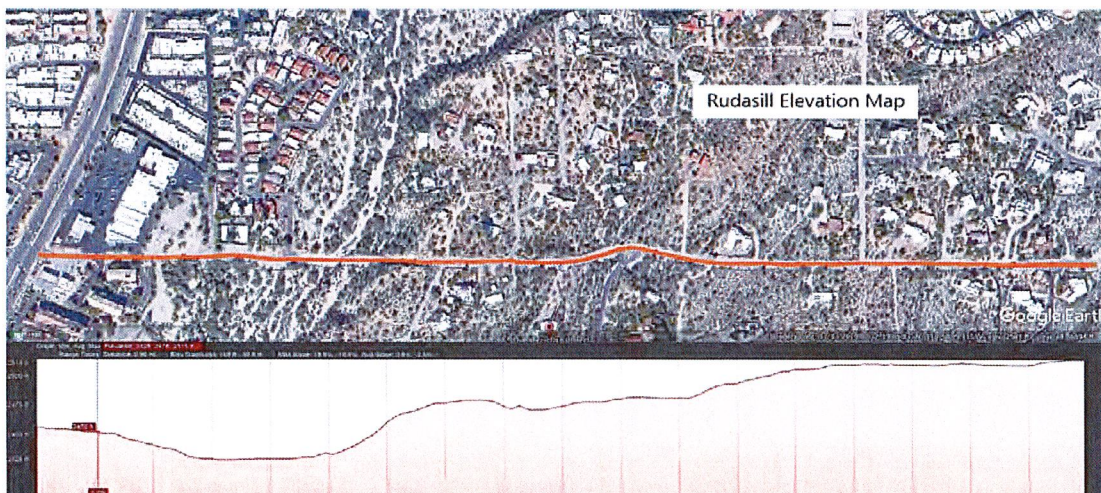


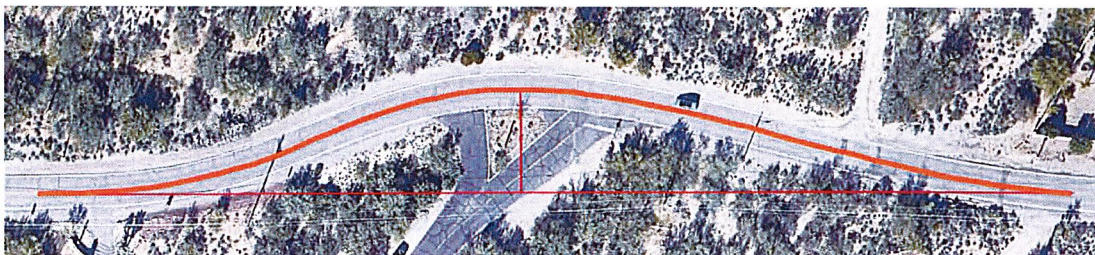
Physical Characteristics Affecting Ingress/Egress and Traffic on Rudasill Road:

Rudasill is a narrow road with steep hills, a rolling sharp curve (where injury accidents and fatalities have occurred), blind spots, and 26 driveways and roadways within its 0.9 mile length. There is no public lighting on Rudasill, and the shoulder is rough and inconsistent, wide in some spots and non-existent in others. The road is unsafe for both cyclists and pedestrians. The total elevation change from the intersection of Oracle and Rudasill to the intersection of First and Rudasill is only a rise of 60', but to arrive at that number you must climb 109' and descend 49' over 0.9 miles.



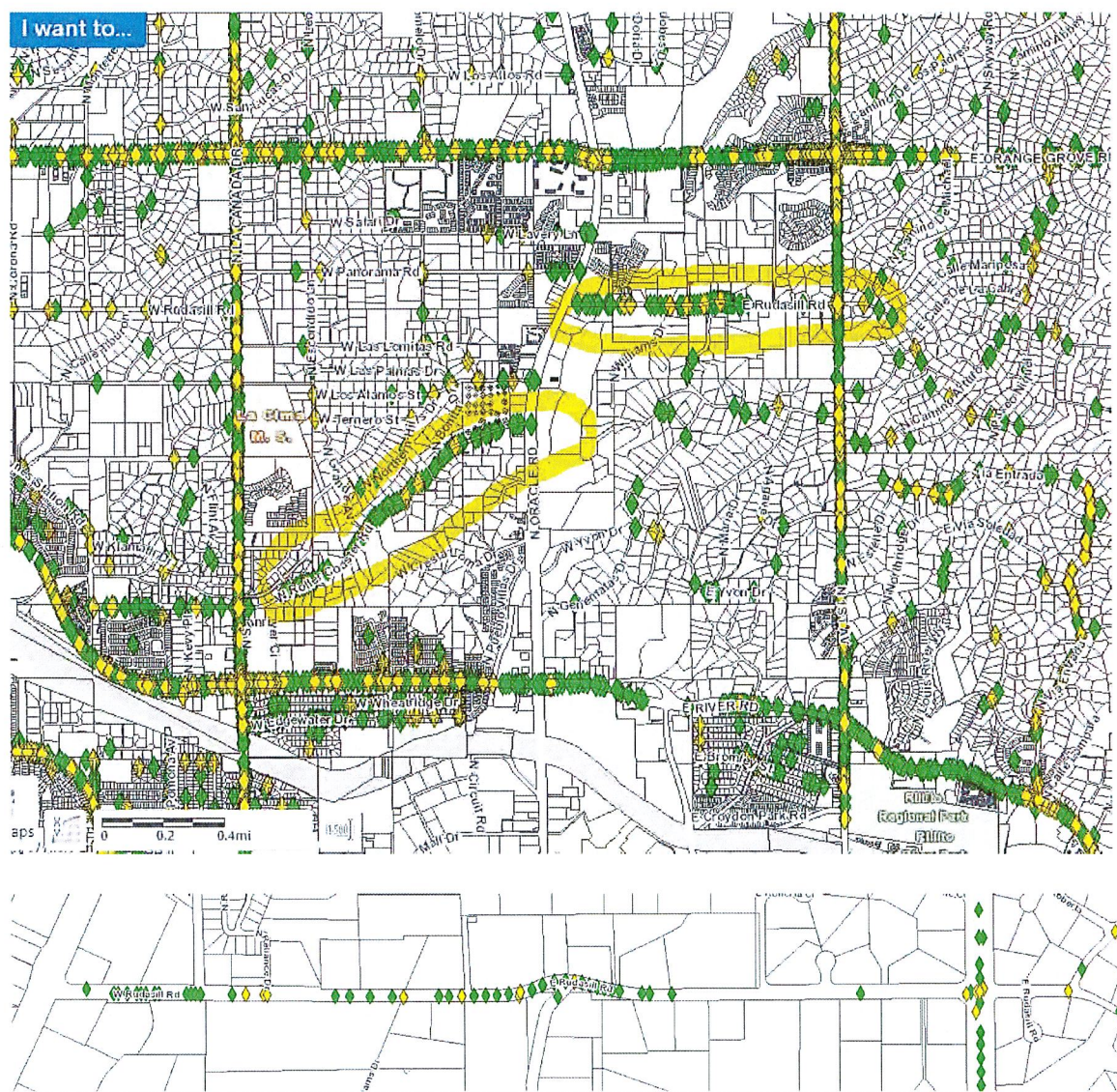
Vehicles travelling from east to west from First easily pick up speed before reaching the slight S-curve at the intersection of Rudasill with Genematas Drive. This curve also has a bumpy aspect that makes it even more difficult to navigate safely. The highest incidence of traffic accidents on Rudasill happens here.

Imagine entering Rudasill from First Avenue. You drop 9' over the next 0.25 mile (1848'). In the 0.1 mile (528 feet) from here to the curve you drop another 12'; it took you 0.25 mile to drop 9' in the approach. That's a sudden, steep drop by comparison. You're driving straight as you enter the curve, and steer slightly right to follow the road. The next 0.02 miles (106') is fairly level, with a couple of significant bumps; you're now about one-quarter through the curve. After 0.03 miles (158') and dropping another 1' you're halfway through. The turn of the curve here is much sharper than the entrance into it. It's here that cars most frequently fly off the road, landing in the desert about 5' down. Another 0.035 miles (183') and a drop of another 3' you're three-quarters through. Drive 0.04 miles (206') and drop 3' more, steer slightly right and you're out of the curve. In the next 0.05 miles (267 feet) there is a total elevation change of 3', but it's not the whole story. You'll drop 8', climb 7', and then drop another 2'. At this point you're at the crest of the hill, which drops **49' in 0.12 miles** (651'). The steepest grade in this drop is **18%**. The road flattens out where the Wash crosses it. This stretch of Rudasill has the 2nd highest incidence of accidents. After this level stretch Rudasill climbs another 27' until reaching Oracle.



The curve is 0.13 miles (678') long and .013 (70') wide.

The Transportation Crash Data Map on the Pima County Website clearly shows that in the 6² miles surrounding the proposed development there are only two residential roads burdened with the same density of crashes found on major roads: Rudasill and Roller Coaster Road, both of which are in the Developers sites. The zoomed-in version emphasizes the need to consider First Avenue within the traffic Study.



Flooding:

The property in question floods regularly, and during storms the run of the Wash across Rudasill (where West Rudasill becomes East Rudasill) closes the road. Drivers finding themselves on the wrong side of their destination must make U-turns and return to either Oracle or First, then travel up to Orange Grove (2 mile round trip) or down to River Road (4 mile round trip), back onto Oracle or First, and then approach their destination on Rudasill from the correct side of the Wash. At least that's what the bright ones do.



Northwest Fire District firefighters prepare to rescue a man trapped in a wash while crossing West Rudasill Road, east of North Oracle Road.
Northwest Fire/Rescue District

[Caption reads: Northwest Fire District firefighters prepare to rescue a man trapped in a wash while crossing West Rudasill Road, east of North Oracle Road. Northwest Fire/Rescue District] September 9, 2015

Lack of Transparency or Inaccuracies on the part of the Developers:

The Developers have made several disingenuous claims in the Study. The first in our list is the most important:

- The Study claims that Rudasill begins at Oracle and terminates at Camino Arturo. This is true as far as it goes, but there is no mention of the intersection of Rudasill and First Avenue, located between the 'beginning' and 'end' of Rudasill. First is one of the major north-south arteries in the Catalina foothills, and to call the Study complete without addressing this no-signal intersection is a disservice to the community.
- The Developers identify the Rudasill speed limit as 35mph in the Study area, but actually that limit drops to 20mph at the southbound intersection of Rudasill and Williams Drive; shortly past the crest of the blind hill the limit changes to 30mph, where it remains until the intersection of Rudasill and First.
- In Table 7 of the Study, calculations for the turn lane show a need for Rudasill to be widened at Oracle to accommodate a longer right turn lane. They are "not recommending" this construction because moving the utilities obstructing the construction would be expensive. In other words, it seems like they plan to dodge paying for construction that would only become more crucial as traffic continues to increase.

There are so many of us who are concerned about this proposed development and the impact it will have. Its scope seems so ill-advised and ill-suited for the area. We hope, and respectfully request, that you deny the Developer's request for the change from CR-1 zoning to Specific Plan zoning. Thank you for your time and consideration.

Sincerely,

(Signature on hard copy)

Carl A. Dolk
Carl.chezwhat@gmail.com
(916) 601-0724

(Signature on hard copy)

Diane Graves
Diane.chezwhat@gmail.com
(916) 601-7638

Signing for the:
Carl A. Dolk and Diane Graves Family Trust
2124 Lorenzo Lane
Sacramento, CA 95864

Our Soon-to-be-Permanent Home in Tucson:
150 East Rudasill Road
Tucson, AZ 85704
Parcel Number: 102-22-0370

From: [Mary White](#)
To: [DSD Planning](#)
Subject: Protest for rezoning #P22SP00003
Date: Wednesday, December 28, 2022 6:15:09 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.

TO: Terrill L. Tillman AICP
Pima County Development Services Planning Division
Pima County Planning and Zoning Commission
Pima County Board of Supervisors

RE: Quail Canyon Specific Plan Rezoning Case #P22SP00003

December 26, 2022

To whom it may concern:

I 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.

My CONCERNS and PROTEST for this project are as follows:

** Increased traffic on Rudisill Road. The road is narrow and winding with hidden driveways all along it. The exit for the project would be at the bottom of a hill in both directions on Rudisill. Speed could be an issue for vehicles exiting the project onto Rudisill.

** The developers plan to build three story apartment buildings with 210 units and 117-120 single family, two story houses which is too much for that area.

** Increased Traffic on Oracle Road.

** Pima Wash is an important riparian area and wildlife corridor. This project appears to force wildlife closer to Oracle road where they could be hit by vehicles.

** Urban Heat Sink. Large old trees will be torn down and replaced with trees that will not provide shade for 20 to 30 years. The added building and walls will only increase the surrounding temperature.

** Flooding issues down stream.

** Water! Is always a concern for our growing City that should never be taken lightly.

The rezoning notification process of notifying residence or businesses within 300 feet of this project is a joke. This project would greatly affect many people and neighborhoods.

I ask that the request for rezoning of above project be Denied.

Thank you for your time.

Mary White

5525 N Via Entrada
Tucson, AZ 85718
520-954-2127

L. Clark Arnold - Consulting Geologist
Arizona Registration #8883

201 East Rudasill Road Tucson, Arizona 85704
Telephone 520 909-2885
clark@clarkarnold.com

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 23, 2022

To those it may concern:

I 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 to permit high density residential construction for the following reasons:

The proposed development is not at all in keeping with the surrounding area. The property should remain zoned as CR-1.

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 factor in flood control as well as a wildlife corridor.


I protest the proposed plan to use Rudasill Rd to enter/exit the development, because:

- o It lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots on Rudasill Road
- o Additional traffic will significantly impact the safety of pedestrians and bicyclists and will result in congestion at both First Avenue and Oracle Road.

I thoroughly resent the fact that the rezoning is being sought to enable a profit for an out-of-state developer at the expense of current, long-time residents.

I hereby respectfully request that the rezoning of the above-named property be denied. But I would wholeheartedly support development of the property as a public park/open space

Yours truly,


L. Clark Arnold

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 31, 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 numerous reasons.

1. We **object** to rezoning into a high-density development. The land use should **remain CR-1** as compatible with its history and continuance of neighborhood culture.
2. We **object** to and **strongly protest** increasing the allowable density in the comprehensive plan for this property.

We **protest** the proposed rezoning and change in land use designation as an **environmental hazard to wildlife** who use the Pima Wash Important Riparian Area as a conduit and safe space for breeding as well as movement.

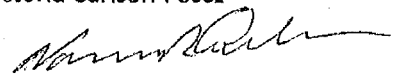
3. We **protest** and **object** to the proposed plan using Rudasill Road as entrance and exit to the development for these reasons:

- Rudasill Road lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves and blind spots
- Rudasill Road is a valued pedestrian and bicyclist thoroughfare. With additional traffic it will significantly degrade the safety of pedestrians and bicyclists on the road
- It will also cause safety concerns at the Rudasill and 1st Avenue intersection
- It will also cause safety concerns and congestion at the Rudasill and Oracle intersection

We hereby respectfully request that the rezoning of the Quail Canyon Specific Plan Rezoning, case number P22SP00003 be **denied**.

Sincerely,


Victoria Carlson-Foscz


Norman Carlson

522 E Placita Cerro Amistoso
Tucson, AZ 85704
520-400-0941 toricarlsonfz@gmail.com

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 1/5/23

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 developer's plan to construct a high-density development of three-story apartment buildings with 210 units and 117 - 120 two-story houses. This many people would have a huge impact on

the water source which Pima County is running out of.

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 adjacent neighborhood is currently zoned.

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.

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

- o It lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots

- o Additional traffic will significantly degrade the safety of pedestrians and bicyclists

- o Safety concerns with the Rudasill/1st Ave intersection

- o Safety/congestion with the Rudasill/Oracle intersection

Negative impact and reduced privacy for landowners adjacent to Pima Wash.

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

Mary Jean Quirk

Parcel # 105-02-1970

5351 N Maria Dr.

Tucson AZ 85704

520-888-6333

Sincerely,

Mary Jean Quirk

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,

I have lived in the Oracle Foothills Estates since 1973. My wife and I raised our family at 5717 N. Genematas Drive since 1988. We are writing to express our objections to the request of Urbaneer 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.

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.

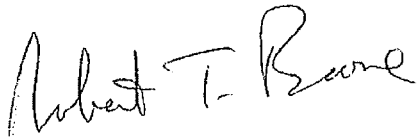
We strenuously object to the Developer's Traffic Impact Study. Although they have met the minimum requirement of examining a 0.5 mile radius around the proposed project site, the Study does not begin to address the severity of the impact on traffic safety, most specifically on Rudasill Road. Without 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.

Rudasill is a narrow road with steep hills, a rolling sharp curve (where injury accidents and fatalities have occurred), blind spots, and 26 driveways and roadways within its 0.9 mile length. There is no public lighting on Rudasill, and the shoulder is rough and inconsistent, wide in some spots and non-existent in others. The road is unsafe for both cyclists and pedestrians. There are memorials in the desert from fatal accidents along this dangerous curve.

Please keep the existing CR-1 zoning for this unique and beautiful area. Thank you

Rob and Christine Boone
5717 N. Genematas Drive
Tucson, AZ 85704

A handwritten signature in black ink that reads "Robert T. Boone". The signature is written in a cursive style with a large, prominent initial "R".

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

1/3/2023

To whom it may concern:

I 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:

- 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
- 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.
- 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.

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

Jayme Adams - *Jayme Adams*

5508 N Maria Dr

Tucson AZ 85704

Jadams357@gmail.com

January 10, 2023

Ms. Terril L. Tillman AICP
Principal Planner
Pima County Development Services
201 N. Stone Ave., 1st Floor
Tucson, Az. 85701

Re: Quail Canyon Specific Plan Rezoning, Case # P22SP00003

Dear Ms. Tillman,

I am writing to express my objections to the request of Urbaneer 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 former Quail Canyon Golf course & Tennis club. I have lived in this neighborhood for 37 years and practiced medicine in Tucson for the past 47 years. This request to rezone this property is not consistent with the Sonoran Desert Conservation Plan. The Developers request is an end run around the Pima County General Plan & not a fine tuning of a project that works with existing zoning parameters. I protest the Developers intention to exploit land currently zoned at CR-1 to squeeze 320 domiciles onto 32 acres of land. At 10 times the density of the current zoning, this would negatively impact the neighborhood and the land itself. For far too long Revenue & development have driven the decision making process in Pima County which has led to a steady deterioration and degradation of the quality of life in our fragile Sonoran Desert Life Zone.

The negative environmental impact on the Pima wash, a major wildlife corridor, would be cataclysmic. 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. I object to and I protest any attempt to further engineer or manage the natural floodplain. The addition of fill dirt to raise the floodplain elevation will damage the riparian area by increasing the depth and flow rate of the Pima Wash during the monsoon season. Increased flow causes more erosion and thus more sediment in the Wash. Excess sediment in running water affects wildlife by decreasing the quality of their drinking water. This 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 control their numbers. This will produce an imbalance in the local food chain and destroy the animal ecosystem of the Pima Wash and surrounding desert.

I vehemently reject the traffic impact study of the Developer as woefully inadequate. 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 Rudasill Rd. Without including realistic statistics measuring traffic on Rudasill Rd. from North Oracle Rd. up to and inclusive of the intersection with First Avenue, the study is unfairly skewed in the Developer's favor. For this proposed project, the minimum standard is not sufficient. I therefore request that the Developer's study be rejected.

Rudasill is a narrow road with steep hills, a rolling sharp curve where injury accidents and fatalities have occurred. There are blind spots and 26 driveways and roadways within the 0.9 mile length of Rudasill. There is no public lighting on Rudasill and the shoulder is narrow and inconsistent in width and surface. This road is unsafe for both bicyclists and pedestrians. The total elevation change from the intersection of Oracle and Rudasill to the intersection of First and Rudasill is 60 feet but to arrive at this number you must climb 109 feet and descend 49 feet over 0.9 miles in length. Vehicles traveling from east to west from First Ave. on Rudasill pick up significant speed before reaching the dangerous S curve at the intersection of Rudasill and Genematas Dr. This curve also has a bumpy contour making it even more difficult to navigate safely. The highest incidence of traffic accidents on Rudasill happen here. First Avenue needs to be included within the traffic safety study.

The Developers property floods regularly and during storms, the run of the Pima Wash across Rudasill Rd. closes Rudasill. Drivers finding themselves on the wrong side of their destination must make U-turns and return to either Oracle Rd. or First Ave, then travel up to Orange Grove Rd.(2 mile round trip) or down to River Rd. (4 mile round trip) back onto Oracle or First, and then approach their destination on Rudasill Rd. from the correct side of the wash. Northwest Fire fighters rescued a man trapped in his flooded vehicle at this spot on Rudasill on 9-5-2015.

The Developers have made several disingenuous claims in their traffic impact study. The study claims that Rudasill begins at Oracle and terminates at Camino Arturo without mentioning the intersection of Rudasill and First Ave. First Avenue is a major north – south artery into the Catalina foothills and to call the traffic safety study complete without addressing this no signal intersection is a disservice to the community.

The Developers identify the Rudasill speed limit as 35 mph in the study area. But actually that limit drops to 20 mph at the southbound intersection of Rudasill and Williams Dr.; shortly past the crest of the blind hill the limit changes to 30 mph, where it remains until the intersection of Rudasill and First Ave.

In Table 7 of Developers traffic Study, calculations for the turn lane show a need for Rudasill to be widened at Oracle to accommodate a longer right turn lane. They are “not recommending “ this construction because moving the utilities obstructing the construction would be expensive. It seems as if this is a dodge to avoid paying for construction that would only become more crucial as traffic continues to increase.

There are many of us in this neighborhood who are concerned about this proposed development and the negative impact it will have. Its scope is so ill-advised and ill-suited for the area that it is my considered opinion that you deny the Developer’s request for the change from CR-1 zoning to Specific Plan zoning.

Sincerely,

Sincerely,


David w. Buechel, D.O., F. A. C. O. I.

580 E. Agave Dr.

Tucson, Az. 85704

Email: dwbdopc@msn.com

(520) 247-6779

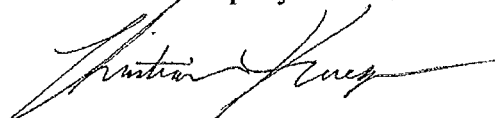
To: Terrill L. Tillman, AICP
Principal Planner
Pima County Development Services
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701

I, Christian Krueger, Pima County property owner (102-21-025B and 102-21-025D) **OBJECT** to the proposed re-zoning of the area identified as Quail Canyon case number is P22SP00003. The Quail Canyon Specific Plan (the plan) does not provide protections to surrounding properties.

The existing zoning within Quail Canyon limits the building within the Pima Wash, or riparian area, to protect individuals or property from the destructive force of water caused by monsoonal storm events. The City of Tucson identifies this area as a flood zone. The plan states in the introduction, page I-1, second paragraph that, "Adjacent to the Pima Wash will be gabion bank protection improvements that will remove the property (Quail Canyon) from the regulatory floodplain". This statement may work for the proposed 11-acre North Parcel or for the 42-acre South Parcel but what will this development do to the adjacent landowners? How will this proposed construction affect Oracle Road? Where does it state within the plan that there will be rock gabion bank protection for the Krueger Parcel? Where does it state that there will be rock gabion bank protection for my neighbor's property? Again, where does it state within the plan where there will be rock gabion bank protection for Oracle Road (the taxpayer)? Based on page 11-10 of the plan it does not. The fact that UPI is set up as a limited liability corporation (LLC) already speaks to its pre-planned defense against future liabilities for building in a flood zone. In this case, how could future liability occur for building in a flood zone?

The proposed construction, defined in the plan, will decrease the (already established Pima Wash) flow area and increase the flow velocity and thus increase rates of erosion on my property, my neighbor's property and that of Oracle Road (the taxpayer property). This concept of flow velocity increasing with decreased area has been metathetically proven using Bernoulli's Equation. Clearly the plan did not calculate for this. The plan only constructs to the 100-year flood stage for the proposed building. Building to the 100-year flood stage is a minimum construction standard. Not very reassuring to the future residents of Quail Canyon that will be put in harms way during a 500 or 1,000 storm events. The plan also does not plan for up-gradient fires that eventually increases sediment loading during said storm events. Either the City or the engineering firms that authored the plan should do more work to ensure that surrounding property damage does not occur from this proposed construction.

Thanks,
Christian Krueger, Owner
5901 N. Williams
(575) 912-5349
State Code Property IDs: 102-21-025B and 102-21-025D



1-9-23

From: djordanm@gmail.com
To: [DSD Planning](#)
Subject: Object and Protest to the Pima Wash rezoning and Development Plan: Case number P22SP00003
Date: Wednesday, February 1, 2023 10:32:18 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.

To whom it concerns:

I am writing to PROTEST the request to rezone Pima Wash located east of Oracle Road and South of Rudasill Rd at the site of the former Quail Canyon Golf Course.

The developer's plan to build high-density development on the property and its rezoning is highly objectionable. The plan will impact neighborhood traffic safety off of Rudasill and Oracle Roads, which is not very safe right now with current use and design.

I believe the addition of 300 more residential units in that area will also impact water pressure and raise utility rates for current residents. Adding 300 plus homes means the addition of over 1000 people to this area and with that will come increased crime rates, displaced animal life, greater potential for flooding during monsoon and extreme traffic congestion.

I respectfully request the rezoning of the Pima Wash property be DENIED.

Jordan Misner
275 E Rudasill Rd
Tucson, AZ 85704
520-331-8961
djordanm@gmail.com

From: [Terri Tillman](#)
To: [Terri Tillman](#)
Subject: FW: P22SP00003
Date: Monday, February 6, 2023 6:57:51 AM

From: Mary Sibayan <msibayan@earthlink.net>
Sent: Sunday, February 5, 2023 2:17 PM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: P22SP00003

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.

Dear Planning Committee:

I am strongly **opposed** to 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 LLC. 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 neighborhood is currently zoned. I 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. I 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.

Thank you for this opportunity to share my concerns.

Mary F. Sibayan

6140 N. La Canada Drive 85704

5202717900

From: [Terri Tillman](#)
To: [Terri Tillman](#)
Subject: FW: PROTEST P22SP00003
Date: Monday, February 6, 2023 6:58:36 AM

From: Guenevere Nelson-Melby <nelsonmelby@yahoo.com>
Sent: Sunday, February 5, 2023 4:53 PM
To: DSD Planning <DSDPlanning@pima.gov>
Subject: PROTEST P22SP00003

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.

I 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 because high-density development will injure the riparian area. Rudasill lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots. The project is too high density.

Guenevere Nelson-Melby
5445 N. Agave Dr.
520 306 8933.

From: [Jodi Engelberg](#)
To: [DSD Planning](#)
Subject: I object to Case Number P22SP00003
Date: Saturday, February 4, 2023 9:10:01 AM
Importance: High

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.

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

Feb 4, 2023

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 developer's plan to construct a high-density development. The property should remain zoned as CR-1.
- 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 adjacent neighborhood is currently zoned.
- 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.
- 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
 - Safety concerns with the Rudasill/1st Ave intersection
 - Safety/congestion with the Rudasill/Oracle intersection
- Negative impact and reduced privacy for landowners adjacent to Pima Wash.
- Describe the concerns that matter to you!

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

Jodi Engelberg, 1560 Camino de la Sombra, Tucson 85716

From: [Christina Moodie](#)
To: [DSD Planning](#)
Subject: I OBJECT to P22SP00003
Date: Sunday, February 5, 2023 9:34:21 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.

I object to P22SP00003 the proposed Quail Run/Pima Canyon development. This project would make a mockery of Pima County's famed pro-environment reputation.

I will lose all faith in the earnestness of Pima County's regulations if this goes through. If this isn't a riparian area worth protecting then I will know that the whole conservation movement here is a joke.

We live on the other side of Oracle Rd., directly across from Pima Wash. We have meandered the desert, up, down and around there. How nice it was knowing we might encounter wild animals - and respect them! It's their arroyo! It's the animals' corridor, *obviously*.

I am not a NIMBY! I choose to live in Tucson instead of Phoenix, where I was born, because it is intelligently different! We make decisions here that are based on a combination of science and respect for nature, right? Development has a place and it is not in a riparian passage!

Thank you,
Christina Moodie
721 W Las Lomas Rd Tucson AZ 85704
(520) 904-4479

I

From: [Bill Burrus](#)
To: [DSD Planning](#)
Subject: Quail Canyon Rezoning Case Number P22SP00003
Date: Saturday, February 4, 2023 8:38:40 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.

We hereby vehemently PROTEST the request to rezone the above-mentioned property. We have many serious concerns including a proposed high-density development, close proximity to Pima Wash (a major wildlife corridor), and others. However, our major concern is the following:

The proposed plan will use Rudasill Road to enter/exit the development. This is totally unacceptable because:

1. The road lacks the capacity to handle additional traffic as it is very narrow and winding with steep hills and blind spots.
2. Because the road has no shoulder on either side, pedestrians and bicyclists will be at risk, already a severe problem in Tucson.
3. Very real safety issues with the Rudasill/1st Ave intersection. With already very heavy and high-speed traffic on 1st Ave, it will be very dangerous to turn north or even south onto 1st Ave.

We hereby request that the rezoning of the above-mentioned property be denied.

Bill Burrus and Nancee Wood
595 E. Wine Plum Drive
Tucson, 84704

520 403 4928, 520 403 6309

bwburrus@hotmail.com
nanceekwood@gmail.com

From: Cheryl Guenther
To: DSD Planning
Subject: REZONING Quail Canyon case # P22SP00003
Date: Friday, February 3, 2023 4:49:26 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.

This letter is regarding Quail Canyon Specific Plan Rezoning. Case number P22SP00003

2/3/2023

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 having a high-density development. We feel the property should remain as it was **originally** zoned - as CR-1.
- The changes are not compatible with how our neighborhood is currently zoned. We moved here for the openness and beautiful, peaceful desert. Our home was built in the 1950's, as are many of the homes in the area.
- The development is within or too close to the Pima Wash Riparian Area, which is a major wildlife corridor.
- There would need to be major flood control changes to Pima Wash, which would be devastating to the wildlife traveling along the wash.
- We extremely object to the proposed plan to use Rudasill Rd. to enter/exit the development.
- Rudasill Rd. already has an overabundance of non-local traffic speeding down the road. With blind spots, sharp curves, and hills - more unnecessary traffic will cause a danger to all of us living and walking along Rudasill, not to mention the wildlife.
- The intersections at Rudasill and 1st Ave and Rudasill and Oracle are already very congested and dangerous.
- The developers maintain the need for "affordable housing". As we drive around Tucson we see many acres of available land within the city limits. Land that has already been cleared and is ready for affordable homes. Homes in those areas would help support local businesses and the city of Tucson. There is no need to destroy a Riparian Area.

We respectfully request that the rezoning of the above-named property be DENIED.

Derek and Cheryl Guenther
6045 N. Canyon Drive (corner of Canyon Drive & Rudasill Rd)
Tucson, AZ 85704

520-906-3325 / cheryl813@gmail.com / dguenther313@gmail.com

From: [george.johnson](#)
To: [DSD Planning](#)
Subject: Protest of the Proposed Rezoning at Quail Canyon Golf Course
Date: Monday, February 6, 2023 11:30:45 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.

Case Number P22SP00003

To Whom It May Concern:

This communication is to protest the request to rezone the former Quail Canyon Golf Course from its current CR-1 zoning.

The proposed development will adversely affect:

Residents and all others who travel by bicycle, vehicle, and on foot on Rudasill between Oracle Rd. and First Ave. with dangerously increased traffic;

The wonderful wildlife that live and traverse this area;

The natural vegetation that has existed along this corridor;

And the peace and tranquility enjoyed by those living close to or nearby nearby this area.

It is with respect that we are hereby requesting the denial of this rezoning proposal.

Thank you for your consideration of our concerns and protest.

Bonnie and George Johnson
5451 North Maria Drive
Tucson, Arizona 85704

Bonnielynn2@comcast.net

Cell: 520 730-1190

4Georgem@comcast.net

Cell: 520 395-5047

Home: 520 293-0604

From: [ROBERT J CLANCY](#)
To: [DSD Planning](#)
Subject: Fwd: OBJECT to Quail Canyon Specific Plan Rezoning: Case number P22SP00003
Date: Monday, February 6, 2023 11:00:05 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.

I sent the wrong zip code with my address in the email below. Correct zip is:

Robert & Katherine Clancy
5218 N. Tigua Drive
Tucson, AZ 85704

Begin forwarded message:

From: ROBERT J CLANCY <rjclancy@mac.com>
Subject: OBJECT to Quail Canyon Specific Plan Rezoning: Case number P22SP00003
Date: February 6, 2023 at 10:49:26 PM MST
To: DSDPlanning@pima.gov
Cc: Candy Clancy <katherineClancy1954@gmail.com>

Feb. 6, 2023

To Whom It May Concern:

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

- > This property should remain zoned as CR-1 so we OBJECT to the high density planned by the developers.
- > We PROTEST any rezoning change because this high-density development is located too close to the Pima Wash which is an important Riparian Area and wildlife corridor.
- > We also PROTEST the proposed plan to use Rudasill Rd. to enter/exit the development because it is a dangerous intersection not able to handle increased traffic due to sharp curves and blind spots.
- > Over the years we have observed many traffic accidents, most recently the death of the "Umbrella Lady" by a hit and run driver, so we OBJECT to increased traffic adding to this dangerous intersection.

WE HEREBY RESPECTFULLY request that the rezoning of the above named

property be DENIED.

Robert J. Clancy
Robert J. Clancy
330.715.7219

Katherine S. Clancy
Katherine S. Clancy

216.409.0772

5218 N. Tigua Drive
Tucson, AZ 85646

From: [Gradillas, Brittney](#)
To: [DSD Planning](#)
Subject: Quail Canyon Specific Plan Rezoning P22SP00003
Date: Monday, February 6, 2023 10:19:49 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.

02/06/2023

To whom it may concern:

I am writing to PROTEST the request to rezone the 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. I OBJECT to the developer's plan for the following reasons:

- The proposed plan will be located within the Pima Wash Important Riparian Area which serves as a major wildlife habitat. I OBJECT to this because I firmly believe in the conservation of our desert and wildlife. Unnecessary damage to the desert is not okay.
- The proposed plan states that Rudasill Rd will be used to enter/exit development. I PROTEST this because it lacks the capacity to absorb that much additional traffic. The road is too narrow and full of dangerous blind spots. Additional traffic will create dangerous situations for pedestrians, bicyclist and drivers alike.
- Those of us who live in the area also value the fact that we do not live in an overcrowded part of town. The amount of housing in the proposed plan would drastically increase the level conjection in our area and dramatically decrease our level of privacy. I OBJECT the plan because it will have a negative impact on our neighborhood as whole.

Please take these concerns into consideration and DENY the request to rezone the above named property.

Thank you,

Brittney Gradillas
5520 N. Maria Drive
Tucson, AZ 85704
Home phone: 520-850-1238, home email: bbutler621@gmail.com

Brittney Gradillas
ELD Specialist
Prince Elementary
(520) 696-6370

From: [Debbie Ensign](#)
To: [DSD Planning](#)
Cc: [Deborah Ensign](#)
Subject: Quail Canyon Specific Plan Rezoning. Case number P22SP00003
Date: Tuesday, February 7, 2023 12:51:50 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.

DATE: February 6, 2023

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

To Whom It May Concern:

I PROTEST THE REQUEST TO REZONE THE ABOVE-NAMED PROPERTY located east of Oracle Rd. 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:

I PROTEST a high-density development because it will be incompatible with how the adjacent neighborhood is currently zoned. It should remain zoned as CR-1

I OBJECT to the proposed plan because it will have a negative impact and reduce privacy for the landowners adjacent to the proposed development. They bought their property trusting that the CR-1 zoning would protect their interests.

I PROTEST this high density plan because it will increase congestion and danger to traffic on Oracle Rd. especially between River Rd. and Orange Grove Rd., and will increase the rate of wear and tear on Oracle Rd., which is already in very poor condition.

I PROTEST any plan to use Rudasill Rd. to enter/exit the development because it is a narrow, winding road with many hills, sharp curves, and blind spots. It will be very dangerous to add more traffic on this road.

I PROTEST the proposed rezoning and 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.

I OBJECT to rezoning for this project because it could set a precedent for increasing

density and height along both sides of Oracle Rd., which will adversely affect the charm and flavor of Tucson.

I HEREBY RESPECTFULLY REQUEST THAT THE REZONING OF THE ABOVE-NAMED PROPERTY BE DENIED.

Deborah Ensign

Board Member, Northwest Foothills Community Coalition, Inc.

5217 N. Tigua Dr.

Tucson, AZ 85704

520-575-0353 ensigndebbie@yahoo.com

From: [Richard Nichols](#)
To: [DSD Planning](#)
Subject: Quail Canyon development
Date: Wednesday, February 8, 2023 1:25:08 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.

Dear Terri Tillman

This letter is to object to the rezoning request for the Quail Canyon area near Oracle Road and Rudasill Road. If the submitted request were granted it would radically alter the area in many negative ways for people and wildlife. The high density housing as proposed would result in congestion in the area, dangerous traffic conditions on Rudasill which is narrow and windy, pollution, noise and loss of habitat for wildlife.

My family and I and all of our neighbors recognize that Tucson has a housing shortage, and do not want to adhere to a "NIMBY" mindset. However, Tucson also has a water shortage and rising power rates which would be affected by this huge development. For all these reasons I (and I am sure I speak for all of the local residents) strongly protest the proposed rezoning request.

Thank you very much for considering this letter.

Sincerely yours

Richard and Susan Nichols
550 E. Roberta Cir.
Tucson AZ 85704
520-440-1426

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: 11/30/2022

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 developer's plan to construct a high-density development of three-story apartment buildings with 210 units and 117-120 two-story houses.

Once a relatively, quiet residential road, Rudasill Road is currently used by anyone trying to avoid the significant traffic congestion on Oracle Road, including large equipment movers and even semitrucks. Now being considered is whether or not Rudasill Road should become a thoroughfare for hundreds of new residents.

Because Rudasill Road has been cut between higher elevations, pedestrians are forced to walk into traffic. There are no bike paths. The sides of Rudasill Road are largely drainage paths for rainfall resulting in steep drop-offs. Rudasill Road, itself, is often closed due to water flow from the Pima Wash. At least one driver has been swept off the road.

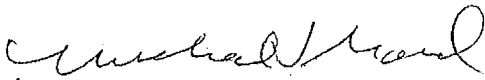
Rudasill Road is a hilly, twisted road. Entering or leaving Rudasill is precarious, at best, for the local residents who have no alternative options for leaving their residences. On multiple occasions we have witnessed vehicles losing control and leaving the road. Our property wall has been crashed into and vegetation run down by vehicles leaving the road. There has been at least one fatality.

We PROTEST the proposed plan to use Rudasill Road 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
- * The addition of high-density traffic raises safety concerns with the Rudasill Road/1st Avenue Intersection.
- * High-density traffic raises safety/congestion concerns with the Rudasill/Oracle intersection

We PROTEST the proposed rezoning/change in land designation because the development will be located within or too close to the Pima Wash Riparian area, which serves as a major wildlife corridor. The neighboring coyotes, javalinas and bobcats rely on the Pima Wash as a highway for their livelihood.

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

Michael L. Gard 
120 East Rudasill Road
Tucson, Arizona 85704
520-429-0717 mlbsgard@comcast.net

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

November 21, 2022

To Whom It May Concern

I 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:

Traffic Density at Rudisill & Oracle

Water Usage will exceed what may be available

Plan does not fit into how adjacent neighborhood is currently zoned.

I respectfully request the rezoning of the above named property be denied.



Kay Spencer

610 W. Roller Coaster Rd. Tucson, Az 85704

520-549-7193 enidrag@gmail.com

Terrill L. Tillman, AISP

Principal Planner

Pima County Development Services

201 N. Stone Avenue

Tucson, Arizona 85701

RE: Case # P22SP00003

Mr. Tillman,

I am writing you pertaining to the Quail Canyon / Pima Wash Development. As I sure you are aware there has been a proposal submitted for the development of 53 acres formerly known as the Quail Canyon Golf Course. The Southwest portion of my property borders the 53 acres.

Please understand that I do not object to sensible growth, but this is **not sensible** growth. Building 210 apartment units and 117 "single homes" on 30 buildable acres in a location that is currently zoned CR1, would you not object to this?

I adamantly object to this development. This is NOT a sensible rezoning.

I am a University of Arizona graduate and longtime resident of Tucson. The Oracle Foothills Neighborhood is a beautiful area to live; I want to keep it that way.

Philip R. Williams

5705 North Lady Lane

Tucson, Arizona 85704

prwtucson@gmail.com

Regards,

Duplicate

Terri Tillman

December 3rd. 2022

Principal Planner, Pima County Development Services

201 North Stone Avenue, 1st Floor

Tucson, Arizona 85701

Re: Quall Canyon Specific Plan Rezoning. Case Number P22SP00003

Attention: Pima County Development Services Planning Division

Pima County Planning and Zoning

Pima County Board of Supervisors


We adamantly PROTEST the rezoning of the above property located adjacent to Oracle Road and South of Rudasill Road previously known as the Quail Canyon Golf Course currently zoned CR-1.

The "proposed" rezoning development calls for the rezoning of said property from its current CR-1 status to be zoned to allow 210 apartment units and 120 two story houses. This is totally incompatible with our neighborhood, I strongly object. I do not object to the development of this property as long as it remains CR-1. The rezoning request the developer is proposing is unacceptable on its own not to mention the impact it will have on our water, safety, wild life, congestion and traffic.

Do not allow this rezoning request, maintain this properties zoning as CR-1.

You MUST deny this rezoning request.

Philip R. and LuAnn Williams



prwtucson@gmail.com lawtucson@gmail.com

C. 529.440.3379

5705 North Lady Lane

Tucson, Arizona 85704

This is a duplicate to the next letter of protest.

TO: Pim
Pim
Pima County

RE: Quail Canyon

2SP00003

November 21, 2022

To those 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 developer's plan to construct a high-density development of three-story apartment buildings with 210 units and 117 - 120 two-story houses
- 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 adjacent neighborhood is currently zoned.
- 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.
- 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
 - Safety concerns with the Rudasill/1st Ave intersection
 - Safety/congestion with the Rudasill/Oracle intersection
- Negative impact and reduced privacy for landowners adjacent to Pima Wash.
- The sole reason for the rezoning is to enable excessive profit for an out-of-state developer at the expense of current long-time residents.
- There is precedent for denial of the rezoning request in the refusal of the Board to allow rezoning of a parcel at the corner of North First Avenue and Orange Grove Road in 1974. The property was eventually developed CR-1 and resulted in a completely acceptable development called Shadow Hills. It is keeping with surrounding neighborhood and traffic is easily accommodated by access from both North First Avenue and East Orange Grove Road

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



L. Clark Arnold



Ardith P. Arnold

L. Clark and Ardith P. Arnold Fam. Trust
201 East Rudasill Road
Tucson AZ 85704
Book 102
Map 19
Parcel 0350

L. Clark Arnold - Consulting Geologist
Arizona Registration #8883

201 East Rudasill Road Tucson, Arizona 85704
Telephone 520 909-2885
clark@clarkarnold.com

November 22, 2022

Ms Tina Tillman, Principal Planner
Pima County Development Services
201 North Stone Avenue 1st Floor
Tucson, AZ 85701

Re: Quail Valley

Dear Ms Tillman,

The Urbaneer Group has submitted a rezoning request in connection with the Quail Valley Project located in Pima Wash immediately south of Rudasill Road. Historical perspective is often useful in matters of this sort; therefore, I provide the following . . .

In 1977 Marved Homes requested rezoning for 275 acres at the southeast corner of Orange Grove Road and North First Avenue, just a mile east of Quail Valley, to allow for a small section of condominiums (high density residential) and 200 acres with a density of two homes per acre, i.e., 400 homes on two hundred acres. The land was part of a 640 acre parcel zoned CR-1.

Homeowners objected, provided 1,300 letters and signatures opposing the project, 250 people, including 15 speakers, attended a hearing arguing that the project would crowd schools, increase future density in the foothills and that the rezoning was inconsistent with the existing character of the neighborhood. Those arguments clicked with the Board of Supervisors and on November 7, 1977, the Board voted unanimously to deny the rezoning. Marved officers complained bitterly, saying that development according to CR-1 would preclude a profitable venture.

However, the following August, Pima County approved a plan to build 300 homes on one-acre lots in compliance with existing CR-1 zoning. The result is Shadow Hills, a very tasteful subdivision – completely in keeping with the surrounding neighborhood. Traffic from 300 residences is easily accommodated via access to two major streets, Orange Grove Road on the north and North First Avenue on the west. 300 homes on 300 acres with minimal traffic congestion – completely appropriate development.

Fast forward 44 years to Quail Valley. Urbaneer Investment Partners, a California developer, has arrived with a plan to rezone 53 acres, formerly the site of the Quail Canyon par 3 golf course, much, if not most, of which lies within the Pima Wash flood plain and is currently designated CR-1. Rezoning would permit construction of 120 two-story homes and 210 apartments in seven three-story buildings.

That's 330 residences on 53 acres! Hardly in keeping with the existing character of the neighborhood, not exactly beneficial to the flood plain or the riparian environment and a looming disaster with respect to traffic congestion. Access for the 210 apartments will be exclusively via Rudasill Road, a two-lane, curvy, light-duty neighborhood street connecting North Oracle Road and North First Avenue.

Despite the 40-year interval, the proximity and similar CR-1 zoning of Shadow Hills invite comparison with Quail Valley. Why did Shadow Hills work so well and why is Quail Valley so problematical?

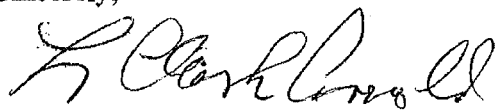
For starters Shadow Hills is well situated between major thoroughfares and accommodates fewer homes than Quail Valley is proposing in six times the area – exactly like the surrounding neighborhood. Secondly, Shadow Hills was developed in accordance with a well-considered long-standing comprehensive plan and zoning.

That being the case, why rezone 53 acres in order to shoehorn 330 homes onto a small parcel of virgin floodplain with limited access? Even if mitigated, as the developer promises, the character of the neighborhood will change, the flood plain and riparian environment will be adversely affected, and traffic congestion is certain to increase.

The answer is that the purpose of the rezoning request is to enable a profitable venture for Urbaneer Investment Partners of California at the expense of the current residents, the environment and the traffic.

I hope you will agree that the benefits to Urbaneer do not justify the adverse effects that would result from rezoning.

Sincerely,

A handwritten signature in cursive script, appearing to read "L. Clark Arnold".

L. Clark Arnold

Terrill L. Tillman, AICP
Principal Planner
Pima County Development Services
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701
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 Radasill as well. Radasill 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 Pelegrino
341 E. Yvon Drive
Tucson, AZ 85704-5229

duplicate copy

CC: Rex Scott, Supervisor District 1

*my ex-neighbors
Steve + Marge said it
better than I could have
said.*

*Please consider + follow
through with their advice
to save their unique
micro-climate location.*

*Mr. Marge Pelegrino
8225 N. Fairway view
Tucson AZ 85742*

Dec 1, 2022



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

4 December 2022

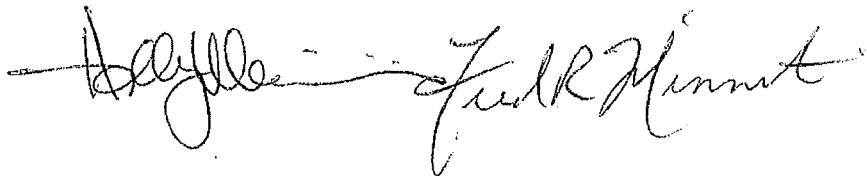
To Whom It May Concern:

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 developer's plan to construct a high-density development of three-story apartment buildings with 210 units and 117-120 two story houses on a property that is currently zoned for much less density.
- We **object to and strongly protest** outrageously increasing the allowable density in the comprehensive plan for this property when it is so out of synch and incompatible with current neighboring residential zoning.
- 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 and floodwater corridor and is so incompatible with the ownership/use allowed in the same corridor to the immediate north of Rudasill.
- As people who walk this length of Rudasill several times a week - we strongly **protest** the plan to use Rudasill to enter/exit. The plan estimates over 2000 additional car trips per day(!) onto a road that is narrow, high speed, lacks shoulders or bike lanes and contains many blind spots and a steep hill at the project's proposed ingress/egress.
- We **protest and object** to the massive change to zoning and how it will adversely affect homeowners and property values of those that had every reason to believe the lower density of the neighborhood would be respected and retained.

To conclude - WE HEREBY RESPECTFULLY request that the rezoning of the above referenced property be DENIED.

Holly & Fred Minniti
5221 N Foothills Dr
Tucson, AZ 87518
253-312-6736
hollyminniti@gmail.com

Handwritten signatures of Holly and Fred Minniti in black ink. The signature on the left is 'Holly' and the signature on the right is 'Fred R Minniti'.

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

Dec 5, 2022

RE: Quail Canyon Specific Plan Rezoning
Case number: P22SP00003

Dear Mr. Tillman,

Good morning

This is a protest letter and we feel that as the Pima County Principal Planner we all should do what is best for our county and Tucson's growth. We are very worried that the proposal before you named Quail Canyon Specific Plan Rezoning –

Case number: P22SP00003 and the request to rezone the above- named property located east of Oracle Rd and south of Rudisill Rd which was the former Quail Canyon Golf Course from CR-1 to the Specific Plan is outrageous!

My husband and I have lived in Tucson almost 50 years and own a beautiful home on Williams Drive just east of the proposal. 5880 N Williams DR code: 10221026k.

We also own 5 other properties on that drive that we have not developed. So as you can see we would be greatly impacted by this rezoning. We also own a well and are very worried if it could run dry because of this overdevelopment plan!

We have seen countless horrible accidents on Rudasill Rd over these years including some involving my family being forced off the road into a ravine by Genematas where it does an S curve. Also due to the flood zone right by this new proposal, countless folks have been injured crossing it during monsoons.

How can you in good conscience add 2,000 or more people to this small winding road? I hope not!

Another amazing thing about this part of Tucson is the wildlife. Living on Williams Drive for 34 years has taught us respect and love for their right to live among us. We have squadrons of javalinas, great horned owls, bobcats, coyote and a beautiful assortment of lizards (including a Gila monster) and snakes just mention a few.

Are we so heartless that they should not have a clear route to water and a right to life?

So in conclusion we know you have received many protest letters from our neighborhood because we do have respect and love for how Tucson develops and we hope you agree and hear us.

Now comes the "official" protest letter:

We strongly object to allowing such a high-density plan and object to changing the current land use designation! Our homes are adjacent to this project on Williams Drive and are zoned 1 home per acre! This new high cost development will not help with our housing shortage but destroy the beauty of Tucson and create many serious problems in the future- overuse of water and danger on Rudasill to name a couple..

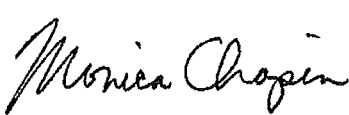
We strongly object rezoning/developing P22SP00003 as we mentioned before because it is a Riparian area and corridor for wildlife.

We strongly object to the developers plan to construct 7 -3 story apartment buildings and 120 -2 story houses! The impact on Rudasill and the resources in the neighborhood would be horrible.

WE HEREBY RESPECTFULLY REQUEST THAT THE REZONING OF THE ABOVE-NAMED PROPERTY BE DENIED!

Please consider our town and neighborhood,

Sincerely,



Monica Chapin



Richard Chapin (520) 907-5033

The owners of:

5880 n Williams Drive

Tucson AZ 85704

and 5 more properties on Williams Drive

Terrill L. Tillman, AICP

Principal Planner

Pima County Development Services

201 N. Stone Avenue, 1st Floor

Tucson, AZ 85701

November 29, 2022

RE: Quail Canyon Specific Plan Rezoning

Case number: P22SP00003

Dear Mr. 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:

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 adjacent neighborhood is currently zoned. The proposed increased density based on the comprehensive plan will significantly increase water and sewage demand and usage in the county. Considering the cost of the high-end housing planned in this area it will not in any way assist Tucson with its housing shortage.

We protest the proposed rezoning /change in land use designation because the development will be located within or very close to the Pima Wash's Important Riparian Area, which serves as a major wildlife corridor. Fewer of these Riparian Areas now exist in the county due to this type of development.

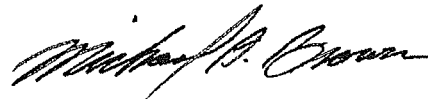
We strongly protest the proposed plan to use Rudasill Rd to enter/exit the development, because it lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots and because additional traffic will significantly degrade the safety of pedestrians and bicyclists. This risk is not limited to those living around the proposed development but also those transiting through Rudasill to and from 1st Avenue.

We object to the developer's plan to construct 7 three-story apartment buildings and 120 two-story houses due to the negative impact and reduced privacy for landowners adjacent to Pima Wash as well as all the other objections noted above.

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

Parcel No. 102-20-1860

Michael A Brown Revocable Trust, Michael A Brown, Trustee



6045 N Reliance Dr

Tucson, AZ 85704

Cell: 520 990-5775

mlkebrowncpa@gmail.com

From: T.C. SATHER
To: DSD Planning
Subject: Re: Quail Canyon Specific Plan Rezoning – Case Number P22SP00003
Date: Thursday, February 9, 2023 12:28:51 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.

February 9, 2023

Pima County Development Services Planning Division
Pima County Planning and Zoning Commission
Pima County Board of Supervisors
Attn: Terri Tillman, Principal Planner, Pima County Development Services
201 N Stone Avenue, 1st Floor
Tucson AZ 85701DSDPlanning@pima.gov

Re: Quail Canyon Specific Plan Rezoning – Case Number P22SP00003

To whom it may concern:

I 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 Qual Canyon Golf Course from CT-1 to Specific plan.

The rezoning request is to change the zoning from CR-1 (approximately 1 house per acre) to zoning that will allow them to build 117 single family two story homes and seven 3 story apartment buildings resulting in nearly 330 new households. The location is in Pima Wash.

My strong opposition is for many reasons, some of which are detailed below.

1. Pima Wash is a designated important Riparian Area that provides critical habitat for Sonoran Desert plant and animal species. The construction, human activity and high density of this rezoning will negatively impact this critical habitat. In addition to the permanent damage to the riparian area, human activity may drive more wildlife (javelina, coyote, rattlesnakes, bobcats, etc.) into existing neighborhoods.
2. Flooding/Traffic Issues – this area is currently a designated flood zone. Rudasill Road crosses the wash and water, sand and debris make the low spot unsafe for vehicles. There is significant erosion next to the low spot on Rudasill. When the road is closed due to flooding, traffic exiting the development will only be able to go to Oracle Road, further increasing congestion and traffic issues. Redirecting or building a channel for flood water through a high-density development could result in unintended consequences both up and downstream.

3. Water Conservation – adding 330 new households will significantly increase water usage. Unincorporated Pima County has recently experienced a substantial increase in water rates. Due to the scarcity of water resources and the drought, this would be an unwise decision.
4. Property values – will likely go down. This area was zoned CR-1 for a reason and needs to stay that way. Many of us bought or built our homes knowing that this was zoned CR-1. It is not fair to the existing homeowners who surround this area to change the zoning to such a drastic measure.

In basic terms, the proposed plan lacks the capacity to absorb additional traffic, is located too close to the Pima Wash Riparian Area, and will negatively impact and reduce privacy for landowners adjacent to Pima Wash.

While I understand that housing growth is important, this proposed rezoning is way out of line. Homeowners next to this property, bought or built knowing the zoning of this area was CR-1 which met their needs and desire to live in this area.

It is the responsibility of the new owners of this property to find a location that meets their needs/wants. Not the other way around. We, as homeowners, should not have to devalue or change the reason we live here for this growth to take place. They should have bought property that was properly zoned for their proposed plan.

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

Sincerely,

Carol Sather
416 E. Yvon Dr.
Tucson, AZ 85704
520-975-9223/carolsather@msn.com

Delann DeBenedetti

Nov. 21, 2022

Dear Mr. Tillman

My husband and I have lived in Oracle foothills neighborhood for 47 years. We love it here. And that is why we adamantly oppose the proposal -
Quail Canyon / Pima Wash Development
P22SP00003

This high density plan would drastically change our neighborhood! And the overwhelming traffic on Ruckisill Road dangerous and difficult to enter.

We believe the county needs to give this proposal careful consideration as to how this will affect not only our neighborhood but also many surrounding neighborhoods.

We oppose it and hope that you will also object to this high density plan. We are voters and I hope that our wishes be pursued.

Delann DeBenedetti / Cliff DeBenedetti
(over)

We oppose :

Delann and Cliff

DeBenedetto

245 E. Canyon View Dr.
Tucson, AZ 85704

(520) 887-6143

case #: P22SP00003

Quail Canyon Specific Plan
Reasoning

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

February 10, 2023

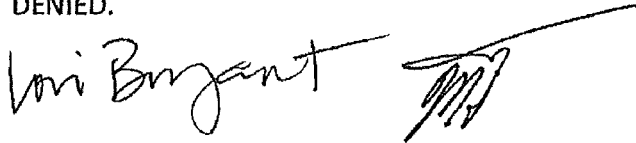
To whom it may concern:

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 and we object to the developer's plan to construct a high-density development. The property should remain zoned as CR-1 for the following reasons:

The area up for land use redesignation of zoning is within or too close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor. This is a critical habitat to the wildlife that live in our foothills, and the impact to their livelihoods will also impact the quality of life for those of us who live here and love and treasure the wildlife here.

There is already far too much traffic on Rudasill Road between First and Oracle, and there have been multiple wrecks and even fatalities along this stretch of road. We protest the proposed plan to use Rudasill Road to enter/exit the development as it will create an unsafe situation for all who live here. Rudasill Road lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots.

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

A handwritten signature in black ink, appearing to read "Lori Bryant", with a long horizontal flourish extending to the right.

Mark Thornburgh & Lori Bryant
251 E. Rudasill Road
Tucson AZ 85704
520-906-1545
lorithelorax@gmail.com

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

ATTENTION: Terri Tillman, Principal Planner

RE: Proposed Quail Canyon rezoning, Case # P22SP00003

February 12, 2023

TO ALL THIS MAY CONCERN:

We PROTEST the plan to rezone the former Quail Canyon golf course property, located east of Oracle Road and south of Rudasill, from CR-1 to Specific Plan use.

We have been resident homeowners in the adjacent Oracle Foothills neighborhood for the past 16 years. The neighborhood is full of birds, wildlife and natural desert vegetation that all thrive in this area, where the minimum lot size is one acre and no commercial use is permitted. We believe that the proposed high-density construction will negatively impact not only the Oracle Foothills residents' quality of life, but also that of the desert creatures. Thus, we OBJECT to the proposal to rezone the former golf course and change the land use designation because the development would be located within or too close to the Pima Wash Important Riparian Area, which serves as a major wildlife corridor.

Furthermore, we OBJECT to the proposal to use Rudasill Road as the major access to the development. Rudasill is narrow, with steep hills, sharp curves and blind spots. It is ill-equipped to handle the major increase in traffic that would result from several hundred new dwelling units using it multiple times a day. Pedestrian and cyclists' safety would also be put at risk with increased congestion on Rudasill. It should be noted that there are only four entrances to the Oracle Foothills neighborhood: two from First Avenue, one from Oracle and Genematas, and one from Rudasill. The proposed development would negatively impact neighborhood access from Rudasill, not just by residents but also by school buses, utility crews, emergency, delivery and postal vehicles.

For these reasons, we request that the proposed rezoning of the former Quail Canyon golf course be DENIED.

Respectfully submitted,
Lowell and Marianne Richardson
560 E. Canyon View Drive
Tucson AZ 85704
847-644-2107

From: [Tom Hicks](#)
To: [DSD Planning](#)
Subject: I OBJECT and PROTEST case number P22SP00003
Date: Tuesday, February 21, 2023 12:59:31 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.

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

To whom it may concern:

I hereby PROTEST and OBJECT to the request to rezone the aforementioned property located east of Oracle Rd. 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:

I object to changes in the current land use designation which are incompatible with adjacent neighborhood zoning. This diminishes neighboring land values and ruins the quality of life in neighboring regions.

The existing homes that border the proposed development will have significantly reduced privacy due to the height of the proposed buildings, and the noise level will be greatly increased (due to cars and alarms, leaf blowers used for landscaping, trash pickup, construction, and other human activity) as well as increased light pollution. These existing homes bordering the development will also overlook 120 roofs, 7 apartment buildings and roads. These factors will impair the ability of existing residents to experience the peaceful enjoyment of their property

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 and wildlife habitat.

Any changes to the existing water flow, necessary for the proposed high density housing, could cause significant upstream and downstream flooding issues for private property and Pima county roads.

I protest the propose plan to use Rudasill Rd. for ingress/egress to the development because:

- Rudasill 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 in this residential area,
- It will negatively impact existing residents whose ingress &

egress is solely via Rudasill Rd,

- It will exacerbate safety concerns and congestion at the Rudasill/1st Ave intersection,

- It will increase congestion and safety concerns at the Rudasill/Oracle intersection.

As a nearby resident of the foothills, I hereby respectfully request that the rezoning of the above-named property be DENIED.

Tom Hicks
4950 N. Via Entrada
Tucson, AZ 85718
hickst@tohono.com

From: [Robert Neudorfer](#)
To: [DSD Planning](#)
Subject: OBJECTION to Quail Canyon Specific Plan Rezoning / Case number P22SP00003
Date: Saturday, February 18, 2023 4:15:25 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.

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

As nearby property owners we object to rezoning the former Quail Canyon Golf Course property.

We believe that the very large size and high density of this development will negatively impact our neighborhood with regard to noise, traffic safety, and traffic volume— irreversibly diminishing our enjoyment of our property.

We are likewise concerned about the encroachment on wildlife habitat that the rezoning would permit.

We ask you to deny the request to rezone this property and to keep the current CR-1 zoning in effect.

Respectfully,

Robert J. Neudorfer and Kathy Duncan Dean
476 East Wine Plum Drive
Tucson, AZ 85704

From: [Samantha Russell](#)
To: [DSD Planning](#)
Subject: PROTEST
Date: Thursday, February 16, 2023 9:21:41 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.

Hi, I am objecting to the Quail Canyon Apartments (P22SP00003) for three reasons. 1. This area is for one acre houses as in the rest of the Foothills. 2. It's in a wash that is not only protected but in a wash used by many animals. Washes fill with water and we are gaining more rain due to heated up air from climate change. The rains will only increase. 3. I travel Oracle daily. It is always potholes and still is now. Getting 117 more vehicles on that road will create more chaos. Is the city prepared to repair roads constantly? Oracle is already more highly traveled than it can handle. Car accidents will directly be the fault of increased traffic.

Thank you, Samantha Russell
7177 N. SKYWAY DRIVE
TUCSON AZ 85718
520 977 9433

Sent from my Galaxy

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

February 25, 2023

To Whom It May Concern:

I object to the proposed rezoning of the above referenced property from CR-1 to Specific Plan. While ensuring the compatibility of land uses, zoning, as I understand it, is meant to safeguard the public's health, safety, and welfare. With this in mind, there are several reasons why I object to the Quail Canyon Specific Plan rezoning:

- The Quail Canyon Specific Plan is incompatible with neighboring residential properties and the existing zoning. The Specific Plan seeks to replace the 1.2 homes per acre zoning to allow seven three-story apartment buildings and 117 multi-story single residences for a combined total of 330 new households. This is a dramatic increase in density, and it is inconsistent with the existing residential zoning. When I was deciding where to live, I, like others in my neighborhood, relied on the existing zoning laws to determine whether a house and neighborhood aligned with what I sought. What attracted me to Kanmar Place, which is located directly across from Oracle Road and the site of the proposed development, was the abundance of open space, the quiet neighborhood, the dark skies at night, the wildlife that routinely passed through the corridor, and the riparian vegetation. All of that is now threatened by the Quail Canyon Specific Plan.
- The Quail Canyon Specific Plan will cause irreparable harm to the natural environment. To begin, I strongly oppose the developer's plan to divert the significantly increased traffic from Rudasill Road to Oracle Road via construction of a bridge that will directly disturb the Pima Wash Important Riparian Area. Both the construction of the bridge and its built presence—not to mention the anticipated addition of 2,616 daily vehicle trips—would impact the wildlife that currently rely on this vital riparian corridor. Additionally, the high-density development would reduce the open space that currently exists at the site by a staggering 40%. This would leave wildlife with a narrow corridor of a mere 250 feet, which is less than even the *minimum* width recommended by the United States Department of Agriculture. Further, the proposed development site is within the Priority Conservation Area for the Cactus Ferruginous Pygmy Owl. This pygmy owl was listed as an endangered species for nearly a decade, and it was only delisted due to a shift in the political tide—not because the species recovered. As recently as 2021, the U.S. Fish and Wildlife Service found that the Cactus Ferruginous Pygmy Owl met the Endangered Species Act's definition of a threatened species, and the agency is in the process of trying to list the species as threatened. In spite of the fact that the developer will disturb and relocate approximately 50% of the inventoried saguaros, which is where these pygmy owls nest, the developer has not and does not plan to survey the property for the threatened Cactus Ferruginous Pygmy Owls. Finally, the proposed development will lead

to light pollution, noise pollution, reduction of riparian habitat, a narrowed corridor, removal of desert vegetation (including protected saguaros), dramatically increased traffic, and increased human and domestic activity in the Pima Wash Important Riparian Corridor. There will be permanent damage.

- The proposed rezoning will affect stormwater runoff, reduce our groundwater recharge, and increase flooding from Pima Wash. The Quail Canyon Specific Plan states that there will be “ample parking” for the seven multi-story apartment complexes, there will be additional roadways, and the 117 units will have driveways. All of these additional impervious surfaces that would result from the rezoning will affect stormwater runoff in an area that is already designated as a floodplain by FEMA. This issue will be compounded by the removal of riparian vegetation that would otherwise help mitigate flooding from Pima Wash.
- The high-density development in unincorporated Tucson will unnecessarily burden our water supply at a time when rates are significantly increasing. We need only look 115 miles north to the suburbs of Scottsdale to see a cautionary tale of overdevelopment during a mega-drought. Tucson has a history of smart stewardship, but it cannot be ignored that there is a fight over the Colorado River, a groundwater shortage, and water wars in nearby cities. While the Quail Canyon Specific Plan has been greenwashed to give the impression that it prioritizes water conservation and sustainability, the addition of 330 new households with numerous occupants presents a very real risk to our community. A low flush toilet or a few rain barrels does not offset this increase in water usage. According to the Quail Canyon Specific Plan, Tucson Water will provide service to the high-density development. However, if that were not the case, I cannot even begin to describe how that would impact the health and life of the many domestic well users in the immediate vicinity.
- The Oracle Road access point and the dramatic increase in traffic—2,616 additional vehicle trips daily—will put motorists and pedestrians at risk. If the rezoning request is approved, the high-density development is expected to add 2,616 vehicle trips daily. The Specific Plan seeks to divert most of this traffic to Oracle Road by constructing a bridge for this immense traffic load through the protected Important Riparian Area to allow access via Oracle Road. There are several issues with the Oracle Road access point:
 - The access point would be located on Oracle Road between the intersection with Roller Coaster Road and the intersection with Kanmar Place. Neither of these intersections have signals. After the development, neither of these intersections would operate at an overall acceptable level, but the developer does not propose mitigation, even though it would be needed.
 - There is a blind corner when turning southbound from northbound Oracle Road at Roller Coaster Road. There is also a small queuing area for cars, and the congestion may interfere with traffic on Oracle or pressure drivers to turn when they cannot see if there is oncoming traffic.

- When driving northbound on Oracle Road from River Road, the intersection with Kanmar Place has reduced visibility due to trees and desert vegetation in the median and the change in elevation.
- The Quail Canyon Specific Plan inaccurately suggests that Kanmar Place merely provides access to residences. However, Kanmar Place is the sole point to the multiple businesses located at 5501 N. Oracle Rd. On weekdays, the customers and employees of these businesses also use Kanmar Place. Yet the traffic study was conducted at a time when several of the businesses are closed, so it does not accurately reflect daily traffic. Additionally, Kanmar Place is the sole access road to some residences located on North Oracle.
- Adding 2,616 more vehicle trips (or even just 90% of that traffic) to Oracle Road will lead to congestion and delays, and it will impact overall traffic safety.
- There are no pedestrian crosswalks on Oracle between River Road and Rudasill Road. If 330 households are added, this will inevitably lead to more pedestrians. Pedestrians already risk running across six lanes of traffic to cross Oracle as it is, but this dangerous act will become more frequent with more people in the neighborhood.
- The addition of 2,616 vehicle trips daily will not only jeopardize the current residents and motorists in the area, but it will also increase motorist and wildlife collisions. This will inevitably happen as the development will drive the animals displaced by the high-density development to travel into neighboring areas, which will involve crossing Oracle Road.

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

Emily Thomason
750 W. Kanmar Pl.
Tucson, AZ 85704
(208) 310-9575
emilyannethomason@gmail.com

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

February 25th, 2023

To whom it may concern:

I object to 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:

- The property should remain zoned as CR-1, and I object to the developer's plan to build high-density development that is incompatible with the surrounding neighborhoods. I chose not to live in the urban core of Tucson, and I relied on the existing zoning ordinances to identify an area that would be compatible with what I seek in a neighborhood.
- I object to the proposed rezoning because the bridge that the developer plans to construct to divert traffic to Oracle Road will be located within the Pima Wash Important Riparian Area, a major wildlife corridor. I've personally observed a variety of animals use the wash, including bobcats, coyotes, and javelinas. With drought and wildfires, this riparian corridor will only become increasingly more important to these species. The construction of the bridge will not happen overnight. Instead, it will permanently disrupt the riparian ecosystem. Additionally, the noise and light pollution will affect both human neighbors and the wildlife in the Important Riparian Area. Finally and without a doubt, building such high density development will lead to more people and domestic animals entering the riparian corridor, which could not only harm the wild animals but also lead to unsafe interactions or dispersing the animals into surrounding neighborhoods.
- I object to the developer's newest proposal to divert the majority of traffic from the high-density development to Oracle Rd. for several reasons:
 - The access point to the South Parcel will be located between the intersections of Roller Coaster Road & Oracle Road and Kanmar Place & Oracle Road. Neither of these intersections have signals. The extreme influx of traffic that will result from the proposed development will cause long delays and traffic safety issues because of inadequate queuing areas for cars. Yet the developer does not propose mitigation.
 - Because cars will have to head northbound on Oracle Road when existing the proposed access point, it will lead to lots of cars needing to make U-Turns at Rollercoaster Road. This area is already a blind spot because it is located near a bend in Oracle Road, and it is very difficult to see oncoming traffic when you are in the queuing area to turn southbound at Oracle Road and Roller Coaster Road.
 - The Quail Canyon Specific Plan misrepresents Kanmar Place as simply a local road that serves residents. However, Kanmar Place is also the sole access point to at least five businesses located at 5501 N. Oracle Road. Kanmar Place is also the sole access road to some residences located on N. Oracle Road. The employees and customers of these businesses will also be affected by this rezoning.

- The traffic study included in the Quail Canyon Specific Plan was conducted at a time when some of the businesses were closed, so it is not a proper measure of the traffic that Roller Coaster Road and Kanmar Place experience.
- Additional traffic will significantly degrade the safety of pedestrians and bicyclists. There are no crosswalks on Oracle Road between River Road and Rudasill Road. People already try to run across six to eight lanes of traffic, and this will only occur more frequently if such high-density development is permitted.
- The proposed gated access point off of Oracle Road could lead to congestion as people wait for the gate to open, etc., which could lead to back up onto Oracle. Additionally, it could lead to confusion depending on where the gates are if someone attempts to exit Oracle.
- If the rezoning is approved, the development will lead to an increased volume in stormwater runoff due to all of the impermeable surfaces, such as parking lots for the seven apartment complexes, additional roadways, and hundreds of driveways. Every summer during monsoon season, I see a river rage through Pima Wash. The flooding will only be intensified if the riparian corridor is disturbed.
- Our state is navigating a water crisis, and I do not want to see the Catalina Foothills become the next Rio Verde Foothills. Such high density development would harm the public welfare, which our existing zoning laws are meant to protect.

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

Adam Frank
750 W. Kanmar Pl.
Tucson AZ 85704
303-653-3445 / sonicteeth@gmail.com

From: [Karen](#)
To: [DSD Planning](#)
Subject: Development in Floodplains
Date: Monday, March 6, 2023 5:09:17 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.

P22SP00003

STOP developing in floodplains.

PLEASE, FOR THE SAKE OF HUMANITY!
AND THE DESERT
AND THE MOUNTAINS
AND THE LAKES AND STREAMS
AND THE INCREDIBLE BEAUTY OF NATURE THAT SURROUNDS US
HERE IN TUCSON

AND WILD ANIMALS
AND CHILDREN
AND FOR THE SAKE OF GOD!

KAREN AUSTEN

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**

February 10, 2023

To whom it may concern:

I 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

I object to the proposed development will be located inside Pima Wash, this area provides critical habitat for Sonoran Desert plant and animal species. Saguaro (a protected cactus), barrel cactus, cholla, mesquite, palo verde and other native plants depend on the resources found in this riparian area. Javelinas, bobcats, coyotes, jackrabbits, and numerous types of reptiles, amphibians, mammals, and birds depend upon the water, food and protection provided by the wash, and many species use Pima Wash as a corridor between the mountains and the river.

I object to while Pima County cries drought, they would allow a development that adds hundreds of new households to the community that will dramatically increase water usage (toilets, bathing, irrigation, etc.). Unincorporated Pima County has recently experienced a substantial increase in water rates. In light of climate issues, the scarcity of water resources and the ongoing drought.

I object to redirecting or building a channel for flood water through a high-density development that may result in unintended consequences up- and downstream.

I object due to the following safety issues:

- 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.
- 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.
- I protest the proposed plan to use Rudasill Rd to enter/exit the development, because:
 - o It lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots
 - o Safety concerns with the Rudasill/1st Ave intersection
 - o Safety/congestion with the Rudasill/Oracle intersection
- Negative impact and reduced privacy for landowners adjacent to Pima Wash.
- o Additional traffic will significantly degrade the safety of pedestrians and bicyclists
- I object to the developer's plan to construct a high-density development. The property should remain zoned as CR-1.

I object.

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

DENIED.

A handwritten signature in cursive script that reads "Carol Walker". The signature is written in black ink and is positioned above the printed name.

Carol Walker

4100 W. Gilbert, Tucson, AZ 85741

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

February 25, 2023

To Whom It May Concern:

I object to the proposed rezoning of the above referenced property from CR-1 to Specific Plan. While ensuring the compatibility of land uses, zoning, as I understand it, is meant to safeguard the public's health, safety, and welfare. With this in mind, there are several reasons why I object to the Quail Canyon Specific Plan rezoning:

- The Quail Canyon Specific Plan is incompatible with neighboring residential properties and the existing zoning. The Specific Plan seeks to replace the 1.2 homes per acre zoning to allow seven three-story apartment buildings and 117 multi-story single residences for a combined total of 330 new households. This is a dramatic increase in density, and it is inconsistent with the existing residential zoning. When I was deciding where to live, I, like others in my neighborhood, relied on the existing zoning laws to determine whether a house and neighborhood aligned with what I sought. What attracted me to Kanmar Place, which is located directly across from Oracle Road and the site of the proposed development, was the abundance of open space, the quiet neighborhood, the dark skies at night, the wildlife that routinely passed through the corridor, and the riparian vegetation. All of that is now threatened by the Quail Canyon Specific Plan.
- The Quail Canyon Specific Plan will cause irreparable harm to the natural environment. To begin, I strongly oppose the developer's plan to divert the significantly increased traffic from Rudasill Road to Oracle Road via construction of a bridge that will directly disturb the Pima Wash Important Riparian Area. Both the construction of the bridge and its built presence—not to mention the anticipated addition of 2,616 daily vehicle trips—would impact the wildlife that currently rely on this vital riparian corridor. Additionally, the high-density development would reduce the open space that currently exists at the site by a staggering 40%. This would leave wildlife with a narrow corridor of a mere 250 feet, which is less than even the *minimum* width recommended by the United States Department of Agriculture. Further, the proposed development site is within the Priority Conservation Area for the Cactus Ferruginous Pygmy Owl. This pygmy owl was listed as an endangered species for nearly a decade, and it was only delisted due to a shift in the political tide—not because the species recovered. As recently as 2021, the U.S. Fish and Wildlife Service found that the Cactus Ferruginous Pygmy Owl met the Endangered Species Act's definition of a threatened species, and the agency is in the process of trying to list the species as threatened. In spite of the fact that the developer will disturb and relocate approximately 50% of the inventoried saguaros, which is where these pygmy owls nest, the developer has not and does not plan to survey the property for the threatened Cactus Ferruginous Pygmy Owls. Finally, the proposed development will lead

to light pollution, noise pollution, reduction of riparian habitat, a narrowed corridor, removal of desert vegetation (including protected saguaros), dramatically increased traffic, and increased human and domestic activity in the Pima Wash Important Riparian Corridor. There will be permanent damage.

- The proposed rezoning will affect stormwater runoff, reduce our groundwater recharge, and increase flooding from Pima Wash. The Quail Canyon Specific Plan states that there will be “ample parking” for the seven multi-story apartment complexes, there will be additional roadways, and the 117 units will have driveways. All of these additional impervious surfaces that would result from the rezoning will affect stormwater runoff in an area that is already designated as a floodplain by FEMA. This issue will be compounded by the removal of riparian vegetation that would otherwise help mitigate flooding from Pima Wash.
- The high-density development in unincorporated Tucson will unnecessarily burden our water supply at a time when rates are significantly increasing. We need only look 115 miles north to the suburbs of Scottsdale to see a cautionary tale of overdevelopment during a mega-drought. Tucson has a history of smart stewardship, but it cannot be ignored that there is a fight over the Colorado River, a groundwater shortage, and water wars in nearby cities. While the Quail Canyon Specific Plan has been greenwashed to give the impression that it prioritizes water conservation and sustainability, the addition of 330 new households with numerous occupants presents a very real risk to our community. A low flush toilet or a few rain barrels does not offset this increase in water usage. According to the Quail Canyon Specific Plan, Tucson Water will provide service to the high-density development. However, if that were not the case, I cannot even begin to describe how that would impact the health and life of the many domestic well users in the immediate vicinity.
- The Oracle Road access point and the dramatic increase in traffic—2,616 additional vehicle trips daily—will put motorists and pedestrians at risk. If the rezoning request is approved, the high-density development is expected to add 2,616 vehicle trips daily. The Specific Plan seeks to divert most of this traffic to Oracle Road by constructing a bridge for this immense traffic load through the protected Important Riparian Area to allow access via Oracle Road. There are several issues with the Oracle Road access point:
 - The access point would be located on Oracle Road between the intersection with Roller Coaster Road and the intersection with Kanmar Place. Neither of these intersections have signals. After the development, neither of these intersections would operate at an overall acceptable level, but the developer does not propose mitigation, even though it would be needed.
 - There is a blind corner when turning southbound from northbound Oracle Road at Roller Coaster Road. There is also a small queuing area for cars, and the congestion may interfere with traffic on Oracle or pressure drivers to turn when they cannot see if there is oncoming traffic.

- When driving northbound on Oracle Road from River Road, the intersection with Kanmar Place has reduced visibility due to trees and desert vegetation in the median and the change in elevation.
- The Quail Canyon Specific Plan inaccurately suggests that Kanmar Place merely provides access to residences. However, Kanmar Place is the sole point to the multiple businesses located at 5501 N. Oracle Rd. On weekdays, the customers and employees of these businesses also use Kanmar Place. Yet the traffic study was conducted at a time when several of the businesses are closed, so it does not accurately reflect daily traffic. Additionally, Kanmar Place is the sole access road to some residences located on North Oracle.
- Adding 2,616 more vehicle trips (or even just 90% of that traffic) to Oracle Road will lead to congestion and delays, and it will impact overall traffic safety.
- There are no pedestrian crosswalks on Oracle between River Road and Rudasill Road. If 330 households are added, this will inevitably lead to more pedestrians. Pedestrians already risk running across six lanes of traffic to cross Oracle as it is, but this dangerous act will become more frequent with more people in the neighborhood.
- The addition of 2,616 vehicle trips daily will not only jeopardize the current residents and motorists in the area, but it will also increase motorist and wildlife collisions. This will inevitably happen as the development will drive the animals displaced by the high-density development to travel into neighboring areas, which will involve crossing Oracle Road.

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

Emily Thomason
750 W. Kanmar Pl.
Tucson, AZ 85704
(208) 310-9575
emilyannethomason@gmail.com

From: Christopher Babyak
To: DSD Planning
Subject: Quail Canyon Specific Plan Rezoning—Case number P22SP00003
Date: Sunday, March 5, 2023 4:38:48 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.

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

To Whom It May Concern:

I **object** to the development plans and the proposed rezoning of the above referenced property, which is located east of Oracle Road and south of Rudasill Road, for several reasons, including:

- The high-density development will irreparably harm the Pima Wash Important Riparian Area, which serves as a major wildlife corridor from the Catalina Mountains to the Rillito River. This riparian habitat is vital to the survival of many wildlife species.
 - o If the Quail Canyon Specific Plan is approved, a new bridge will be constructed to connect the South Parcel to Oracle Road. The bridge—and the 2,616 vehicles that would use it daily—will cut directly through the Pima Wash Important Riparian Area. This disruption, as well as the greater development, will affect the movement of local wildlife and significantly reduce the value of the Important Riparian Area as a wildlife corridor.
 - o The Important Riparian Area will be further harmed by the removal of riparian vegetation; the development's light and noise pollution; and the influx of human and domestic animal activity in and near Pima Wash.
 - o The development will reduce the natural open space by more than 40%, and the width of the wildlife corridor will be narrowed to just 250 feet.
 - o The proposed development site is within the Priority Conservation Area for the Cactus Ferruginous Pygmy Owl, which was listed as an endangered species for nearly a decade. Last year, the U.S. Fish and Wildlife Service found that the Cactus Ferruginous Pygmy Owl met the Endangered Species Act's definition of a threatened species in its southern Arizona habitat. Despite this, the developer does not plan to survey the land for Cactus Ferruginous Pygmy Owls.
 - o There are 62 saguaros on the land, and approximately 50% of the saguaros will be disturbed by the development. Further, Cactus Ferruginous Pygmy Owls primarily nest in saguaros.

The impermeable surfaces that will be constructed on the land to accommodate hundreds of vehicles will affect stormwater runoff, reduce groundwater recharge, and increase flooding in Pima Wash, which is already a FEMA-designated floodplain. The development's removal of riparian habitat will further intensify flooding.

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

Christopher Babyak

7759 N Silverbell Road, Apartment 2204
Tucson AZ 85743

(520) 308-9706

Sent from my iPhone

From: [Joan Hall](#)
To: [DSD Planning](#)
Subject: Quail Canyon Specific Plan Rezoning, case number P22SP00003
Date: Sunday, March 5, 2023 3:26:06 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.

Please do not allow developers to build on floodplains. We need to protect our floodplains in order to protect our groundwater.

Thanks
Joan Hall

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

February 25th, 2023

To whom it may concern:

I object to 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:

- The property should remain zoned as CR-1, and I object to the developer's plan to build high-density development that is incompatible with the surrounding neighborhoods. I chose not to live in the urban core of Tucson, and I relied on the existing zoning ordinances to identify an area that would be compatible with what I seek in a neighborhood.
- I object to the proposed rezoning because the bridge that the developer plans to construct to divert traffic to Oracle Road will be located within the Pima Wash Important Riparian Area, a major wildlife corridor. I've personally observed a variety of animals use the wash, including bobcats, coyotes, and javelinas. With drought and wildfires, this riparian corridor will only become increasingly more important to these species. The construction of the bridge will not happen overnight. Instead, it will permanently disrupt the riparian ecosystem. Additionally, the noise and light pollution will affect both human neighbors and the wildlife in the Important Riparian Area. Finally and without a doubt, building such high density development will lead to more people and domestic animals entering the riparian corridor, which could not only harm the wild animals but also lead to unsafe interactions or dispersing the animals into surrounding neighborhoods.
- I object to the developer's newest proposal to divert the majority of traffic from the high-density development to Oracle Rd. for several reasons:
 - The access point to the South Parcel will be located between the intersections of Roller Coaster Road & Oracle Road and Kanmar Place & Oracle Road. Neither of these intersections have signals. The extreme influx of traffic that will result from the proposed development will cause long delays and traffic safety issues because of inadequate queuing areas for cars. Yet the developer does not propose mitigation.
 - Because cars will have to head northbound on Oracle Road when existing the proposed access point, it will lead to lots of cars needing to make U-Turns at Rollercoaster Road. This area is already a blind spot because it is located near a bend in Oracle Road, and it is very difficult to see oncoming traffic when you are in the queuing area to turn southbound at Oracle Road and Roller Coaster Road.
 - The Quail Canyon Specific Plan misrepresents Kanmar Place as simply a local road that serves residents. However, Kanmar Place is also the sole access point to at least five businesses located at 5501 N. Oracle Road. Kanmar Place is also the sole access road to some residences located on N. Oracle Road. The employees and customers of these businesses will also be affected by this rezoning.

- The traffic study included in the Quail Canyon Specific Plan was conducted at a time when some of the businesses were closed, so it is not a proper measure of the traffic that Roller Coaster Road and Kanmar Place experience.
- Additional traffic will significantly degrade the safety of pedestrians and bicyclists. There are no crosswalks on Oracle Road between River Road and Rudasill Road. People already try to run across six to eight lanes of traffic, and this will only occur more frequently if such high-density development is permitted.
- The proposed gated access point off of Oracle Road could lead to congestion as people wait for the gate to open, etc., which could lead to back up onto Oracle. Additionally, it could lead to confusion depending on where the gates are if someone attempts to exit Oracle.
- If the rezoning is approved, the development will lead to an increased volume in stormwater runoff due to all of the impermeable surfaces, such as parking lots for the seven apartment complexes, additional roadways, and hundreds of driveways. Every summer during monsoon season, I see a river rage through Pima Wash. The flooding will only be intensified if the riparian corridor is disturbed.
- Our state is navigating a water crisis, and I do not want to see the Catalina Foothills become the next Rio Verde Foothills. Such high density development would harm the public welfare, which our existing zoning laws are meant to protect.

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

Adam Frank
750 W. Kanmar Pl.
Tucson AZ 85704
303-653-3445 / sonicteeth@gmail.com

From: [Jade Colclasure](#)
To: [DSD Planning](#)
Subject: Quail Canyon Specific Plan Rezoning—Case number P22SP00003
Date: Thursday, March 2, 2023 3:44:30 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.

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

03/02/2023

To Whom It May Concern:

Object to the development plans and the proposed rezoning of the above referenced property, which is located east of Oracle Road and south of Rudasill Road, for several reasons, including:

- The high-density development will irreparably harm the Pima Wash Important Riparian Area, which serves as a major wildlife corridor from the Catalina Mountains to the Rillito River. This riparian habitat is vital to the survival of many wildlife species.

- o If the Quail Canyon Specific Plan is approved, a new bridge will be constructed to connect the South Parcel to Oracle Road. The bridge—and the 2,616 vehicles that would use it daily—will cut directly through the Pima Wash Important Riparian Area. This disruption, as well as the greater development, will affect the movement of local wildlife and significantly reduce the value of the Important Riparian Area as a wildlife corridor.

- o The Important Riparian Area will be further harmed by the removal of riparian vegetation; the development's light and noise pollution; and the influx of human and domestic animal activity in and near Pima Wash.

- o The development will reduce the natural open space by more than 40%, and the width of the wildlife corridor will be narrowed to just 250 feet.

- o The proposed development site is within the Priority Conservation Area for the Cactus Ferruginous Pygmy Owl, which was listed as an endangered species for nearly a decade. Last year, the U.S. Fish and Wildlife Service found that the Cactus Ferruginous Pygmy Owl met the Endangered Species Act's definition of a threatened species in its southern Arizona habitat. Despite this, the developer does not plan to survey the land for Cactus Ferruginous Pygmy Owls.

- o There are 62 saguaros on the land, and approximately 50% of the saguaros will be disturbed by the development. Further, Cactus Ferruginous Pygmy Owls primarily nest in saguaros.

- The impermeable surfaces that will be constructed on the land to accommodate hundreds of vehicles will affect stormwater runoff, reduce groundwater recharge, and increase flooding in Pima Wash, which is already a FEMA-designated floodplain. The development's removal of riparian habitat will further intensify flooding.

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

Jade Colclasure
7759 N Silverbell Road, Apartment 2204
Tucson AZ 85743
(816) 591-1322
colclasurejade@gmail.com

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

February 7, 2023

To whom it may concern:

I 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:

- I object to the developer's plan to construct a high-density development. The property should remain zoned as CR-1.
- 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.
- I protest the proposed plan to use Rudasill Rd to enter/exit the development, because:
 - o It lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots
 - o Safety concerns with the Rudasill/1st Ave intersection

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



Ann Strine
1630 E Entrada Octava
Tucson, AZ 85718

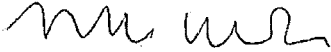
520-404-0767
annstrine@comcast.net

CC: Supervisor Rex Scott, District 1, Pima County

In regards to Quail Canyon Specific Plan Rezoning P22SP00003

Please find enclosed 2 petitions PROTESTING and OPPOSING the Quail Canyon Specific Plan Rezoning P22SP00003. The signatures were gathered from Catalina Foothills Estates #7 annual meeting.

Thank you for your time.



Mary White
5525 N Via Entrada
Tucson, AZ. 85718
(520) 954-2127

4/1

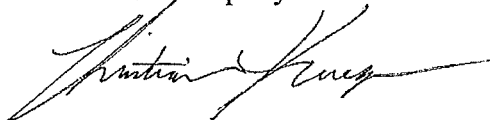
To: Terrill L. Tillman, AICP
Principal Planner
Pima County Development Services
201 N. Stone Avenue, 1st Floor
Tucson, AZ 85701

I, Christian Krueger, Pima County property owner (102-21-025B and 102-21-025D) **OBJECT** to the proposed re-zoning of the area identified as Quail Canyon case number is P22SP00003. The Quail Canyon Specific Plan (the plan) does not provide protections to surrounding properties.

The existing zoning within Quail Canyon limits the building within the Pima Wash, or riparian area, to protect individuals or property from the destructive force of water caused by monsoonal storm events. The City of Tucson identifies this area as a flood zone. The plan states in the introduction, page I-1, second paragraph that, "Adjacent to the Pima Wash will be gabion bank protection improvements that will remove the property (Quail Canyon) from the regulatory floodplain". This statement may work for the proposed 11-acre North Parcel or for the 42-acre South Parcel but what will this development do to the adjacent landowners? How will this proposed construction affect Oracle Road? Where does it state within the plan that there will be rock gabion bank protection for the Krueger Parcel? Where does it state that there will be rock gabion bank protection for my neighbor's property? Again, where does it state within the plan where there will be rock gabion bank protection for Oracle Road (the taxpayer)? Based on page 11-10 of the plan it does not. The fact that UPI is set up as a limited liability corporation (LLC) already speaks to its pre-planned defense against future liabilities for building in a flood zone. In this case, how could future liability occur for building in a flood zone?

The proposed construction, defined in the plan, will decrease the (already established Pima Wash) flow area and increase the flow velocity and thus increase rates of erosion on my property, my neighbor's property and that of Oracle Road (the taxpayer property). This concept of flow velocity increasing with decreased area has been metathetically proven using Bernoulli's Equation. Clearly the plan did not calculate for this. The plan only constructs to the 100-year flood stage for the proposed building. Building to the 100-year flood stage is a minimum construction standard. Not very reassuring to the future residents of Quail Canyon that will be put in harms way during a 500 or 1,000 storm events. The plan also does not plan for up-gradient fires that eventually increases sediment loading during said storm events. Either the City or the engineering firms that authored the plan should do more work to ensure that surrounding property damage does not occur from this proposed construction.

Thanks,
Christian Krueger, Owner
5901 N. Williams
(575) 912-5349
State Code Property IDs: 102-21-025B and 102-21-025D



1-9-23

January 10, 2023

Ms. Terril L. Tillman AICP
Principal Planner
Pima County Development Services
201 N. Stone Ave., 1st Floor
Tucson, Az. 85701

Re: Quail Canyon Specific Plan Rezoning, Case # P22SP00003

Dear Ms. Tilman,

I am writing to express my objections to the request of Urbaneer 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 former Quail Canyon Golf course & Tennis club. I have lived in this neighborhood for 37 years and practiced medicine in Tucson for the past 47 years. This request to rezone this property is not consistent with the Sonoran Desert Conservation Plan. The Developers request is an end run around the Pima County General Plan & not a fine tuning of a project that works with existing zoning parameters. I protest the Developers intention to exploit land currently zoned at CR-1 to squeeze 320 domiciles onto 32 acres of land. At 10 times the density of the current zoning, this would negatively impact the neighborhood and the land itself. For far too long Revenue & development have driven the decision making process in Pima County which has led to a steady deterioration and degradation of the quality of life in our fragile Sonoran Desert Life Zone.

The negative environmental impact on the Pima wash, a major wildlife corridor, would be cataclysmic. 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. I object to and I protest any attempt to further engineer or manage the natural floodplain. The addition of fill dirt to raise the floodplain elevation will damage the riparian area by increasing the depth and flow rate of the Pima Wash during the monsoon season. Increased flow causes more erosion and thus more sediment in the Wash. Excess sediment in running water affects wildlife by decreasing the quality of their drinking water. This 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 control their numbers. This will produce an imbalance in the local food chain and destroy the animal ecosystem of the Pima Wash and surrounding desert.

I vehemently reject the traffic impact study of the Developer as woefully inadequate. 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 Rudasill Rd. Without including realistic statistics measuring traffic on Rudasill Rd. from North Oracle Rd. up to and inclusive of the intersection with First Avenue, the study is unfairly skewed in the Developer's favor. For this proposed project, the minimum standard is not sufficient. I therefore request that the Developer's study be rejected.

Rudasill is a narrow road with steep hills, a rolling sharp curve where injury accidents and fatalities have occurred. There are blind spots and 26 driveways and roadways within the 0.9 mile length of Rudasill. There is no public lighting on Rudasill and the shoulder is narrow and inconsistent in width and surface. This road is unsafe for both bicyclists and pedestrians. The total elevation change from the intersection of Oracle and Rudasill to the intersection of First and Rudasill is 60 feet but to arrive at this number you must climb 109 feet and descend 49 feet over 0.9 miles in length. Vehicles traveling from east to west from First Ave. on Rudasill pick up significant speed before reaching the dangerous S curve at the intersection of Rudasill and Genematas Dr. This curve also has a bumpy contour making it even more difficult to navigate safely. The highest incidence of traffic accidents on Rudasill happen here. First Avenue needs to be included within the traffic safety study.

The Developers property floods regularly and during storms, the run of the Pima Wash across Rudasill Rd. closes Rudasill. Drivers finding themselves on the wrong side of their destination must make U-turns and return to either Oracle Rd. or First Ave, then travel up to Orange Grove Rd.(2 mile round trip) or down to River Rd. (4 mile round trip) back onto Oracle or First, and then approach their destination on Rudasill Rd. from the correct side of the wash. Northwest Fire fighters rescued a man trapped in his flooded vehicle at this spot on Rudasill on 9-5-2015.

The Developers have made several disingenuous claims in their traffic impact study. The study claims that Rudasill begins at Oracle and terminates at Camino Arturo without mentioning the intersection of Rudasill and First Ave. First Avenue is a major north – south artery into the Catalina foothills and to call the traffic safety study complete without addressing this no signal intersection is a disservice to the community.

The Developers identify the Rudasill speed limit as 35 mph in the study area. But actually that limit drops to 20 mph at the southbound intersection of Rudasill and Williams Dr.; shortly past the crest of the blind hill the limit changes to 30 mph, where it remains until the intersection of Rudasill and First Ave.

In Table 7 of Developers traffic Study, calculations for the turn lane show a need for Rudasill to be widened at Oracle to accommodate a longer right turn lane. They are “not recommending “ this construction because moving the utilities obstructing the construction would be expensive. It seems as if this is a dodge to avoid paying for construction that would only become more crucial as traffic continues to increase.

There are many of us in this neighborhood who are concerned about this proposed development and the negative impact it will have. Its scope is so ill-advised and ill-suited for the area that it is my considered opinion that you deny the Developer’s request for the change from CR-1 zoning to Specific Plan zoning.

Sincerely,

Sincerely,


David w. Buechel, D.O., F. A. C. O. I.

580 E. Agave Dr.

Tucson, Az. 85704

Email: dwbdopc@msn.com

(520) 247-6779

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

1/1

RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003

1/3/2023

To whom it may concern:

I 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:

- *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*
- *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.*
- *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.*

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

Jayne Adams - *Jayne Adams*
5508 N Maria Dr
Tucson AZ 85704
Jadams357@gmail.com

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

2/1

RE: Quail Canyon Specific Plan Rezoning, Case number P22SP00003

Dear Ms. Tillman,

I have lived in the Oracle Foothills Estates since 1973. My wife and I raised our family at 5717 N. Genematas Drive since 1988. We are writing to express our objections to the request of Urbaneer 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.

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.

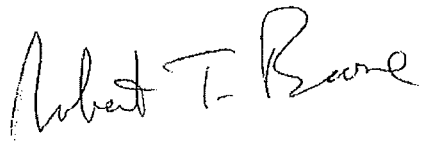
We strenuously object to the Developer's Traffic Impact Study. Although they have met the minimum requirement of examining a 0.5 mile radius around the proposed project site, the Study does not begin to address the severity of the impact on traffic safety, most specifically on Rudasill Road. Without 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.

Rudasill is a narrow road with steep hills, a rolling sharp curve (where injury accidents and fatalities have occurred), blind spots, and 26 driveways and roadways within its 0.9 mile length. There is no public lighting on Rudasill, and the shoulder is rough and inconsistent, wide in some spots and non-existent in others. The road is unsafe for both cyclists and pedestrians. There are memorials in the desert from fatal accidents along this dangerous curve.

Please keep the existing CR-1 zoning for this unique and beautiful area. Thank you

Rob and Christine Boone
5717 N. Genematas Drive
Tucson, AZ 85704

A handwritten signature in black ink that reads "Robert T. Boone". The signature is written in a cursive style with a large, prominent "R" at the beginning.

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: Feb 20, 2023

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 developer's plan to construct a high-density development. The property should remain zoned as CR-1.*

- *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 adjacent neighborhood is currently zoned.*
- *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.*
- *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*
 - *Safety concerns with the Rudasill/1st Ave intersection*
 - *Safety/congestion with the Rudasill/Oracle intersection*
- *Negative impact and reduced privacy for landowners adjacent to Pima Wash. • Describe the concerns that matter to you!*

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

Elizabeth McConnell



130 W. Vista Grande Dr, Tucson AZ 85704 707-239-2540

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**
February 9, 2023

To whom it may concern:

I 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

I object to the proposed development will be located inside Pima Wash, which starts in the Catalina Mountains and flows to the Rillito River. Pima Wash is a designated Important Riparian Area providing critical habitat for Sonoran Desert plant and animal species. Saguaro (a protected cactus), barrel cactus, cholla, mesquite, palo verde and other native plants depend on the resources found in this riparian area. Javelinas, bobcats, coyotes, jackrabbits, and numerous types of reptiles, amphibians, mammals, and birds depend upon the water, food and protection provided by the wash, and many species use Pima Wash as a corridor between the mountains and the river.

I object to redirecting or building a channel for flood water through a high-density development that may result in unintended consequences up- and downstream.

I object to while Pima County cries drought, they would allow a development that adds hundreds of new households to the community that will dramatically increase water usage (toilets, bathing, irrigation, etc.). Unincorporated Pima County has recently experienced a substantial increase in water rates. In light of climate issues, the scarcity of water resources and the ongoing drought.

I object due to safety issues:

o Additional traffic will significantly degrade the safety of pedestrians and bicyclists

- I object to the developer's plan to construct a high-density development. The property should remain zoned as CR-1.

- 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.

- 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.

- I protest the proposed plan to use Rudasill Rd to enter/exit the development, because:

- o It lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots

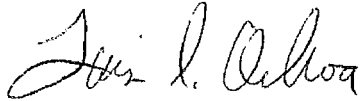
- o Safety concerns with the Rudasill/1st Ave intersection

- o Safety/congestion with the Rudasill/Oracle intersection

- Negative impact and reduced privacy for landowners adjacent to Pima Wash.

I object.

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



Luis Ochoa
7050 N. Doane Drive,
Tucson, AZ 85718

Send to:

Terri Tillman, Principal Planner, Pima County Development Services

201 N Stone Avenue, 1st Floor

Tucson AZ 85701

DSDPlanning@pima.gov

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

February 17, 2023

To the Zoning Commission:

I 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:

1. Effects on Rudasill Road traffic from insertion of proposed 210 apartments

a. *The density of this project is overwhelmingly large for the neighborhood of 1 story townhomes (like us), well spaced mid-range homes and custom homes. The main concern is traffic from this unit onto an already **dangerous, narrow 2 lane windy road with no shoulders** (Rudasill) and only one traffic light (Rudasill & Oracle) on the west end.*

b. *Egress from proposed QC Apartments is an uphill driveway with limited view of oncoming traffic - especially eastbound. Traffic from QC going in an eastward direction toward First Avenue is confronted with blind driveways - at the top of the primary hill near Williams - which has already caused accidents. The traffic light on Oracle only has space for about 7 or 8 cars going in an westward direction. The light is a long one and congestion is quite likely going to cause significant backups.*

c. *From Rudasill onto First Avenue (going east): The northwest crossing or southbound turns onto the First Avenue intersection is without a traffic light. First Avenue traffic is very heavy at certain times of day which would coincide with significant traffic from QC Apartments. We understand there is no plan to place a traffic light at this intersection. Left turns from northbound First Avenue left onto Rudasill are difficult now at anywhere near peak hours. Compound this!*

d. *The natural and created washes just east of the proposed development egress flood periodically over Rudasill Road making it impassable. Increased traffic TO or FROM this development in either direction will cause increased 'workarounds.' Westbound traffic on Rudasill is blind when on the downhill before the washes. When flooded, the driver has two options - back up in westbound lane or into uphill eastbound lane. There is NO room to turn the vehicle around. Lanes have no shoulders for almost the entire length of the road. These are current conditions which will only worsen with development.*

e. *I also object to the low-cost 2 story (not for seniors) homes proposed by the same developers on the southern portion. It will add to traffic congestion on Oracle Rd with yet another uphill exit and downhill entry which can only increase the potential for more accidents on Oracle. This entry to the complex is also in an uphill area of Oracle Rd (going north) which further complicates the visibility of traveling and entering traffic. No visibility equals accidents.*

I OBJECT TO THE INCREASE IN TRAFFIC ON RUDASILL ROAD THAT WILL COME WITH A DEVELOPMENT OF THIS SIZE. SAFETY OF ALL RESIDENTS WILL BE DECREASED IMMEASURABLY.

2. Illegal Entry to Casa Blanca Villas HOA via private roads at southeast corner.

a. The Rudasill exit/entry road from the proposed apartments is almost directly across from the informal back access to Casa Blanca Villas - **an unnamed County alleyway** behind and east of the Casa Blanca Plaza back parking lot. This 'road' is now used as an illegal cut-off between Rudasill and Oracle Road going in a NW direction to avoid the Oracle/Rudasill traffic light.

b. Putting 210 units near our rear entry with only a 7 car length roadway leading to the Oracle Road traffic light to the West as alternative - will encourage people to cut through our small POSTED property to proceed NW without traffic signals. We anticipate increased trespassing and have no way to block it as motorists do not heed signage.

c. Our Casa Blanca Villas HOA has maintained and paved our complex' roads for over 50 years. By survey the County owns only a small portion near the back entry - which narrows to less than a half lane with NO access to the interior streets of our complex.

d. The attorneys for the proposed development insist that the road within our HOA complex is public access - but only a small portion of it is county owned....and there is NO PUBLIC access through our complex or on our interior streets which the 'cut-through' traffic use regularly. These roads are PRIVATE PROPERTY and we have the access properly marked. Yet the trespassing continues. It will only increase dramatically with this proposed development.

e. We already experience illegal use of our community dumpster by those cutting through the property. This will only increase with discovery of the cut-through by apartment residents.

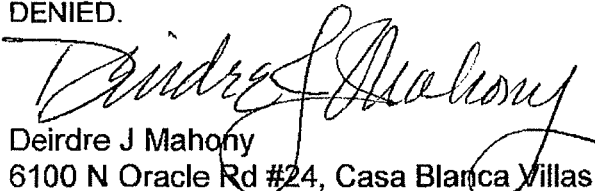
3. Removal of the last Green Space and Riparian Area.

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. We currently enjoy the green space which provides sustainable habitat for many different local species of birds, animals and plant-life.

This development will compromise this habitat and the natural washes that currently occupy it.

The developers imply in their social media posts that the neighborhood welcomes this development. Nothing could be further from the truth. We love our neighborhood the way it is. It is developed fully. We love the green space and the wildlife it provides for all the living beings. We FEAR the increase in traffic on Rudasill Road and destruction of the wash.

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


Deirdre J Mahony
6100 N Oracle Rd #24, Casa Blanca Villas
Tucson, AZ 85704-5317

520-742-7410 or 520-302-9825 (cell) Email: mahonydee@gmail.com

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**

February 10, 2023

To whom it may concern:

I 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

I object to the proposed development will be located inside Pima Wash, this area provides critical habitat for Sonoran Desert plant and animal species. Saguaro (a protected cactus), barrel cactus, cholla, mesquite, palo verde and other native plants depend on the resources found in this riparian area. Javelinas, bobcats, coyotes, jackrabbits, and numerous types of reptiles, amphibians, mammals, and birds depend upon the water, food and protection provided by the wash, and many species use Pima Wash as a corridor between the mountains and the river.

I object to while Pima County cries drought, they would allow a development that adds hundreds of new households to the community that will dramatically increase water usage (toilets, bathing, irrigation, etc.). Unincorporated Pima County has recently experienced a substantial increase in water rates. In light of climate issues, the scarcity of water resources and the ongoing drought.

I object to redirecting or building a channel for flood water through a high-density development that may result in unintended consequences up- and downstream.


I object due to the following safety issues:

- 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.
- 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.
- I protest the proposed plan to use Rudasill Rd to enter/exit the development, because:
 - o It lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots
 - o Safety concerns with the Rudasill/1st Ave intersection
 - o Safety/congestion with the Rudasill/Oracle intersection
- Negative impact and reduced privacy for landowners adjacent to Pima Wash.
- o Additional traffic will significantly degrade the safety of pedestrians and bicyclists
- I object to the developer's plan to construct a high-density development. The property should remain zoned as CR-1.

I object.

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

DENIED.

A handwritten signature in cursive script that reads "Carol Walker". The signature is written in black ink and is positioned above the printed name.

Carol Walker

4100 W. Gilbert, Tucson, AZ 85741

Feb. 10, 2023

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

Re: Proposed Pima Wash/Quail Canyon Development. Case #P22SP00003.

Dear Terri,

I have many concerns about this proposed 330 household development east of Oracle Rd. and south of Rudasill Rd. But the most important is that of the added traffic load on Rudasill. This development could potentially contain approximately 500 vehicles. And if half of these vehicles leave for work in the morning, it will greatly impact the traffic load in our neighborhood.

Looking at the 120 home portion of the development that would enter Oracle Rd. (ADOT will not allow a traffic signal here) at Point 1 on the attached map. I assume the developer would be allowed to put a median cut here to allow for a southbound turn, but this would be a very difficult turn in rush hour traffic. So the alternate option would be to go north on Oracle and attempt a u-turn in one of the four left turn bays (Points 2-5 on the attached map) up to Rudasill. These would also be very difficult on heavy traffic. The new residents would quickly learn that going north on Oracle and turning east on Rudasill, then to First Ave., would be the fastest way into town.

Now looking at the 210 unit apartment portion of the development that accesses Rudasill (Point 6 on the map). Assuming the majority of traffic would want to go south on Oracle, which would require a left turn on Rudasill and Oracle. These people would not want to wait at Oracle for at least three cycles of the light, so they too would choose to head east on Rudasill to First, then south to midtown.

Rudasill CANNOT handle this additional traffic load for many reasons:

1. The Private Drive (Point 7 on the map) services 21 homes and with reduced visibility due to the steep hill east of Pima Wash, it makes it quite dangerous to enter Rudasill and go east. Also many drivers from the new development going east on Rudasill will be going over the speed limit, so this will double the danger.
2. The curves on Rudasill at Genematis have, historically been very dangerous. I've lived in the neighborhood for almost 50 years and I've seen at least five fatalities on the curves and numerous other roll-overs.

3. The traffic entering Rudasill at Genematis enters at an odd angle, making it difficult to see the traffic coming from the west. Also, numerous other residents entering Rudasill in this area find it difficult to enter the traffic due to the curves and topography.

4. Pedestrian travel on Rudasill, just west of Williams Dr., is extremely dangerous due to the lack of a shoulder.

To handle this extra traffic, major improvements will have to be made on Rudasill to allow for safe travel and I'm sure the developer will not want to pay for these.

And remember, once a development of this magnitude is approved and built, there will be absolutely no way to remedy the traffic problems without a major investment of public funds and the taxpayers should not have to be saddled with this burden.

Let's keep the CR-1 zoning in place to maintain the integrity of the neighborhood and to allow for safe travel on our streets.

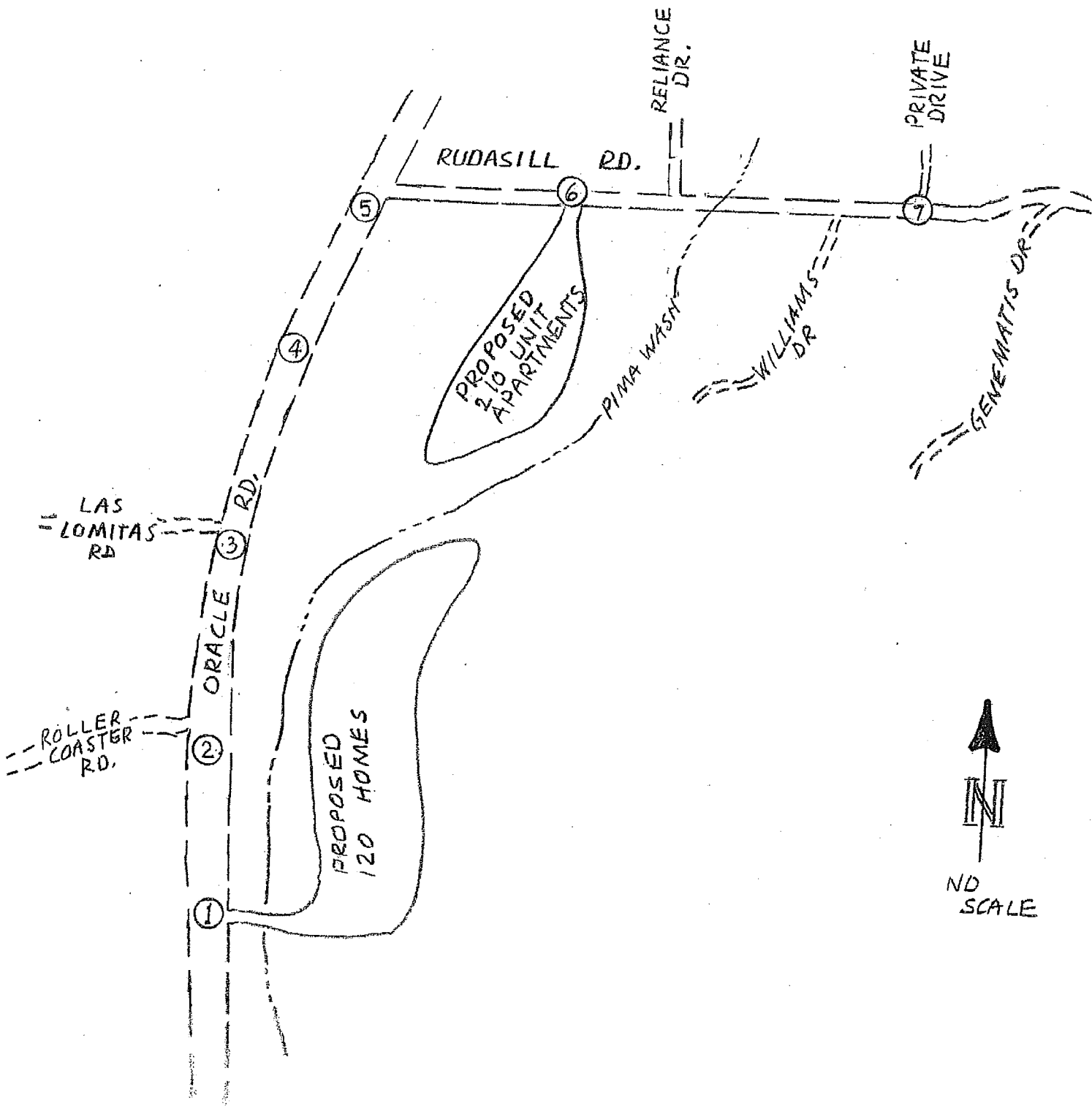
Thanks,



William Johnson, Registered Land Surveyor (Retired)

145 E. Rudasill Rd.

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

February 7, 2023

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 **protest** the proposed plan to use Rudasill Rd to enter/exit the development, because:

- o *It lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots.*
- o *Additional traffic will significantly degrade the safety of adult and child pedestrians and bicyclists*
- o *Safety concerns with the Rudasill/1st Ave intersection and Rudasill/Oracle intersection*

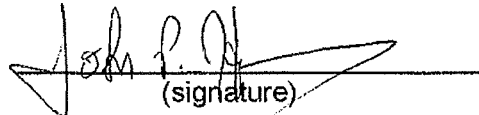
We **object** to the developer's plan to construct a high-density development. The property should remain zoned as CR-1.

We **object** to changes to the current land use designation which are incompatible with how the adjacent neighborhood is currently zoned.

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.

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

John P. Hansen
6045 N Mardelle Cir
Tucson AZ 85704
540 273-3586 / jhansen@vt.edu



(signature)

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

DATE: February 6, 2023

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

To Whom It May Concern:

I PROTEST THE REQUEST TO REZONE THE ABOVE-NAMED PROPERTY located east of Oracle Rd. 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:

I PROTEST a high-density development because it will be incompatible with how the adjacent neighborhood is currently zoned. It should remain zoned as CR-1

I OBJECT to the proposed plan because it will have a negative impact and reduce privacy for the landowners adjacent to the proposed development. They bought their property trusting that the CR-1 zoning would protect their interests.

I PROTEST this high density plan because it will cause congestion and danger to traffic on Oracle Rd. especially between River Rd. and Orange Grove Rd., and will increase the rate of wear and tear on Oracle Rd., which is already in very poor condition.

I PROTEST any plan to use Rudasill Rd. to enter/exit the development because it is a narrow, winding road with many hills, sharp curves, and blind spots. It will be very dangerous to add more traffic on this road.

I PROTEST the proposed rezoning and 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.

I OBJECT to rezoning for this project because it could set a precedent for increasing density and height along both sides of Oracle Rd., which will adversely affect the charm and flavor of Tucson.

I RESPECTFULLY REQUEST THAT THE REZONING OF THE ABOVE-NAMED PROPERTY BE DENIED.

Deborah Ensign



Board Member, Northwest Foothills Community Coalition, Inc.
5217 N. Tigua Dr.
Tucson, AZ 85704
520-575-0353 ensigndebbie@yahoo.com

Nov. 8, 2023

To: Pima County Development Department
From: Diane Ensign

I am writing to oppose the re-zoning proposition of the former Quail Canyon Golf Course. This would set an unbelievably bad precedent of changing the rules to prosper developers over the needs of Tucsonans, especially all that live anywhere near this area.

Anyone who has lately driven on Oracle Road, which borders this proposed development to its west, has experienced the degradation to that road due to its heavy use and congested traffic. To the north of the proposed development is Rudisell Road where there have already been deaths due to vehicles. It would be insane to add more traffic to these roads. I believe Rudisell is used primarily by the older, more experienced drivers & this proposal, if passed, would add new inexperienced teenage drivers and foreseeably more accidents & deaths. Also, more noise & vehicle air pollution would occur.

More reasons to deny the developer's request to build such high-density housing is that Pima Wash is an important wildlife corridor & refuge. If you allow this area to be rezoned, you will be responsible for bringing harm to nearby residents as well as wildlife. We live in Oracle Foothills Neighborhood where most people daily walk their dogs or just themselves to get exercise, enjoy the peaceful neighborhood atmosphere, clean air & natural desert beauty, all of which would be ruined by the proposed re-zoning allowing high density housing. We already have enough trouble with the wild javalina which have attacked dogs & if they are with babies also are a threat to people. Twice I was almost attacked and had to jump over a neighbor's wall for safety and the 2nd time by just walking out my front door I was almost attacked with a large male javalina that barred his teeth, bristled & "huffed" as he went straight for me, but I escaped quickly back into my front door. If you pass this re-zoning & allow high density housing, then our neighborhood will end up having more javalina conflicts as well as more coyotes jumping over our back yard walls and killing our pets. Adding to this we'll have more rattlesnakes in our front yards and more pack rats ruining our car engines. Pack rat nests can spread health problems with kissing bugs that inhabit them. The rats recently did \$20,000. damage to my husband's Volvo and \$3,000. to my truck awhile back. We certainly do not need more of these problems in our neighborhood because of disrupting the Pima Wash area. I have lived here for 15 years and lost my wonderful golden retriever to a rattlesnake bite in my yard.

My sister lives in a neighborhood on the other side of Oracle which is also threatened by this proposal to re-zone. The homeowners there have the same knowledge of the disasters this re-zoning would cause as well as one who said there will be displaced javalinas entering Oracle Road & causing car accidents in which people will be killed & traffic backed up.

Please do not re-zone the former Quail Canyon Golf Course for the developer's high-density housing as this would bring harm to all people living close to the former Quail Canyon Golf Course and those driving on nearby Oracle & Rudisell Roads.

Diane Ensign densignphotography@hotmail.com

Oracle Foothills Neighborhood

Maria Drive 85704 Tucson

5556 N. Maria Drive
Tucson, AZ 85704

Feb. 11, 2023

Pima County Development Services
Terri Tillman, Principal Planner
201 N. Stone Ave.
Tucson, AZ 85701

Dear Ms. Tillman,

I dispute the legitimacy of the rezoning of the Quail Canyon area south of Rudasill Road and east of Oracle Road formerly known as the Quail Canyon Golf Course.

First, the high density housing proposed for the area will destroy its original purpose as a refuge for wildlife and a recreational, park-like zone for the surrounding community. Wildlife such as coyotes, javalina, deer, and smaller animals will *lose their habitat* and end up migrating into pre-existing neighborhoods possibly causing damage, threatening pedestrians and pets, and spreading disease.

Second, the increased road traffic on Rudasill will cause even more danger to residential motorists. For example, entering the intersection of Rudasill and Genematas where the visibility of traffic on Rudasill from Genematas is poor is extremely dangerous. This will be exacerbated by the increased traffic flow. This intersection already has a history of many collisions and fatalities. Other

intersections such as 1st Ave. and Rudasill, and Oracle and Rudasill, will have similar hazards.

Third, this has already been zoned CR-1 and was assured to us by the County that it would remain so. I object to the ability of high-powered developers and their lawyers to sway the minds of public officials to change zoning without due process.

Fourth, the increased traffic and population density will cause the ambient noise pollution to increase exponentially. From our neighborhood, we already can hear the roar of 1st Ave., Oracle and even Rudasill traffic at most times of the day. This also comes at the cost of increased air pollution.

Therefore, I respectfully request the rezoning of Quail Canyon be DENIED.

Sincerely,

Peter H. Bodnaruk
5556 N. Maria Dr.
Tucson, AZ 85704
520-825-7273
phbodnaruk@msn.com

From: [Allison Michelle Rascon](#)
To: [DSD Planning](#)
Subject: Quail Canyon Specific Plan Rezoning—Case number P22SP00003
Date: Sunday, March 12, 2023 2:19:59 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.

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

March 12, 2023

To Whom It May Concern:

I object to the development plans and the proposed rezoning of the above referenced property, which is located east of Oracle Road and south of Rudasill Road, for several reasons, including:

- The high-density development will irreparably harm the Pima Wash Important Riparian Area, which serves as a major wildlife corridor from the Catalina Mountains to the Rillito River. This riparian habitat is vital to the survival of many wildlife species.
- If the Quail Canyon Specific Plan is approved, a new bridge will be constructed to connect the South Parcel to Oracle Road. The bridge—and the 2,616 vehicles that would use it daily—will cut directly through the Pima Wash Important Riparian Area. This disruption, as well as the greater development, will affect the movement of local wildlife and significantly reduce the value of the Important Riparian Area as a wildlife corridor.
- The Important Riparian Area will be further harmed by the removal of riparian vegetation; the development's light and noise pollution; and the influx of human and domestic animal activity in and near Pima Wash.
- The development will reduce the natural open space by more than 40%, and the width of the wildlife corridor will be narrowed to just 250 feet.
- The proposed development site is within the Priority Conservation Area for the Cactus Ferruginous Pygmy Owl, which was listed as an endangered species for nearly a decade. Last year, the U.S. Fish and Wildlife Service found that the Cactus Ferruginous Pygmy Owl met the Endangered Species Act's definition of a threatened species in its southern Arizona habitat. Despite this, the developer does not plan to survey the land for Cactus Ferruginous Pygmy Owls.
- There are 62 saguaros on the land, and approximately 50% of the saguaros will be disturbed by the development. Further, Cactus Ferruginous Pygmy Owls primarily nest in saguaros.
- The impermeable surfaces that will be constructed on the land to accommodate hundreds of

vehicles will affect stormwater runoff, reduce groundwater recharge, and increase flooding in Pima Wash, which is already a FEMA-designated floodplain. The development's removal of riparian habitat will further intensify flooding.

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

Allison Rascon
5711 N. Williams Dr.
Tucson, AZ 85704
(520)539-3388
allisonrascon@arizona.edu

--

Allison Rascon

JD Candidate | James E. Rogers College of Law
University of Arizona
allisonrascon@email.arizona.edu
Pronouns: she/her/hers/ella

Neighborhood Review Comments

As of March 13, 2023

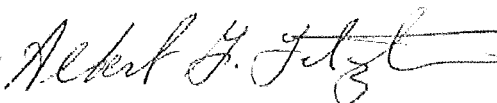
AGL TRAFFIC ENGINEERING, PLLC

MEMORANDUM

DATE: 12/8/22

TO: Leslie Page, Point of Contact

FROM: Albert Letzkus, P.E., PTOE



SUBJECT: Review of the Traffic Impact Study for the Quail Canyon Development Project on the Southeast Quadrant area of Oracle Rd. and Rudasill Rd.

A Quail Canyon Specific Plan was developed for the Urbaner Investment Partners, dated November 2022, to be submitted to Pima County as apart of a rezoning application for the proposed site of a new residential development project (the "development"). The plan includes a traffic impact study (TIS), dated October 2022, performed by the consultant CivTech, Inc. ("CTC"). This memo summarizes my review (the "consultant") of the key elements in the TIS. The review was performed by the consultant for no cost and he is under no contract obligations for it. The consultant conducted this voluntary review to address the traffic concerns of the community "Pima Wash/Quail Canyon Neighbors" that will be affected by the new development.

The review covers the first three elements of any TIS. The first element is the Trip Generation, which estimates the total and peak hour generation of traffic volumes to/from the development site. The second element is the Trip Distribution, which estimates the regional geographical orientation of the generated trips to/from the site. The third element is the Traffic Assignment, which estimates the turning volumes of traffic at the site access points and at nearby affected intersections.

Trip Generation

CTC estimated the traffic generated by the development. CTC used the trip generation procedures in the Institute of Transportation Engineers (ITE) Trip Generation Manual, 10th edition. Table 4 on page 15 of the TIS shows the estimated volumes generated by the 120 single family homes (1194 daily trips in/out of access A on Oracle Rd.) and by the 210 apartment units (1422 daily trips in/out of access B on Rudasill Rd.). See **Attachment A-1**.

These estimated traffic volumes are too low. Using the equation in the trip generation manual for daily trips for single family homes, this consultant estimated 1224 daily trips (slightly higher than the CTC estimate of 1194), and 1547 daily trips for the apartments (9 per cent higher than the CTC estimate of 1422). See **Attachments A-2a, b, c**.

Therefore, CTC underestimated the daily traffic volumes to/from the development. The explanation by CTC of their estimation process shown in Appendix E of the TIS is difficult to understand. See **Attachment A-3**. The equations in the middle table do not compute to the daily traffic volumes shown in the bottom table.

Trip Distribution

CTC shows on page 16, Table 5, their estimated geographical trip distribution. See **Attachment A-4**. It is only a composite distribution combining those trips from the single family area using access A on Oracle Rd. with those trips from the apartment area using access B on Rudasill Rd. There is no discussion how these distributions were determined. Was a trip distribution software used that utilized the employment data from Pima Association of Governments (PAG) traffic analysis zones, or were just general manual assumptions used? The estimate of 65% of the development traffic going south on Oracle is a serious over estimation. Based on this consultant's own anecdotal evidence from living and frequently driving the 1st Ave./Rudasill Rd./Oracle Rd. area, an estimated revised trip distribution is provided on page 17 of the TIS along with the TIS estimates. See **Attachment A-5**.

The reasons for the revised distribution are based on the fact that the access A on Oracle Rd. is a "right-in, right-out" access. So all traffic leaving this access must turn north on Oracle Rd. and can only go south via northbound U-turns at the Roller Coaster Rd. and at the signal at Rudasill Rd. Drivers do not like making U-turns, especially on high volume, high speed arterial roads like Oracle Rd. or at signalized intersections. Therefore, many of these drivers will elect to travel north to Rudasill, east to 1st Ave., then south again on 1st Ave. Furthermore, the apartment residents leaving access B on Rudasill Rd. will be faced with westbound traffic backed up from the signal at Oracle Rd. during the am peak hours, making it hard for these drivers to enter Rudasill Rd., travel west to the signal, and make a left-turn to go south on Oracle Rd. It is this consultant's view that many of these drivers will choose the easier, faster and less congestion route of turning right on Rudasill Rd., go east, and then south on 1st Ave. See **Attachment A-6** for this consultant's calculations of the revised trip distributions.

Traffic Assignment

A review of the traffic turning volumes at the various access points and intersections show northbound U-turns at the Oracle/Roller Coaster intersection and at the Oracle/Rudasill signalized intersection which is required for the drivers to travel south on Oracle Rd. No explanation is given for the determination of the turning movements, and why more U-turns are made at the signal (most drivers will prefer to U-turn at a non-signalized intersection). And the peak hour movements at these intersections do not reflect a 65% southward movement. The right-turns onto Rudasill Rd. from access B should also be much higher to reflect the discussion above in the Trip Distribution section.

Conclusions

Based on this consultant's review, it is readily apparent that CTC underestimated the traffic volumes that will be generated by the development. They also underestimated the amount of traffic that will use Rudasill Rd. between access B and 1st Ave. CTC should be required to redo the TIS to provide a detailed explanation of how the geographical Trip Distribution was calculated, and how the Traffic Assignment along Oracle Rd. on Rudasill Rd. was determined.

Thank you.



Albert G. Letzkus

ATTACHMENTS

- A – 1: TIS Trip Generations Estimate
- A – 2a: Revised Trip Generations Estimate
- A – 2b: ITE Trip Generation Manual, Trip Generation Graph/Equation
Single-Family Detached Housing, Code 210, Weekday Rates
- A – 2c: ITE Trip Generation Manual, Trip Generation Graph/Equation
Multi-Family Housing (Low-Rise), Code 220, Weekday Rates
- A – 3: TIS Appendix E Trip Generations Calculations
- A – 4: TIS Trip Distributions Estimate
- A – 5: Revised Trip Distributions Estimate
- A – 6: Revised Trip Distributions Calculations

TRIP GENERATION

The potential trip generation for the proposed development was estimated utilizing the Institute of Transportation Engineers (ITE) *Trip Generation Manual, 11th Edition* and *Trip Generation Handbook, 3rd Edition*. The ITE *Trip Generation Manual* contains data collected by various transportation professionals for a wide range of different land uses. The data are summarized in the report and average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized land use. The report provides information for daily and Peak Hour trips.

The ITE Land Use Code (LUC) for single family detached homes is LUC 210 and for low-rise apartments the ITE LUC is 220. No internal capture or pass-by reductions have been considered for this development since the only proposed use is residential. The anticipated trip generation is summarized in **Table 4**. Detailed trip generation calculations are provided in **Appendix E**.

Table 4 – Trip Generation

Proposed Use	ITE LUC	Size	Units	Weekday Trips						
				Daily Total	AM Peak Hour		PM Peak Hour			
					In	Out	Total	In	Out	Total
Single Family Detached	210	120	DU	1,194	23	65	88	74	44	118
Apartments (Low-Rise)	220	210	DU	1,422	21	67	88	70	41	111
Subtotals				2,616	44	132	176	144	85	229

The proposed development is anticipated to generate 2,616 weekday daily trips, 176 (44 in/132 out) trips during the AM Peak Hour, and 229 (144 in/85 out) trips during the PM Peak Hour.

For the 120 single-family DUs using Access A, the anticipated trips are as follows: 1,194 weekday daily trips, 88 (23 in/65 out) during the AM Peak Hour, and 118 (74 in/44 out) during the PM Peak Hour.

For the 210 multi-family DUs using Access B, the anticipated trips are as follows: 1,422 weekday daily trips, 88 (21 in/67 out) during the AM Peak Hour, and 111 (70 in/41 out) during the PM Peak Hour.

A-2a

Revised Trip Generations Estimate

Use equation for Single-Family Detached housing, Edition 10 of TG Manual

$$\ln(T) = 0.92 \ln(X) + 2.71$$

L 120 DU's

$$= 0.92 \ln(120) + 2.71$$

$$= [0.92 \times 4.787] + 2.71$$

$$= 4.40 + 2.71$$

$$\ln(T) = 7.11$$

$$T = 1224.15, \text{ use } 1224 \text{ daily trips}$$

Use equation for Multi-Family (Low Rise)
Edition 10 of TG Manual

$$T = 7.56(X) - 40.86$$

L 210 DU's

$$= 7.56(210) - 40.86$$

$$= 1587.60 - 40.86$$

$$= 1546.74, \text{ use } 1547 \text{ daily trips}$$

* See Attachments A-2b, A-2c

A-26

Single-Family Detached Housing (210)

Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 159

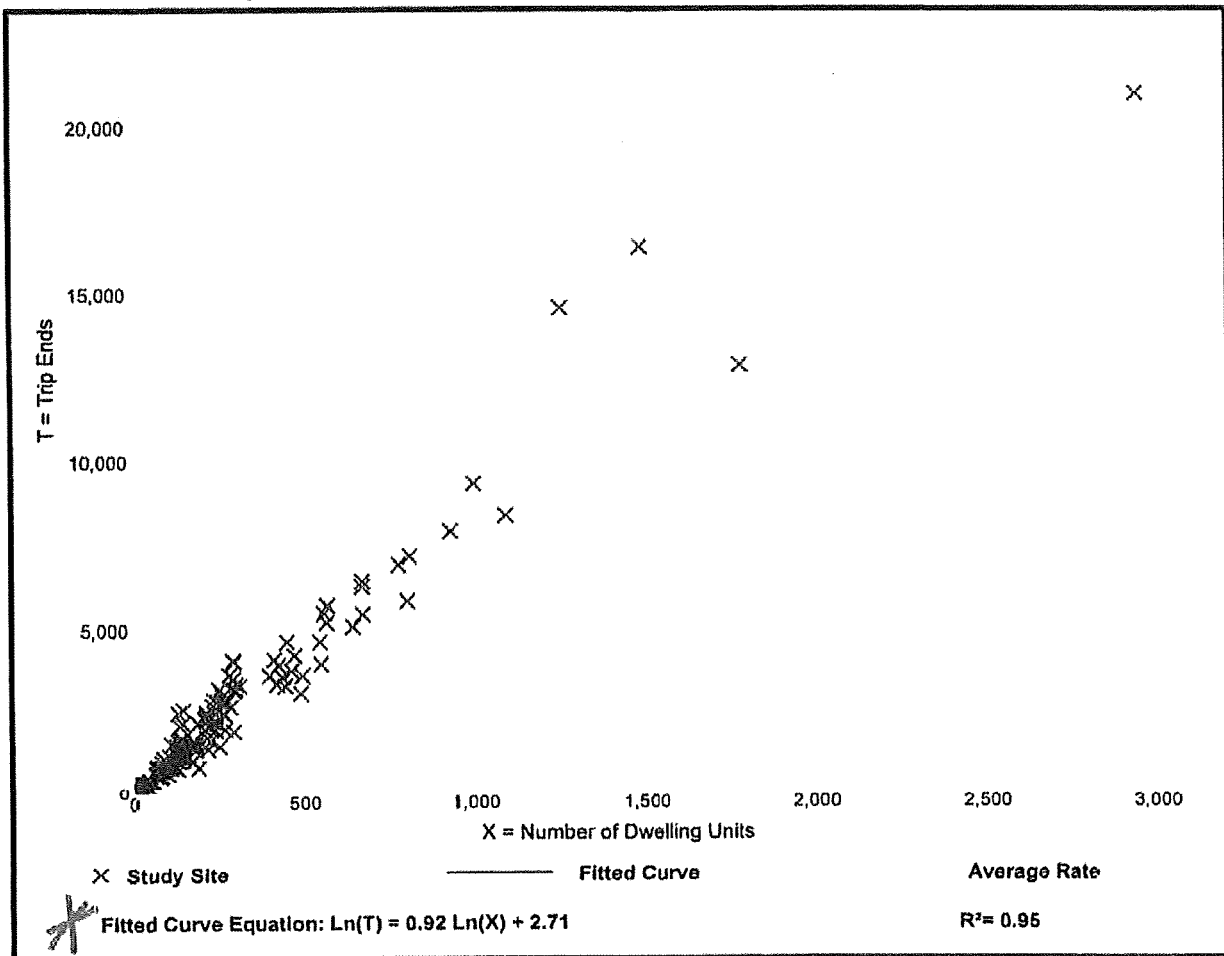
Avg. Num. of Dwelling Units: 264

Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
9.44	4.81 - 19.39	2.10

Data Plot and Equation



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers

A-2c

Multifamily Housing (Low-Rise) (220)

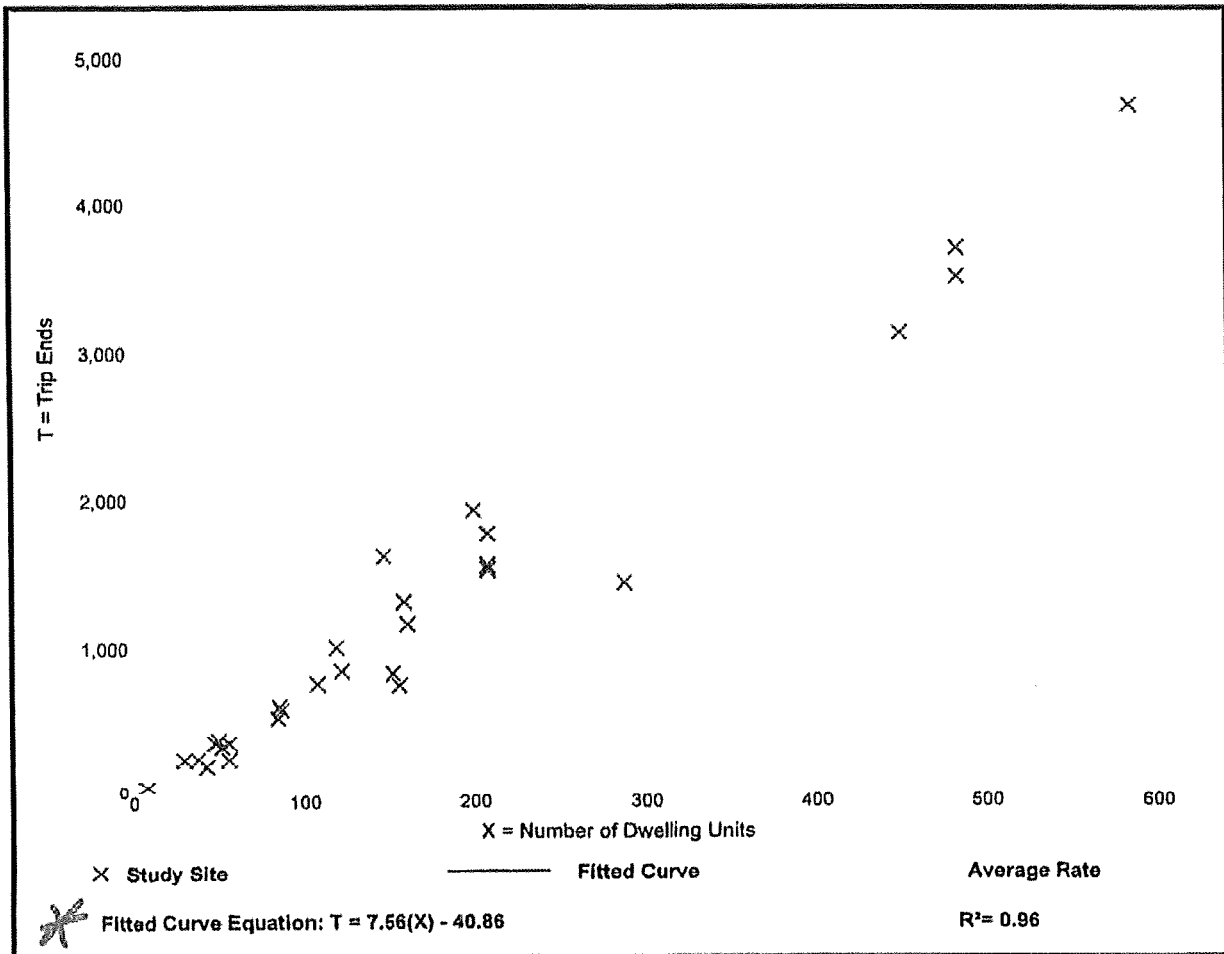
Vehicle Trip Ends vs: Dwelling Units
On a: Weekday

Setting/Location: General Urban/Suburban
Number of Studies: 29
Avg. Num. of Dwelling Units: 168
Directional Distribution: 50% entering, 50% exiting

Vehicle Trip Generation per Dwelling Unit

Average Rate	Range of Rates	Standard Deviation
7.32	4.45 - 10.97	1.31

Data Plot and Equation



Trip Gen Manual, 10th Edition • Institute of Transportation Engineers

Methodology Overview

This form facilitates trip generation estimation using data within the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 10th Edition and methodology described within ITE's Trip Generation Handbook, 3rd Edition. These references will be referred to as Manual and Handbook, respectively. The Manual contains data collected by various transportation professionals for a wide range of different land uses, with each land use category represented by a land use code (LUC). Average rates and equations have been established that correlate the relationship between an independent variable that describes the development size and generated trips for each categorized LUC in various settings and time periods. The Handbook indicates an established methodology for how to use data contained within the Manual when to use the fitted curve instead of the average rate and when to adjustments to the volume of trips are appropriate and how to do so. The methodology steps are represented visually in boxes in Figure 3.1. This worksheet applies calculations for each box if applicable.

Box 1 - Define Study Site Land Use Type & Site Characteristics

Box 2 - Define Site Context | Box 3 - Define Analysis Objectives Trip Types & Time Period

The analyst is to pick an appropriate LUC(s) based on the subject's zoning and use(s)/future land use(s). The size of the land use(s) is described in reference to an independent variable(s) specific to (each) the land use (example: 1,000 square feet of building area is relatively common). Context assessment is to "simply determine whether the study site is in a multimodal setting" and "could have persons accessing the site by walking, bicycling, or riding transit." This assessment is used in Box 4. The Manual separates data into 4 setting categories - Rural, General Urban/Suburban, Dense Multi-Urban Use and Center City Core. This worksheet uses the following abbreviations, respectively: R, G, D, and C. The Manual does not have data for all settings of all land use codes. The "General Urban/Suburban" setting is used by default.

This tool will focus on vehicular trips for a 24-hour period on a typical weekday as well as its AM peak hour and PM peak hour. Other time period(s) may be of interest.

Land Use Types and Size

Proposed Use	Amount/Units	ITE LUC	ITE Land Use Name
Single Family Detached	120 Dwelling Units	210	Single-Family Detached Housing
Apartments (Low-Rise) Not Close to Rail	210 Dwelling Units	220	Multifamily Housing (Low-Rise Not Close to Rail)

Box 4 - Is Study Site Multimodal?

Per the Handbook, "if the objective is to establish a local trip generation rate for a particular land use or study site, the simplified approach (Box 9) may be acceptable but the Box 5 through 8 approach is required if the study site is located in an infill setting, contains a mix of uses on-site, or is near significant transit service."

Box 5/Box 9 - Estimate Baseline Trips/Estimate Vehicular Trips (Determine Equation)

Vehicular trips are estimated using rates/equations applicable to each LUC. When the appropriate graph has a fitted curve, the Handbook has a process (Figure 4.2) to determine when to use it versus using the weighted average rate or collecting local data. The methodology requires for engineering judgement in some circumstances and permits engineering judgement to override or make adjustments when appropriate to best project (example 1: study site is expected to operate differently than data in the applicable land use code - such as restaurant that is closed in the morning or in the evening; example 2: LUC data in a localized area fails to be represented by the typically selected fitted curve/weighted average rate - a small shop/LUC 620, AM peak hour is skewed by the high y-intercept).

Equation Type: Equation Used (Equated Rate) (Type Abbreviations: Weighted Average Rate ("WA"), Fitted Curve Type: Equation Used (Equated Rate)

Proposed Use	ADT	AM Peak Hour	PM Peak Hour	(not used)
Single Family Detached	FC: $LN(T)=0.92 \cdot LN(X)+2.88$ [0.94]	FC: $LN(T)=0.91 \cdot LN(X)+0.12$ [0.73]	FC: $LN(T)=0.94 \cdot LN(X)+0.27$ [0.98]	
Apartments (Low-Rise) Not Close to Rail	FC: $T=6.41 \cdot X+75.31$ [6.77]	FC: $T=0.31 \cdot X+22.85$ [0.42]	FC: $T=0.43 \cdot X+20.55$ [0.53]	

Box 6/Box 9 - Estimate Baseline Trips/Estimate Vehicular Trips (Apply Equations and In/out Distributions)

Baseline Vehicular Trips

Proposed Use	ADT				AM Peak Hour				PM Peak Hour				(not used)			
	% In	In	Out	Total	% In	In	Out	Total	% In	In	Out	Total	% In	In	Out	Total
Single Family Detached	50%	607	597	1,194	26%	23	65	88	63%	74	44	118				
Apartments (Low-Rise) Not Close to Rail	50%	711	711	1,422	24%	21	67	88	63%	70	41	111				
Totals		1,308	1,308	2,616		44	132	176		144	85	229				

VEHICLE TRIP DISTRIBUTION AND ASSIGNMENT

A single trip distribution pattern was assumed for the proposed development. The proposed percentages were approximated based on the surrounding land uses and densities. For a residential development, a majority of trips to and from the site will be work-related trips; many of the parcels directly surrounding the proposed site are also residential uses with some shopping and hospitality uses as well. A majority of the work-related trips will likely be travelling south on Oracle Road towards downtown Tucson with some trips travelling north on Oracle Road and very few trips travelling east or west on Rudasill Road/Roller Coaster Road. The resulting trip distribution percentages for the Study Area are shown in **Table 5**.

Table 5 – Site Trip Distribution

Direction (To/From)	Percentage
North on Oracle Road (north of Rudasill Road)	22%
South on Oracle Road (south of Roller Coaster Road)	65%
East on Rudasill Road (east of Oracle Road)	10%
West on Roller Coaster Road (west of Oracle Road)	3%
Total	100%

Figure 5 illustrates the trip distribution percentages noted in **Table 5** on the roadway network within the Study Area. The percentages presented in **Figure 5** were applied to the site trips generated to determine the AM and PM Peak Hour site traffic at the intersections within the Study Area. **Figure 6** presents the resulting site generated traffic for the proposed development.

A-5
22%

Rudasill Rd.

10%
39%*

Oracle Rd.

SITE

LEGEND



NORTH

Trip Distribution Percentage

3%

Roller Coaster Rd.

Kanmar Pl.

* Revised trip distributions

65%
36%*

Figure 5: Trip Distribution

A-6

Revised Trip Distributions Calculations

Assume 25% of Single-Family trips
go north to Rudasill Rd., and east to 1st Ave.
 $= 0.25 \times 1224^*$
 $= 306$ daily trips on Rudasill Rd.

Assume 50% of apartment trips
go east on Rudasill Rd. to 1st Ave.
 $= 0.50 \times 1547^*$
 $= 774$ daily trips on Rudasill Rd.

Total trips on Rudasill Rd.
 $= 306 + 774 = 1080$

% development trips using Rudasill Rd.
 $= 1080 / (1224 + 1547)$
 $= 39\%$

Leaving the TIS north and west distributions
the same, the resulting revised south
distribution is: $\overset{29\% \text{ less to south}}{39\%}$
 $65\% \text{ (TIS)} - \overset{\text{revised}}{[39\% - 10\% \text{ (TIS)}]} = 36\%$

* this consultant's revised estimates

General issues – from initial submission and submission 2

Traffic

- (1) Failure to address real traffic flow again. An apartment complex housing at least 210 people if all apartments are singly occupied or at least 400 people if housing two people means at least 210 to 300 trips between the hours of 0700-900 and 1500-1700. Developer addresses two audiences – one looking for “retirement housing” and one for “we are on a transportation corridor” and therefore can supply housing to the working people of our city/county. Rents have to be paid. Which means people are going to work. Studies already indicate that most rents and mortgages are paid by working COUPLES. The developer needs to decide who their audience truly is and provide a study more consistent with the residential population
- (2) Past responses by the county on changes to the road indicate no changes to Rudasill can be made before 2025. Changes to Oracle cannot be made until 2027 given the work already being undertaken. So again, mitigation strategies will not be available and may not take place until the next decade on either of the routes being impacted.
- (3) More housing means less room to make changes to existing roadways. Oracle road in this area is already at max with no room to expand and Rudasill has natural blockages as well since it was at one time a small rural road feeding a farm.
- (4) Plan refers to Rudasill as a bike route. This is untrue – the road is neither designated officially as a bike route nor serves as one except for people needing to exit/enter their respective neighborhoods just as the cars. The road is not marked for share-rows. There is NO shoulder. The speed limit and lines of sight are inconsistent (as has been pointed out) to a “bike route” designation. This road is dangerous for anyone who bikes or walks.
- (5) Rudasill road floods – this route is not consistent with the department’s public health and safety requirement that there is a safe route out of each neighborhood in case of flood or fire – in both directions. And a fire in the complex may entail evacuation of surrounding neighborhoods as well, further overburdening the one road in and out.
- (6) Citing Oracle Road as a transportation corridor still means each homeowner has to have a car given the limited (albeit 3) bus route service. Given changes to Oracle Road means the route is becoming more dangerous to cyclists as a commuter route as well. Only so much room to grow.

Water

- (1) Developer was told to move their protective wall away from private land towards their property in the last proposal evaluation. The wall seems to be in the same place as before ~~with~~ no explanation provided
- (2) Developer was asked to provide drainage information to keep water from hardscape (roofs, roads, sidewalks, parking lots, community play area) off adjoining property and out of the wash. Given they have still decided the flood plain can be taken out of service, they are still required to provide this information to the adjacent homeowners. This issue of offloading water to our properties rather than down into the developments remaining flood plain has not been addressed and is especially critical given current climate issues. Current catch basins for the apartments but no swale to move waters to the developer’s own floodplain. No info on how water from overflowing basins will be channeled away from private property floodplain to the east.

- (3) Given the current climate conditions and fact that communities who decide to build in washes and floodplains (NOLA, Houston, Central valley CA, St. Louis to name a few) have over the past years seen people flooded out of their “affordable” homes – why are we moving down the same path for “infill” anywhere. As an example, remunerations to homeowners in Planades CA by FEMA is set at \$41K. What are multigenerational working-class homeowners going to be able to do with this money? Where will they find housing? These are working people displaced by floods, whose developer and city decided to construct in a flood plain (the actual developer cut bait after realizing the area would not survive a 100-year flood – it didn’t)

Animals/Birds/Reptiles/plants

- (1) Developer says going to build walls to keep animals from getting into neighborhood. Again – most animals here can scale walls. That said – this narrows this riparian corridor considerably meaning coyotes, bobcats, deer, owls, hawks, and songbirds to name a few have access to a smaller area. Tucson is known for its local wildlife – this project puts these animals in tighter conflict with people and with other animals and can have significant impacts to our wildlife. Walking dogs regularly in the wash and floodplain leaves behind feces and urine which can transmit diseases to wild animals (and vice versa). Dogs and cats marking territory also tends to force local wildlife to avoid the area, further destroying it as a riparian corridor
- (2) Wildlife living in more tightly confined and competitive spaces tends to die off; spreads disease among communities more quickly and generally means the demise of most living in that confined space with routes to other areas cut off by surrounding development.
- (3) Also means more contact between humans and animals with the humans either resorting to traps, poison, and weapons to “protect their property.” Poisons migrate from prey to predators who ingest the prey causing disease and death in both extended communities
- (4) Introduction of domestic animals tends to mean death of more birds, reptiles, and animals in the community through enforced closer cohabitation resulting in deadly fights for territory. Cats kill more birds annually than other known causes.
- (5) Die off in predator-prey chain means smaller rodents’ populations are not naturally controlled. Can Mr Packrat keep up with calls for disposal? Can the rattlesnakes and king snakes, which will also be killed since they will be perceived as dangerous to humans)?
- (6) Bufflegrass eradication by community. Bufflegrass and stinknet burn hot and are gradually taking over disturbed areas in the county. Buffelgrass eradication in proposal) but stinknet wasn’t addressed.
- (7) Saving native plants/saguaros. Many do not transplant well – and we have seen far too many lots in our small community “inner space building plan” clear scraped. Will be interesting to see what controls developer puts on its contractors with respect to habitat protection and which are followed Suggest contractor contact Cactus and Succulent society for what can be moved safely to their organization
- (8) Birds noted in the community: coopers hawk, red tail hawk. Zone hawk, Harrisses hawk, black vulture, raven, various hummingbirds, various woodpeckers, various finches and wrens, red flycatcher, pyrrhuloxia, phainopepla, crissal thatcher, cardinal, white wing doves, mourning doves, Inca doves, road runner, quail. Reptiles noted in the area –Gila monster,

geckos, bearded lizards, various striped lizards, Arizona iguana, red spotted toad, western rattlesnake, two types of king snakes, gopher snakes, shovel nose snake. Mammals noted in the area – javelina, coyote, bobcat, juvenile puma, packrat, pocket mice, antelope squirrel, rock squirrel, round tail squirrel.

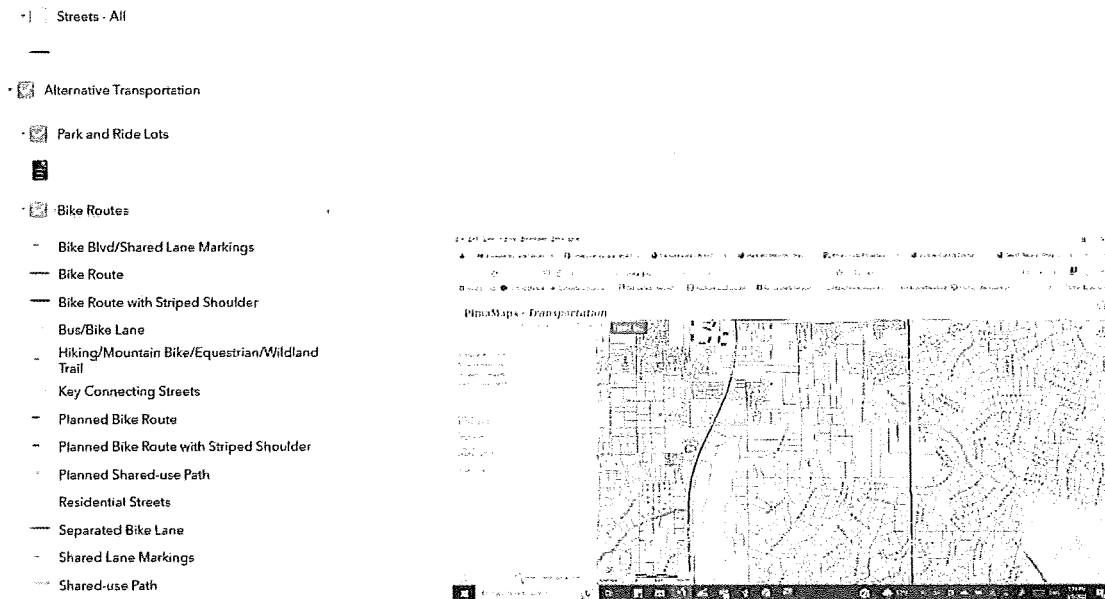
Mitigation strategies

- (1) Consider a density change that allows the footprint intrusion into the wash to be reduced to include
 - a. North Parcel - Consider duplex or triplex housing or sets of townhomes clustered on fewer acres leaving more open for riparian, floodplain, wash and unknowns with climate change Consider reducing number of floors in each apartment to 2 – which may help with fire code issues as well as traffic flow and IPA intrusion concerns.
 - b. South Parcel – Leave CR-1. Reduce/Rearrange the footprint of the DUs . Consider cluster housing to stay out of any crosshatched area on the CLS and increase open space amongst the DUs to not impact the wildlife corridor and IRA as dramatically. Developer needs to protect, not disturb the area cross hatched in Exhibit II.c.5.a Impacts to CLS Has the benefit of reducing ancillary cost of roads, construction materials berms, etc.
 - c. Consider a parking garage for the apartment complex rather than widespread parking. Use some of that area to build a real retention basin or catch and flow basins for water off the hardscape and buildings; also leaving some area open for true water absorption. Means losing an apartment complex or shortening one but..
- (2) Adding bike lane to Rudasill road between Oracle and 1st, since the contractor unilaterally decided it was a bike route and so declared in its plan – Rudasill is not a bike route (ref Pima County Interactive map – bike routes are in Green; Rudasill is Gray which is feeder street only) and Pima county DOT designates it solely as urban feeder street. Reducing the speed limit would help (as has been requested numerous times and overridden as well as a bike lane). This road is dangerous and the apartment complex will add to this danger. See item 6 below. Maybe a stop sign at Williams westbound? Given the lines of sight are not present until one crests the hill and too late for cars going westbound to stop to let us cyclists onto our home street we need to do something
- (3) Developer restricts contractors (earth moving equipment, etc) from going onto private property in the wash. Since most of the properties bordering the north parcel extend almost to the development, the contractor and developer should be required to erect some form of temporary fencing to signal to various contractors they are not allowed to encroach, change, destroy plants on unimproved but private property. We will attempt to mark private property as thoroughly as the terrain allows us. (Do we have any ability to call the developer or sheriff if the construction party destroys and ignores signage resulting in damage to our properties??)
- (4) Developer will ensure native plantings are replaced (native trees, native shrubs) or seeded (native flowers) on any destroyed or unbuilt surfaces of property adjacent to the area of the developer's property after the development to restore native habitat. Proposal states only areas within the property will be restored/reseeded and does not cover potential damage to privately owned property. Damage to private property also needs to be repaired. A plant

layout would be helpful. Suggest call Cactus and Succulent society to provide help with transplant and homes for displaced saguaros.

- (5) **Developer will ensure residents do not have access to wash or floodplain for hiking, biking, ATV-ing or walking animals.**
 - a. It was stated no wash entry points from either community. While walls will not keep wild animals out, walls *should be built* to keep residents and pets from entering riparian areas.
 - b. HOAs for housing and apartments need to ensure residents understand that much of the wash and floodplain are on private property and to hike, walk a dog, bike, ride an ATV or engage in any activity on such private property or open space outside the complex is forbidden.
 - c. Signage around properties should also be provided to this effect.
 - d. Use of a local onsite dog park would be helpful to keeping people and domestic pets out of the wash. The developer should not have an open recreation area as that could encourage people from outside the development to use the space and disturb the riparian area
 - e. Neither the developer, nor property management company, nor residents may use poison to control rodents as it will kill many other animals in the food chain that are necessary for the health of the riparian area. The developer, residents, property manager may relocate snakes as needed but should not kill them.
 - f. Law enforcement may be called and complaints registered with the HOAs for observed violations of incursions into the IRA and onto private property
- (6) **Developer needs to revisit channeling of water under north parcel wall from parking area into already narrowed floodplain and eastward onto the private properties of adjacent homeowners.** Given climate changes, storms are more intense and in order to mitigate impact on velocity and flow, water from covered parking should be captured and channeled to *developer's* floodplain and portion of restored wash rather than directed towards the east wall. It was also suggested developer provide a swale to move water down to the wider remaining flood plain and wash to handle this issue. The north proposal sketches appear to lack the swale mentioned on page II-12. There should be swales on both sides similar to the south parcel. These impacts exhibit II-E as well as a previous drawing II-A-2.
- (7) Conservation easement language needs to be applied to all NOS. Developer needs to stay out of the IRA except for utilities
- (8) **If the developer wishes Rudasill to be called a bike route in their study, have the developer engage with the county to make the necessary improvements to the road where possible (the length of the road) to make it safe for cyclists and pedestrians. Same for Rollercoaster whose use was formerly similar to Rudasill for the farm/cattle community in the early 1900s.** Currently the only COUNTY designations for both Rudasill and Rollercoaster are as solely Urban Collector streets (picture 2). Further the Pima county bike map has marked these routes (all shown under 'bike routes' on the interactive map since it defines rideable streets therein) as dangerous, for experienced riders only and as connector street only (photo 1. Rudasill's designation is GRAY). Both are used by bikes as infrequently as possible by those of us who have no other options due to their dangerous design, high speed limits and lack of

line of sight. Streets designated as 'bike routes' are marked as GREEN which Rudasill and Rollercoaster are not. Remove the bike route designation from the traffic study.



Right hand side is transportation map from Pima. Left hand side is interactive bike route filter showing why all streets appear to be under "bike route" when not all streets are bike routes

Notes from Pima wash flooding study

https://www.google.com/url?client=internal-element-cse&cx=013267304805748945832:g-unas2wpna&q=https://webcms.pima.gov/UserFiles/Servers/Server_6/File/Government/Flood%2520Control/Historical%2520Flood%2520Events/santa-catalina-watersheds-flood-report-July-2021.pdf&sa=U&ved=2ahUKewiNpdmfwr9AhXwkYkEHSGsBJQQFnoECAgQAg&usg=AOvVaw0DOZVasZI6eOU7_HAzYzK11



There was evidence of flow in Pima Wash at River Road on July 23, though it was not flowing as of 9:15 a.m. There was a high water mark of approximately seven feet on the upstream side of the box culverts under Christie Road. The owner at 425 E Deone Lane reported that the flow depth was approximately 4 feet in channel and got up to the driveway. Pima Wash was still flowing at this location at 10:30 a.m. A high water mark of 3.5 feet was observed on the west bank of Pima Wash on the downstream side of Rudasill Road. Pima Wash was still flowing at this location at

11:30 a.m. A high water mark of 6.5 feet was observed on the upstream side of the arch culverts on the south bank of Pima Wash at Barrel Cactus Drive. Photo of damage upstream at orange grove

COMMENTS ON NEW PLAN (248 pages) – traffic review being done separately

Page 10 [I-4 and I-5]: Originally south parcel was 42.12 with 23.36 NOS and 3.22 FOS for 26.75. how did they increase the acreage? - took out one home for drainage pond - hmm)

took out the second paragraph about the south parcel and mixed densities HIU and CAC. numbers in description do not jive with numbers in adjacent table for open space

NIT - here it says 2.75 RAC while a subsequent page II-1 says 2.8 RAC - which is it? Or are we rounding up for convenience?

significant changes to wording. numbers in table do not jive with numbers in paragraph to the left.

Page 17 [II-1] : 1 more acre of FOS - but don't see difference in plot representations yet to see where this came from. Does anyone?

Page 19 [II-3] Exhibit II.A.2: see also Page 26 II-10 item b

we had asked that a swale be added to the apartment complex to protect the private property to the east and to drain the water from the complex into the wider portion of the floodplain/floodway owned by the developer. this is not shown. one was added to the south parcel - why not the north parcel? water from North Parcel will be flowing into the narrowest part of the wash potentially impacting adjacent and upstream owners

it is difficult to discern where these retention basins will drain once they overflow with water channeled from the parking roof and structures. Putting them through the "wall" and onto the eastern owner's properties should be avoided since much of the former permeable surface once available to handle flows from the west and north has been rendered impermeable and unusable

Page 20 [II-4] Open Space: Nit - lost 0.1 acre in the math - where did it go? North parcel NOS went from 2.15 to 2.05 acres

Page 21 [II-5]: Landscape standards: how will the developer deal with construction damage to adjacent private properties? will those "buffers" be restored with trees/shrubs and reseeded with smaller native plants or flowers? Description handles efforts on developer's side. How will developer and foreman/foremen keep construction personnel OFF adjacent property?

Page 22 [II-6] Buffleglass: good add per input from the conservation group, but they also suggested that stinknet weed needs to be handled as well since it also is extremely flammable. Both these require professional grade products for eradication. Noting in property management for either parcel that discusses handling these once developer leaves the scene

Page 25 [II-9] Recreation: Trail appears to be eliminated – thank you. Most other text read so far confirms this has been taken out of Proposal (e.g., page II-15). However, Sonoran conservancy suggests for good reasons keeping people out of the riparian areas including wash, flood plain and of course off

our private property in the wash. Note walls around parcels will help preclude entry into wash but signage and regulation by HOA and administration needs to be provided to reinforce conduct.

Access to a recreation area within the property should ensure access to residents *only* and insure any public or community access to wash or adjacent private property is inaccessible

The developer and property management(s) should insure there is no access to any former or new recreation facilities within the wash/floodplain. It is expected such older amenities from the golf course will be destroyed and removed in the course of upgrading the "disrupted" golf course terrain to its natural state. Any such facilities for residents shall be constrained to and within the walls of the housing or apartment development

Page 26 [II-10] Land use item b [see also page 19]: why is this being directed onto/towards our private property where the majority of the flood plain has been eliminated or damaged by construction? water needs to be retained on the property and channeled into the portions of the remaining floodplain and wash belonging to the developer DOWNSTREAM from where the wash has been greatly narrowed (see Exhibit II.A.2). the channel has been narrowed enough on the east to create problems with flow rates and velocity if the site is allowed to siphon water into it

Page 28 [II-12] section E Hyrdology

North parcel proposal lacks swales this in the drawings II-E and II-A-2. Swales should be on both sides of the north parcel unless developer provides further information on how basins and covered parking waters will be channeled to remain on the developer property and not allowed to flow onto adjacent private property or into newly narrowed floodplain/floodway. We realize the eastern property line for the north parcel extends into the wash at this point, but allowing increased flow risks damage to upstream/cross private properties. flows should be directed off the north parcel further south to the larger floodway and "restored" golf course area belonging to the developer

Page 30 [II-14] Traffic improvements 2nd paragraph 2nd column :

Added language for west bound LT lane Oracle and Rudasill - however that would lead into the Starbucks? Are they addressing the east bound LT lane oracle to Rudasill? Or the potential U-turn once residents from access A have entered the roadway?

Page 31 [II-15] section 5 Concurrency CLS : previous updated IRA diagrams has cross hatched area where it interfered with the CLS - yes this is inconsistent with page II-7 where the drawing definitely shows interference with the CLS.. Developer needs to protect, not disturb the area cross hatched in Exhibit II.c.5.a Impacts to CLS

Page 31 [II-15] section 3 last paragraph: new information for turn lanes at Kanmar and rollercoaster - stating turn lanes need to be lengthened. given current ADOT projects-this is unlikely to happen until after 2027 or 2030

Page 31 [II-15] section 4 table and discussion Traffic

Numbers of in/out during daily peak hours are reduced from those in the original by a significant number given the number of MFC has not changed and only four homes were deleted from the SFD. Need to assess if these are at odds with the referenced REVISED traffic proposal.

Also, the table is not consistent with the introductory text. this needs to be updated. It appears the proposal has not considered that most people in the apartments need to pay rent - and will be going to work probably at peak hours. that means at least 1 person per apartment exiting to work - 210 people will be exiting at peak hours and may be returning at peak hours. The analysis in the proposal again appears flawed with respect to car use of residents given bus service and access to cycling to viable cycling routes for work are limited (Rudasill is designated by Pima county as 'gray' or feeder street only and considered unsuitable for bicycle traffic)

'No mitigation required' is not a viable answer. Frustrated drivers become angry, which leads to angry drivers who make mistakes and cause accidents with injuries to 3rd parties. Signals are computer controlled. How about talking with ADOT to lengthen the westbound Rudasill LT lane signal times so traffic can be offloaded since no changes can or will be made to the tiny existing left turn lane; Especially if all those people coming out access B will want to use Oracle per the traffic assessment instead of turning eastbound. Same for any LT/U-turn lanes on Oracle. Programming can allow light to be set to shorter times post-peak AM and then reinitiated for peak PM. Or has this not been considered by anyone?

Page 32 [II-16] Table II.F.4.b:

Expected traffic from the MFD assumes low numbers of residents are using their cars. Given at least 210 people from the apartments (at a minimum assuming 1 person works per apartment) and 116 people from the houses assuming only one person works at the SFD - unlikely since it takes 2 to afford a mortgage today. Again pointing out numbers *appear* minimized since most people will have to get into their cars to run errands and go to work. Worst case means at a max 210 trips out and 210 trips back from Access A. If only half the people work 210 round trips on working days Does not take into account any access B residents who may want to turn right on Rudasill given frustration with the length of the left turn lane allowing them a U-turn at Rudasill. Also does not take into account the flow of traffic into the Genematas/Canyon View area by frustrated drivers and long lines at Rudasill and 1st. Traffic flows like water

why is a Florida DOT document being used for LOSD capacity? doesn't ADOT have one?

Noted – nice new summary table. As noted before - and may not have 2022 data - this data is from 2021 with COVID decreases in traffic on all streets. Now in 2023, these streets are visibly busier and congested – even little two lane, no safety lane, minimal line of sight Rudasill. Paints a rosy picture but there now are **more** not fewer people using the road than in 2021 and first half of 2022

Page 32 [II-17] paragraph 6:

According to AZ MVD driver's/cyclist' education booklet, bicycles are forbidden on sidewalks. A policeman might give leeway if there is debris on the road; but riding the wrong way on the street AND riding on a sidewalk not designated for bikes AND pedestrians is supposed to result in a ticket and a fine. Suggest a multiuse pathway as this will also allow for wheelchair bound access as well.

Page 40 [IV-4] Easements:

appendix A does not explain nor provide information for item 8. Nor does appendix B - please explain the 15-foot water line easement extending into the wash. what is the purpose of extending item 8 into the

wash and adjoining private property in the northeast quadrant bordering Williams drive wash properties. If it is an existing easement, why is its location labeled "approximate?" found on pages with information about parcels starting at appendices physical page in PDF 68 and on (items for exceptions are on physical page 71 Schedule B-11 exceptions. Have no plot plat so a little hard to interpret whose property is whose, but this does indicate why FEMA feels they have encroached into protected areas in the floodway/plain. Most northwest and southwest parcel references are in sets of overlaid photos of area and lines – hard to read but there. not applied to properties east of development where there is another encroachment

Conservation easement language needs to be applied to all NOS. Developer needs to stay out of the IRA except for utilities

Page 46 [IV-10] Floodplain:

New info added to 100-year cfs numbers based on Big Horn Fire destruction of plants/foilage and ability to absorb rain fall. This is good - however, fails to account for the more intense storms one is seeing with changing climate. While we do not have a crystal ball, we are seeing how this is playing out over the country in the storms arriving Feb-March 2023. Indications are that the current 100 year cfs are insufficient to account/apply to future annual cfs. Reports of flooding in normally dry floodplains (California being similar to AZ) have risen and rendered community residents homeless. FEMA is taking steps to perform recalculations base on climate change. Hopefully these will arrive in time to make appropriate adjustments if required to the plan and FEMA's assessment.

FEMA comment on P22SP00003 paragraph (2) stated the project encroached in various places into the SHFA. Only have the POST boundaries for floodplain and floodway. Where is the initial pre project picture or comparison for change or has FEMA assessed this issue has been handled in the resubmit of the proposal? However a review of two exhibits IV-C-a and b do indicate the project still encroaches as there have been no changes to the maps (II-A-2 PDP) for both the pre and current submissions since FEMA's initial review. Also reviewed pre development Exhibit IV.J: Composite Map page IV-29 and there are no changes between the two submissions. No response to FEMA's questions were provided with the submission so have to assume this is still an issue.

[This project is impacted by a Federal Emergency Management Agency (FEMA) Floodway and a Special Flood Hazard Area Zone AE associated with Pima Wash and is located within the FCRA. Pima Wash has an associated 100' erosion hazard setback (EHS). As stated in the previous comment the project shows proposed improvements are encroaching into the SFHA. Except for the road crossings, encroachments into the Floodway are prohibited.]

Page 47 [IV-11] Section IV-D Saguaros

Suggest developer contact Cactus and Succulent society for best methods in removing and transporting saguaros of various sizes. Very large saguaros are harder to move. it takes at least 5 years to know if they have successfully transplanted. Might require a combination of competencies. The developer has not stated which of these outside of the MFD/SFD footprint remain or need to be moved. Only that they are present

Pages 49 to 51 [IV-13 to 14] Transportation Rudasill road and accompanying table IV-E-1

Map continues to show Rudasill as a bicycle route. A review of the bike map provided by Pima.gov shows – unfortunately filter selectable under the interactive bike route category 'bike routes' which lists all kinds

of streets whether they are bike routes or not – indicates that Rudasill is a **GRAY NOT GREEN route**. **Green** indicates a designated bike route. GRAY is a feeder street. Rudasill on the other side of 1st is designated as residential street - again not a bike route but a safer street categorization than feeder street GRAY. The map needs to be corrected

Further, information on bikeped.pima.gov also indicates that Rudasill is for experienced cyclists only. Bike routes are for the majority of cyclists. Again, Rudasill is NOT a designated bike route but simply a connector street for those searching for routes to safer venues. I know, I ride it every day to get in and out of my neighborhood. even for me it's like having a target on both front and back – eastbound traffic that cannot see me from the west, and west bound traffic who does not realize that they cannot and should not attempt to pass on the left – while I am trying to turn left into MY NEIGHBORHOOD - because they cannot see eastbound traffic.

Notes – on the printed Pima County Bike map:

Green = bike route. is a lower volume street, 30 mph max speed limit AND bike route signs. **Rudasill does not fit these requirements!**

Gray = Key connecting street with higher speeds, more traffic and less width experienced riders only.

Rudasill is a 'feeder' street – GRAY and has a Pima county bike warning that is not a safe route

Blue = residential street. Rudasill is considered residential only AFTER it crosses 1st

PIMA.gov transportation website indicates that Rudasill is currently an urban collector. Remove MAJOR from the road classification in table IV.E.1 and from text on page IV-13. Rollercoaster road is also simply designated as an urban collector. Remove MAJOR from the road classification in table IV.E.1 and from text on page IV-14.

Table IV-E-1: The Bike facilities designations are inconsistent given the bikepedpima.gov ratings on both their interactive and static maps. Rollercoaster road is not a designated bike route - it is similar to Rudasill - a feeder or key connector only. please correct this and other tables erroneously citing it as a bike route - due to how the interactive map filter select tool groups streets - to only a key connector street (NOT A BIKE ROUTE). IF necessary to confirm this – look at the hardcopy map found at <https://webcms.pima.gov/cms/One.aspx?portalId=169&pageId=54575> and select Regional Bike interior pdf file

Table IV-E-1: Sources cited but not noted in the table. which items are * and which are **?

Page IV-23 A nit comment that the water map IV.F.2 is hard to read and worse on expansion. Still not clear why they require an easement for water out into the floodway below Ed's property (north parcel)

Page 60 [IV-24] Section IV-G Recreation Site Inventory

Again conflict between filter on interactive map and the printed bike map and a general area map. Use of a map designed to show general access to recreational areas does not reflect accurately the bike route ratings or those streets designated by Pima County as bike routes. All these designations must meet specific criteria. The only routes designated as bike safe are:

- shared-use path (i.e. the loop) shown as green on the bike map
- bike route on lower volume streets shown as a darker green on the bike map

- and lastly bike route with striped, shoulder, bus/Bike lanes shown in red on the bike map.

Rudasill is not a bike route; it is a key connector - does not meet bike route criteria

Rollercoaster is not a bike route; it is a key connector - does not meet bike route criteria

Genematas, Yvon (including the 17% hill) and Las Lomitas roads are residential streets - do not meet bike route criteria

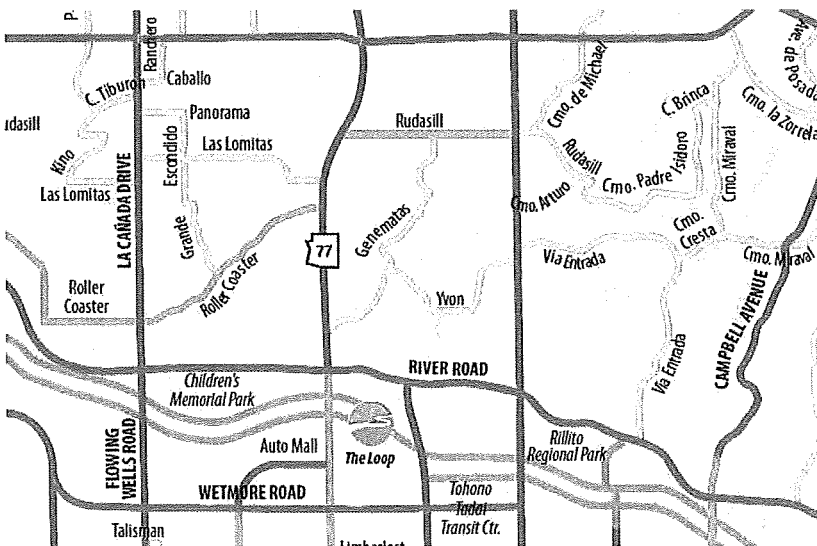
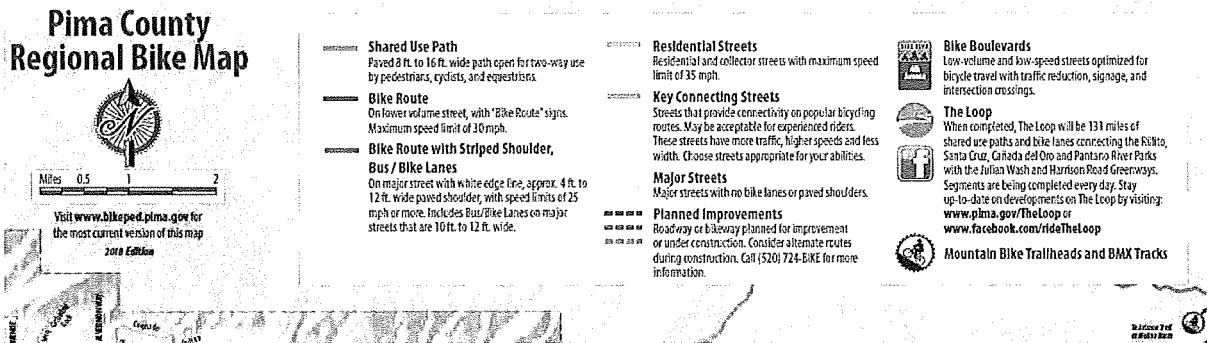
Can provide suggested rewording for your bicycle paragraph, but think you have enough to work with.

No recreational cyclist (and many of our experienced cyclists) like using and avoid if possible

Rollercoaster, Rudasill, and the Rudasill to Ina corridor of Oracle as none are considered safe routes.

Reconstruction on Oracle has narrowed the bike lane and with increased traffic Pima may want to reconsider its designation for the River to Ina corridor and mark it similarly to the River/Wetmore corridor (Gray)

Please provide the appropriate closeup of the bike route map when discussing cycling. Source used may be solely a recreational map and its markings are not consistent with the bikeped map, which has been provided to you in the following screen shots



Page 77 PDF numbered – resubmit of traffic study. Consensus is still believe their numbers are based on COVID data (may be all available to them) and seriously undercount the fact that most people who are renting and buying will be working. Bus service notwithstanding – no one really wants to spend 3 hours of their day commuting. Just read an article of teachers who have to commute 2-3 hours to their schools (come/go) and that is why a larger number are also quitting – no affordable housing and underpaid for the community in which the school resides. Probably will not be any teachers renting these apartments (or basic entry workers either) as they will be away from work centers and apartment rents and mortgages in this proposed complex are unaffordable.

Page 248 PDF Numbered (last page in submission) Hydrological data sheet dated 8/2021

This information is from 2021; so is over a year out of date. does one have a more current sheet?

15 Letters of Support

Added March 28, 2023

VIA EMAIL: Terri.Tillman@pima.gov , DSDPlanning@pima.gov

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

Re: Re-zoning – Quail Canyon Specific Plan

March 28, 2023

Dear Commissioners,

This letter is to express my support for the re-zoning of the former Quail Canyon Golf Course. I have been a resident in Tucson for more than four decades. The proposed development is on the site of an old, abandoned golf course with few other possible uses. It proposes apartments next to hotels and other commercial enterprises, and single-family homes next to existing homes that sit up and outside the canyon.

The project's commitment to responsible building and environment-focused design should be a positive thing for the community. Having the project built in the existing Casas Adobes community, helps revitalize many local businesses still recovering from the pandemic related closures. I encourage you to recommend approval of this re-zoning:

- Utilization of the latest in sustainable and green building practices.
- Preservation of all native plants and an overall drought resistant landscape.
- Energy-efficient appliances and water sense fixtures.
- Preservation and protection of 31 acres of open space, including Pima Wash and a 250-350 ft wildlife corridor to preserve safe crossing.
- The riparian area previously disturbed by the golf course is restored.
- Finally, it's an infill site and saves more of our untouched desert.

Extra property taxes for schools are a good thing as well. This project just makes good sense for the surrounding Catalina Foothills neighborhoods.

I encourage you to recommend approval of this rezoning.

Respectfully,

Steve Rosenberg
5454 N. Crescent Hill Place
Tucson, AZ 85718

Steve@BizTucson.com

VIA EMAIL: Terri.Tillman@pima.gov, DSDPlanning@pima.gov

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

Re: Rezoning – Quail Canyon Specific Plan, Case No. P22SP00003

Dear Commissioners:

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course. Pima County is in the midst of a severe housing shortage and affordability crisis. We need more single-family and multifamily housing of all kinds in high-opportunity areas that is affordable for all Pima County residents. This project will convert an old golf course into much-needed housing supply.

We are also in the midst of a climate crisis that requires immediate action at all levels of society. The project is an infill development along a major transportation corridor (Oracle Road) that will use existing infrastructure, preserve open space, and protect the Pima Wash as a wildlife corridor. The new development will use half as much water as the old golf course, which is critical since we are in extreme drought with dwindling water supplies. As Pima County continues to grow, we must move away from car-centric, climate-warming urban sprawl. We must build as much as possible in established urban areas with appropriate infrastructure and services to address climate change and prevent more destruction of the Sonoran Desert.

Pima County is growing, and demand for housing is high. All projects like this have trade-offs. This project will create much-needed housing stock that balances community concerns with community needs. For these reasons, I encourage you to recommend approval of this rezoning.

Sincerely,

A handwritten signature in black ink, appearing to read "Jay Young". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Name: Jay Young, Executive Director, Southwest Fair Housing Council

Address: 250 E 19th St, Tucson, AZ 85701

From: [Eileen Durazo](#)
To: [Terri Tillman](#); [DSD Planning](#)
Cc: [Matthew A. Firth](#)
Subject: Support for Quail Canyon Golf Course Proposal
Date: Friday, March 24, 2023 3:43:03 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.

Terri Tillman
Pima County Planning & Zoning Commission Members
201 N. Stone Avenue
Tucson, AZ 85701

Support of Proposed Quail Canyon Specific Plan Rezoning #PZZSP00003

Dear Planning and Zoning Commissioners,

I'm contacting you in support of the proposed rezoning of the former Quail Canyon golf course.

As a long-time Tucson resident I believe our community and way of life are enhanced by sound development initiatives such as the proposed Quail Canyon proposal by UIP. Living near the proposed location I frequently pass by and think about how the land could better serve the community.

The benefits of developing the property as proposed include:

- Converting unused property that detracts from the surrounding properties to one that contributes affordable housing yet blends in with the rest of the community.
- Using local professional and construction companies in the planning and execution.
- Providing housing with designs which emphasize efficiency and sustainability.
- Adding value to the surrounding area – taxes and retail sales
- Providing a housing solution that supports Tucson growth within existing city limits instead of driving continued geographic expansion.

While there may be some lack of support by nearby residents, the benefits to the overall community are indisputable both now and as Tucson continues to grow. Please approve the proposal by UIP.

Eileen Durazo
5650 N Placita Amanecer, Tucson 85718
eileen.durazo@gmail.com

From: [Gracie Mireles](#)
To: [Terri Tillman](#); [DSD Planning](#)
Subject: Rezoning – Quail Canyon Specific Plan
Date: Monday, March 27, 2023 7:19:34 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.

Dear Commissioners,

This letter is to express my support for the rezoning of the former Quail Canyon Golf Course.

As a lifelong member of the Tucson community, I have been proud to see it grow and change over the years. I'll be just as proud to see a crumbling golf course be turned into well designed homes for the next generation of Foothills residents. Having a personal connection introduce me to the project, I've been impressed with the scope and creativity of the project. I was pleased to learn that seventy-five percent of the Project's ownership currently live in Tucson, and while UIP's principal lives in California, he was raised in Tucson, went to college here, and his family still lives and operates businesses here, including Zona 78 and Hacienda del Sol.

Using an all-local Tucson consultant team to assist it with this development, including its civil engineer, drainage engineer, traffic engineer, planners, and attorneys further endeared the project to me. The ownership and consultant team understands the potential for this Property, while being sensitive to the concerns of the surrounding neighbors. They have made thoughtful concessions to the community and have integrated feedback into every level of their plan. They are committed to developing a beautiful development that will fit within the existing businesses and neighborhood.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,
Gracie Mireles
Street Address: 1941 Las Lomas
City: Hacienda Heights
State / Province: CA
Postal / Zip Code: 91745

From: [George J Woo](#)
To: [Terri Tillman](#); [DSD Planning](#)
Subject: Rezoning – Quail Canyon Specific Plan
Date: Monday, March 27, 2023 7:19:34 AM

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For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,
George J Woo
Street Address: 1041 Heber Ave.
City: Calexico
State / Province: CA
Postal / Zip Code: 92231

From: [Ann Miranda](#)
To: [Terri Tillman](#); [DSD Planning](#)
Subject: Rezoning – Quail Canyon Specific Plan
Date: Monday, March 27, 2023 7:19:35 AM

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Using an all-local Tucson consultant team to assist it with this development, including its civil engineer, drainage engineer, traffic engineer, planners, and attorneys further endeared the project to me. The ownership and consultant team understands the potential for this Property, while being sensitive to the concerns of the surrounding neighbors. They have made thoughtful concessions to the community and have integrated feedback into every level of their plan. They are committed to developing a beautiful development that will fit within the existing businesses and neighborhood.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,
Ann Miranda
Street Address: 8215 E. White Oak Ridge, Unit#16
City: Orange
State / Province: CA
Postal / Zip Code: 92869

From: noreply@iotform.com
To: [Terri Tillman](#); [DSD Planning](#)
Subject: Rezoning – Quail Canyon Specific Plan
Date: Monday, March 27, 2023 7:19:36 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.

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For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,

From: [Benjamin Hitz](#)
To: [Terri Tillman](#); [DSD Planning](#)
Subject: Rezoning – Quail Canyon Specific Plan
Date: Monday, March 27, 2023 7:19:38 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.

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Using an all-local Tucson consultant team to assist it with this development, including its civil engineer, drainage engineer, traffic engineer, planners, and attorneys further endeared the project to me. The ownership and consultant team understands the potential for this Property, while being sensitive to the concerns of the surrounding neighbors. They have made thoughtful concessions to the community and have integrated feedback into every level of their plan. They are committed to developing a beautiful development that will fit within the existing businesses and neighborhood.

For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,
Benjamin Hitz
Street Address: 7764 E Kenyon Dr
City: Tucson
State / Province: Az
Postal / Zip Code: 85710

From: [Suzanna G Wijaya](#)
To: [Terri Tillman](#); [DSD Planning](#)
Subject: Rezoning – Quail Canyon Specific Plan
Date: Tuesday, March 28, 2023 8:32:58 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.

Dear Commissioners,

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For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,
Suzanna G Wijaya
Street Address: 2612 Taft Court
City: Fullerton
State / Province: CA
Postal / Zip Code: 92835

From: [Ann Miranda](#)
To: [Terri Tillman](#); [DSD Planning](#)
Subject: Rezoning – Quail Canyon Specific Plan
Date: Tuesday, March 28, 2023 8:32:59 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.

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For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,
Ann Miranda
Street Address: 8215 E.White Oak Ridge, #16
City: Orange
State / Province: Ca
Postal / Zip Code: 92869-6574

From: [Ted curtis](#)
To: [Terri Tillman](#); [DSD Planning](#)
Subject: Rezoning – Quail Canyon Specific Plan
Date: Tuesday, March 28, 2023 8:33:00 AM

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Dear Commissioners,

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For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,
Ted curtis
Street Address: 7447 N FORTUNA PL
City: TUCSON
State / Province: AZ
Postal / Zip Code: 85741

From: [Buddy Kocis](#)
To: [Terri Tillman](#); [DSD Planning](#)
Subject: Rezoning – Quail Canyon Specific Plan
Date: Tuesday, March 28, 2023 8:33:01 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.

Dear Commissioners,

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For these reasons, I encourage you to recommend approval of this rezoning.

Respectfully,
Buddy Kocis
Street Address: 1743 W. Prince Road, #101
City: Tucson
State / Province: AZ
Postal / Zip Code: 85705

Terri Tillman
Pima County Planning & Zoning Commission Members
201 N. Stone Avenue
Tucson, AZ 85701

Terri.Tillman@pima.gov
DSDPlanning@pima.gov

Support of Proposed Quail Canyon Specific Plan Rezoning #PZZSP00003

March 26, 2023

Dear Planning and Zoning Commissioners,

I'm writing today as a member of the foothills community as well as an active Realtor for more than 30 years. I am requesting that you approve the Quail Canyon Golf Course rezoning and development.

Tucson, and indeed the entire country, is facing a severe housing shortage, especially in entry level and multi-family housing. Prices have soared, inventory is critically low and our economy and the well-being of the members of our community are being stressed at unsustainable levels, contributing to homelessness, economic stagnation and a diminished quality of life.

I believe the development team behind this project have these concerns in mind, and are equally cognizant of the environmental impact this development will have on the area. They include members of our community who are dedicated to the improvement of the Tucson housing market, the economy of the Tucson area as well as the protection of our beautiful desert environment. They are also committed to using local consultants and have been proactive in seeking out the input of local residents and businesses.

In the presentation made to my office, Long Realty Company at 4051 E. Sunrise Dr., they went to great lengths to describe the impact on traffic, drainage, density and quality of life for existing homeowners and businesses. I believe they are creating a project that will enhance the community at large as well as the immediate neighborhoods. To the contrary, it will provide significant benefit to environmental, economic and housing sustainability.

Thank you for considering this proposal.

Stephanie Friend, ABR, Associate Broker
Long Realty Company

5631 N Mina Vista
Tucson, AZ 85718

520-907-9125
Stephanie.Friend@LongRealty.com

From: [Rick Sack](#)
To: [Terri Tillman](#); [DSD Planning](#)
Subject: Quail Canyon Project
Date: Sunday, March 26, 2023 8:40:34 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.

Dear P&Z Members,

I find it very disturbing that in the County and City there is so much talk about needing to emphasize and support infill projects to combat desert sprawl and additional growth in our 'outer rings' when a perfect example of infill is presented, it may not be supported by the same jurisdictional entity.

How hypocritical and short sighted.

This project is proposed by local owners, will be developed expertly and will serve the greater good of Tucson rather than a few local naysayers.

Please support and pass this project to encourage more local developers and investors to focus on providing a positive alternative to sprawl.

Thank you,

Rick

--

SELLING TUCSON LOTS & LAND SINCE 1985
RICK SACK
1926 Circle of Excellence-Gold
Ranking in the Top 2% of all REALTORS in Arizona

Long Realty, Associate Broker
Cell: 520.906.2801
Fax: 520.529.1548
Rick@BuyTucsonLots.com
<http://www.BuyTucsonLots.com>
Google's #1 Website for Tucson Land
Member Professional Standards Committee/AAR

34 Signature, Letters of
Protest Representing 28
Properties

AND

11 Comments

AND

55 Signature Protest Petition
Representing 48 Properties

AND

1 Letter of protest from the
Catalina Foothills Estates No.
7 HOA

Added March 28, 2023

27 March 2023

RE: Quail Canyon Specific Plan Rezoning: Case Number P22SP00003

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

The Catalina Foothills Estates No. 7 Association opposes moving forward on 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:

1. We strongly object to the developer's plan to construct three story buildings because three story buildings are not harmonious with the surrounding architecture or the rest of unincorporated Pima County. We request that all buildings be restricted to two story structures.
2. The Water Usage estimates purports to demonstrate that the redevelopment will reduce water usage when compared to the former golf course. The estimates on prior water usage provided by the developer are based upon outdated information (2012) using national data from the USGA. Water usage from all golf courses has declined over the past decade and the use per acre in Arizona is likely to differ significantly from national data because water conservation is a greater concern in Arizona. Using actual prior water usage data would provide a better comparison than an estimate based on outdated data.

The water usage estimate post redevelopment is likely to be underestimated. It is based upon the Tucson Water Conservation Plan report, which has not been approved by the appropriate agency according to the referencing. Further, the usage per person in the redeveloped area with space for swimming pools, lawns, and management of planted banks is likely to exceed that of the Tucson estimate for higher density urban areas.

Therefore, we recommend that an independent water usage report be prepared.

3. The absence of a report from Pima Department of Environmental Quality is notable in view of the large impact on traffic related mobile source pollutants as well as potential impact on runoff. Further, there is no documentation that herbicides and other pesticides used at the golf course would remain on-site.

No wind rose study is included in the report despite the likely impact on mobile source pollutants on the local areas.

Therefore, we recommend that DEQ prepare a specific report addressing these issues and indicate if they believe the findings from the assessment are acceptable. The report should identify any areas of concern requiring potential remediation.

4. We question the proposed plan to use Rudasill Road to enter/exit the multi-family apartment development, because the added traffic in such a constricted area appears problematic. Rudasill is a narrow road with steep hills, sharp curves, and blind spots. The increase of traffic will significantly degrade the safety of pedestrians and bicyclists along Rudasill Road. The Staff Report does not adequately address the impact on low-density urban areas along Rudasill Road. There will be increased traffic on First Ave, which is already constrained at both the River and Orange Grove intersections. The level of service at the Rudasill/1st Ave intersection will be further degraded and the Orange Grove/1st Ave and River/1st Ave intersections will be affected.

We do not concur with the assumed Vehicle Trip Distribution and Assignment in the Traffic Study. The traffic study assumed that 90% of the trips from the multi-family apartment development will go West on Rudasill and that only 10% will go East on Rudasill with 3% going North on 1st Avenue and 7% turning South on 1st Avenue. That assumption is dubious at best as there is no factual basis to conclude that 90% of the trips from the development will turn left rather than right on Rudasill Rd.

We request a more balanced approach to determine the Vehicle Trip Distribution on Rudasill Road and we request that the Traffic Report include a study that shows the impact on the level of service at the Orange Grove/1st Ave and River/1st Ave intersections.

5. The proposed development will be located within or very close to the Pima Wash, an important Riparian Area, which serves as a major wildlife corridor. We are concerned that the construction and the ensuing human and vehicle traffic in the area will forever alter the wildlife habitat in the area. Further, this area has numerous Saguaros and other native vegetation. The development plan indicates that Saguaros within proposed disturbance areas will be evaluated prior to disturbance in accordance with PCZC Ch. 18.72 and will be salvaged and transplanted onsite to the greatest extent possible based on specimen condition and site conditions. We recommend that, as a condition for approval, the developer be required to conduct this effort under the oversight of the Arizona Native Plant Society.

6. It appears very likely that the proposed redevelopment will markedly increase traffic along 1st Ave and subsequently on Via Entrada as cars cut through our community to bypass the busy intersection at River/1st Ave. This already occurs all too often and will be exacerbated by the increase in daily trips from the proposed development. The posted speed limit on Via Entrada is 25 mph but people cutting through going to work or to appointments are usually in a hurry and don't necessarily obey the speed limit. Cut through traffic adds to the pollutants in our neighborhood and creates an increased safety risk to our many residents who walk and bike our streets.

As a directly impacted community, we recommend these issues be specifically addressed in a comprehensive fashion. A specific remediation plan or explicit constructive approach to preclude increased traffic in this shortcut should be considered as part of the zoning considerations.

We appreciate the opportunity to comment on these important matters and believe the Commission should require Staff to prepare a comprehensive report addressing these matters

before voting. The impacted communities should have an opportunity to respond to any such report.

Respectfully,

The Catalina Foothills Estates No. 7 Homeowner Association

Kenneth E Ellis

Ken Ellis, President

P.O. Box 64173

Tucson AZ 85728

520.323.9299

president@cfe7.org

From: Susan Litvak
To: DSD Planning
Subject: PROTEST Quail Canyon Rezoning and Development
Date: Sunday, March 26, 2023 1:23:19 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.

TO: Pima County Development Services Planning Division March
26, 2023

TO: Pima County Planning and Zoning Commission
TO: Pima County Board of Supervisors

RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003

My family and I hereby respectfully 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 do not want a high-density project in our neighborhood, consisting of over 325 units. This development is not consistent with the surrounding residential areas zoned CR-1. High-density development on Oracle and Rudasill will have negative effects on Pima Wash, area wildlife, area vegetation, traffic flow, residents' safety, and the neighborhood in general.

We know there was (the Obama administration) and is (the Biden administration) direct financial pressure on local authorities, such as Pima County, by the federal government for high-density development in CR-1 zoned neighborhoods. (This policy, which has been labeled "political", is crazy and quite unfair to all the homeowners who have for many years saved and invested in their neighborhoods zoned CR-1.)

One of the reasons we moved to Tucson over twenty years ago was to live closer to nature, including enjoying and in some cases caring for interesting native vegetation and a variety of wonderful wildlife and birds. I'm sure this is true of many residents in the immediate area and throughout Pima County. Ruining this important riparian area is a travesty.

The Rudasill and Roller-Coaster roads are narrow winding two-lane roads and are not suitable for high-density development with its much-increased traffic. Pedestrians and bicyclists, along with all the wildlife in the area, will be at risk

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

Susan Litvak
1125 East Via Entrada
Tucson AZ 85718
T: 520-696-2030

From: [Stacy Litvak](#)
To: [Terri Tillman](#)
Cc: [DSD Planning](#)
Subject: PROTEST Quail Canyon Rezoning and Development
Date: Monday, March 27, 2023 1:34:19 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.

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

RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003

We 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:

- The proposed high density development is out of character with most of the surrounding housing and will have detrimental effects on the neighboring homes. Exterior lighting and noise from HVAC equipment will affect the surrounding properties and wildlife.
- The seven proposed apartment buildings are particularly troubling. Vegetation and natural habitat will be replaced by parking lots and buildings. There is constant noise from apartment building HVAC units. It never stops. Traffic from the 210 apartment units will use Rudasill Road for access. Rudasill is narrow, has no bike lanes or pedestrian walkways, and the Oracle/Rudasill intersection is controlled by a very long light at the top of a steep hill. Changing the light timing to improve flow from Rudasill will slow traffic on Oracle.
- The proposed high density single family development is typical of recent development in Tucson and Phoenix. It is ugly. Cookie cutter homes are packed together as closely as possible to maximize profit. The view from the street and neighboring properties is a sea of roofing material and stucco walls. Plantings never screen the ugly roofs from view.

We moved to Tucson from San Mateo, CA. Our exposure to development in our California neighborhood taught us that existing residents are always adversely affected and developer promises in presentations don't amount to much. A project is forced into a neighborhood, the developer makes a profit then moves on, and the locals are stuck with the consequences. There is a reason that these projects are never proposed for the developer's neighborhood.

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

Stacy Litvak
1125 E Via Entrada

Tucson AZ 85718
520-548-4512 / SLitvak@comcast.net

332 East Rudasill Road
Tucson, Arizona 85704
March 22, 2023

Supervisor Rex Scott, Vice Chair District 1
Pima County Board of Supervisors
33 North Stone Avenue
Tucson, Arizona 85701

Dear Mr. Scott:

I am writing to protest the proposed rezoning, Case P22SP00003, for high density housing in the Pima Wash near Rudasill and Oracle Roads, partially including the former site of the Quail Canyon Golf course (quailrun1.com), but also involving a riparian area and a significant flood zone, where in the future, flooded houses, like the ones on Havasu Road, will likely have to be bought and torn down at taxpayer expense.

If rezoned, the proposed project of almost 330 additional households will destroy this open space site and overload Rudasill and Oracle Roads. Rudasill is a neighborhood street, used by bicyclists, pedestrians, runners, and dog walkers, which offers approximately 300 households the only access to their homes. It is already dangerous, including a blind hill, a risky S-curve intersection, and a no-passing zone from First Avenue to Oracle Road. The added traffic caused by doubling the neighborhood will certainly cause increased traffic accidents and fatalities such as these, recently memorialized (1) at Oracle and Rudasill, and (2) at Rudasill and Genematas Drive. As with the flooded houses, wrongful death lawsuits against Pima County are likely.



As a resident of Rudasill Road since 1958, I have watched many changes and much appropriate infill and development in this neighborhood. As it stands, the Quail Canyon project is emphatically inappropriate—architecturally, hydrologically, planning-wise, and legally.

Yours very truly,
Susan Lowell Humphreys
Susan Lowell Humphreys

From: [Marilyn Suhajda](#)
To: [DSD Planning](#)
Subject: Rezoning Quail Canyon Golf Area
Date: Monday, March 27, 2023 2:38:08 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.

To Whom it may concern,

We protest re-zoning the former Quail Canyon Golf Area. It was purposely & rightly designated as CR-1 due to the Pima Wash which is designated as an important wildlife Corridor and riparian area. Wildlife will be driven out & onto Oracle & Rudisell & the neighboring houses causing dangerous problems for them & people. The proposed HIGH-DENSITY development that is proposed should never be allowed to build 326 units. This would be a disaster that the Planning Committee would be responsible for including the traffic caused deaths & human/wildlife confrontations causing injuries or deaths as well. A compromise is necessary to avoid dangerous traffic added to the already congested Oracle Road as well as all the other roads near this. Rudisell floods & cars have been swept off the road and people have been killed by cars trying to maneuver the tight curves.

This High-Density housing will not solve the problems of affordable housing. The developer & realtors who want this are only concerned with making money. They do not care about the quality of life this area now gives its residents & the overall continuity of the foothills which it will render less desirable. Obviously if this re-zoning goes through then new traffic lights will have to be put up on Oracle & at Rudisell & First Ave. This will be a real problem as drivers will be very irritated causing more speeding & red light running.

I hope you are aware of the imminent water shortage we face, and climate change added to that. This is just a short list of the harm that will come to N.W. foothills & it's residents, especially all the surrounding neighborhoods that bought & built new homes in and around the CR-1 zoning. Thank You very much

From: [Will Pew](#)
To: [DSD Planning](#)
Cc: [District1](#)
Subject: Opposition to Quail Canyon Zoning Change
Date: Monday, March 27, 2023 11:24:30 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.

Dear Ms. Tillman and Supervisor Scott,

I am a life-long resident of Pima County and the foothills of the Santa Catalinas. I am dismayed to hear of the zoning change request and the plans to intensely develop the riparian area of the Quail Canyon golf course. I am vehemently opposed to that change in zoning and development which would have a significant adverse effect on the wildlife in the area in addition to creating traffic and safety problems. The County should help preserve the character of the foothills areas, that character is an invaluable asset that, once lost, will be gone forever. Further, I believe that intense development, such as that proposed, would likely result in risk to lives and property due to flooding.

I would appreciate an invitation to the Zoom/Teams meeting to voice my opposition. Also, please provide a copy of this email to the Board of Supervisors and the Planning and Zoning Commission. This property should remain zoned CR-1. Please do not approve this proposed zoning change.

Sincerely,
Will Pew

T. William Pew III
Attorney
Hecker Pew PLLC | Rockwell Building
405 W. Franklin
Tucson, Arizona 85701
(T) 520 798 3803 x.42 | (F) 520 620 0405
Will@HeckerPew.com | www.heckerpllc.com

www.linkedin.com/in/WillPew/



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If you are a client of Hecker Pew, PLLC, sharing this email with a third party could result in a court determining that you have waived your attorney client privilege. Accordingly, we advise against forwarding communications from us to third parties.

HOWARD D. TOFF, MD, PHD

CHILD, ADOLESCENT, ADULT AND FAMILY PSYCHIATRY

2200 EAST RIVER ROAD, SUITE 112

TUCSON, ARIZONA 85718

(520) 888-3553

FAX (520) 888-3301

March 27, 2023

To: Terrill L. Tillman, Principal Planner
DSFPlanning@pima.gov

Re: Specific Plan Rezoning, Case No. P22SP00003, Quail Canyon Specific Plan

As a resident of the Catalina Foothills for over 50 years, living in the area affected by the proposed development, I strongly object to the rezoning request relative to the Quail Canyon Golf Course and Pima Wash for the following reasons:

- 1) The developer is requesting rights to which they are not entitled. The county is under no obligation to create and convey non-existent rights. It is not in the public interest to grant rights that do not exist.
- 2) The developer is underestimating the actual water usage proposed by this project, at a time when water supplies are threatened for all county residents. Stating that the 326-unit housing development will use less water than a defunct golf course using reclaimed water is false and misleading. Can the developer guarantee water to the residents of this development for 100 years, and in doing so are they depleting water resources already allocated to other area residents?
- 3) The developer has underestimated the traffic impacts of this development specifically, and in conjunction with the many other recently approved housing developments in this already overburdened corridor, including the proposed expansion of the Westward Look property.
- 4) The ingress and egress for this project are unclear and unsafe.
- 5) The proposed development would be located in Pima Wash, which is unsafe during flood conditions. Existing signage on Rudasill Road warns drivers not to enter the wash under certain conditions.
- 6) If this property is rezoned for 326 housing units, Rudasill Road must be widened and a traffic light would have to be installed at Rudasill Road and 1st Avenue.
- 7) Pedestrian safety at Oracle Road in the Rudasill area must become a priority, especially in light of the recent traffic death of Lydia Reis, "Tucson's Umbrella Lady."
- 8) The proposed development is being erroneously presented as an infill project. Building a 326-unit housing development in a wash more suited for use as a public park is not "infill" development.

9) This project is being promoted as a means to ameliorate a housing crisis for unhoused residents of Pima County. These proposed homes would offer no relief for our unhoused population, who cannot afford this type of housing and have complex needs extending beyond a mere dwelling unit.

10) Continually amending the county's comprehensive plan to suit the whims of developers renders the comprehensive plan meaningless to county residents. This is unfair to existing residents who believe the comprehensive plan should be followed for the greater good. Zoning should not be changed simply because an already successful developer wants to make more money.

11) This property is an important and fragile riparian ecosystem. Wildlife habitat and migration routes must be preserved and protected. Despite engineering modifications proposed by the developer, building on this parcel is unwise.

12) A development of this nature, in concert with all of the other new developments peppering this neighborhood, contributes to the destruction of the culture, character, sanctity and uniqueness of the Catalina Foothills and the Tucson metropolitan area.

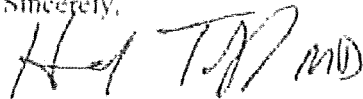
13) This proposed development is unfair to existing neighbors who purchased their properties in areas zoned for one house per acre. Changing zoning causes pain and suffering and decreases their property values and degrades their quality of life.

Pima County administrators, and the members of our Planning and Zoning Commission, have a duty to protect and serve all county residents.

The county is under no obligation to help this developer or their representatives make more profit. The property is zoned for building approximately 50 homes on one-acre tracts. Doing so would be a mistake based on many of the reasons listed above, but would not expose the county to the potential problems, including litigation, inherent in this rezoning request.

I respectfully request that the Planning and Zoning Commission reflect deeply and carefully on this proposal. Rezoning this parcel to accommodate 326 housing units is not in the public's interest and should be rejected by the Planning and Zoning Commission.

Sincerely,



Howard D. Toff, MD, PhD

cc: Rex Scott, Pima County Supervisor District 1

From: [Dan Farrell](#)
To: [DSD Planning](#)
Subject: Pima Wash
Date: Monday, March 27, 2023 11:16:02 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.

Dear Ms. Tillman,

I have recently read about the proposed rezoning of the Quail Creek Golf Course. Please list me as among those resistant to the idea.

The traffic problems with Rudasill are my first objection. The intersection with First Avenue is not suitable for increased traffic in my view.

Secondly invading the wash seems to me to be a long term quality of life concern. Land to the west of Oracle there are other locations that can absorb more housing better than the Pima Wash location.

Thank you for your attention and careful work on our behalf.

Dr. Dan Farrell

From: [Leaf Edmondson](#)
To: [DSD Planning](#)
Subject: OPPOSE/PROTEST Quail Canyon Specific Plan Rezoning P22SP00003
Date: Monday, March 27, 2023 9:35:13 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.

**Dear Development Planning
Pima County Planning and Zoning Commission
Pima County Board of Supervisors**

As a full time Pima County resident and tax payer I am vehemently opposed to the rezoning proposal for Quail Run and strongly protest such changes.

I am disgusted by the recent lack of respect for existing zoning restrictions on the part of the city, county, and surrounding communities. The complete disregard for the wishes of current residents and active destruction of our natural environment is appalling.

The fact that the above entities are giving in to property developers and not listening to voters is unacceptable.

**Aura Leaf Kaila Edmondson
2764 N. Sunrock Lane
Tucson Arizona 85745
928-814-6933
auraleaf@hotmail.com**

From: [Susan Fleming](#)
To: [DSD Planning](#)
Subject: Case number P22SP00003
Date: Sunday, March 26, 2023 10:52:19 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.

Following is a copy of a letter written in protest to the above referenced case, which has also been submitted via regular mail:

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

Re: Quail Canyon Specific Plan Rezoning Case number P22SP00003

Date: March 26, 2023

To Whom it may Concern:

I am writing to protest the rezoning of the above referenced 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. The developer's plan for high density development is incompatible with the adjacent neighborhood and would create many logistical and environmental problems. Among those problems are the following:

- The development would be located within and adjacent to Pima Wash Important Riparian Area. This serves as an important wildlife corridor as well as habitat for numerous native animals. Animals currently living in this area

would be driven out into adjacent properties, causing competition with animals already residing there and leading to increased adverse human/animal interactions. Some large animals like javelina and coyotes would attempt to cross Oracle Road in search of new territory, posing serious risk to motorists. Other animals would be killed in the development process. Animals historically using the wash as a migration or dispersal corridor would continue to try to cross the area, leading to more adverse animal/human interactions.

- Using Rudasill Road to enter/exit the proposed development is problematic. This is a narrow road with steep hills, sharp curves, and blind spots, lacking the capacity to absorb the additional traffic. The increased traffic would adversely impact the safety of pedestrians and bicyclists who currently use the road. Increased congestion at the Oracle/Rudasill intersection poses safety concerns and would negatively impact traffic flow on Oracle Road, which already has serious congestion during many hours of the day.
- Landowners adjacent to Pima Wash would experience increased noise, air pollution, and reduced privacy, lowering their property values. As mentioned above, they would also experience an incursion of animals fleeing the development site, leading to the probability of increased adverse human/animal interactions.

For these reasons I protest the rezoning and respectfully request that the proposed rezoning be denied.

Sincerely,

Susan B. Fleming, M.D.

5890. N Calle Kino

Tucson, AZ 85704

520-440-8696

flemingvaxd@outlook.com

From: [M Jean Young](#)
To: [DSD Planning](#)
Subject: P22SP00003
Date: Saturday, March 25, 2023 5:48:04 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.

Planning Committee,

I am unable to attend the meeting on March 29th regarding the Quail Canyon Development. As a resident of 27 years, I object to the build-up in our peaceful and uncongested neighborhood. To enumerate all the concerns I have for the development would take an overly long email. For example, the concerns about traffic, safety, and property values. However, I'm focusing this email on environmental issues. Having a master's degree in environmental studies from The University of New York at Stony Brook, I know how the development would significantly affect the riparian area set for development. Southern AZ, in general, has considerable water problems, groundwater depletion. I spent a considerable amount of money making sure the water running into my property seeps into the ground rather than going down the street as runoff. Building the project would mean tens of thousands of gallons as runoff from properties and streets rather than as important water storage. In addition, storms cause flooding in that area, sometimes making the street impassable. Where would that water go? Then there are the animals. It is part of a wildlife corridor and there is a reason it is called "Quail Canyon."

For these and so many other reasons, I urge you to reject this project.

M. Jean Young, Ph.D.
55 E. Rudasill Rd.
520 - 271-3679

From: [Pam Ensign](#)
To: [DSD Planning](#)
Subject: Pima County Development Services P22SP00003
Date: Monday, March 27, 2023 12:34:21 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.

Terri Tillman
Pima County Development Services
Opposition to Quail Canyon Development

We ask that our personal letters from those of us that actually live near the former Quail Canyon Golf Course take precedence over those from businesses that do not live by this proposed high-density development. The quality of life for all the surrounding neighborhoods will suffer greatly from the dangerous unsupportable extra traffic which will also add noise & air pollution.

We all bought houses in this vicinity because it was zoned CR-1 guaranteed by the County. If you change the zoning our house values will drop along with our pleasure of living in our peaceful neighborhoods where we feel relatively safe and know our neighbors.

The traffic on Oracle is already hazardous & Rudisell routinely floods & has washed cars downstream and there will be even more deaths caused by cars.

This is an essential wildlife corridor and riparian area. If this development happens as proposed the wildlife will be displaced and be forced into the adjacent neighborhoods as well as wandering onto Oracle & Rudisell roads causing accidents. This will cause great damage as coyote packs and bobcats will be taking people's pets & javelinas are a very real danger to all the people walking or with their dogs.

Please take into consideration all the Tucsonans and wildlife whose lives you will harm if you allow 326 more residential units into a CR-1 zoning. Even people who do not live by this proposed development will become angry as they try to navigate increased traffic on Oracle, Orange Grove, Rudisell, River & First Avenue streets.

Pam Ensign
2055 Miraval Quinto
Tucson, Az. 857(520) 299-2714
Email: oinkout@yahoo.com

From: [georgia wright](#)
To: [DSD Planning](#)
Subject: Fw: Quail Canyon Specific Plan Rezoning, #P22SP00003
Date: Monday, March 27, 2023 9:58:21 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.

From: georgia wright
Sent: Monday, March 27, 2023 9:17 AM
To: DS-DPlanning@pima.gov <DS-DPlanning@pima.gov>
Subject: Quail Canyon Specific Plan Rezoning, #P22SP00003

This email is to protest the rezoning of the former Quail Canyon golf property. My husband and I frequently golf there before it closed. The course was in poor condition and we felt it hurt rather than helped our golf game. However, the property was **magical**. Tucked in off busy Oracle Road, it was a respite from a busy world. There was always some wildlife activity and numerous bird species including a pair of resident hawks. When the golf course closed, we felt that it would make a wonderful park for the area. Since that didn't happen, it is painful to think that high density housing will take over the wash.

Much of what makes Tucson such a wonderful place is the multitude of washes and wildlife. Please stop overloading the environment. We don't want to turn into Phoenix.

Tim and Georgia Wright

From: [Carolyn Emanuel](#)
To: [DSD Planning](#)
Cc: [Rick Emanuel](#)
Subject: RE: P225P00003
Date: Friday, March 24, 2023 3:42:12 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.

March 24, 2023

TO: Pima County Planning Committee:

We are residents of Catalina Foothills Estates #7, bordered by 1st Avenue on the West and River Road on the South and connected to both by Via Entrada.

Naturally, we are seriously concerned about the prospect of yet another development and more traffic in our area. The new hotel on Campbell has vastly increased traffic, noise and light pollution on our East. Today, we are focusing on the 326 residential units proposed for Pima Wash by Quail Canyon Development.

First there is the issue of a dramatic mismatch in our neighborhood. Currently the area is mostly single family residential, not high density units.

The impact of more traffic, noise and congestion in our neighborhood will be significant and detrimental. Damage to an important riparian and wildlife corridor, Pima Wash, cannot be undone. Once Pima Wash is bulldozed for construction, we lose the natural character that is a magnet for this area.

We chose Catalina Foothills Estates #7 because of the wild space between houses, because of the desert wildlife and the night skies, and because of its peace, quiet and lack of traffic and noise.

Please do not approve this outrageously unnecessary proposed development.

Hoping that this time around, Pima County Planning Committee listens to the residents who live in this area.

Sincerely
Residents Richard and Carolyn Emanuel
5140 N. Via Entrada
Tucson, AZ. 85718
texie08@gmail.com

--

Carolyn Emanuel
texie08@gmail.com
520-812-7824
210-241-7331
livingdesert.com
backstorytours.com
backstorytours Facebook
Certified International Tour Manager / International Guide Academy Denver
Certified Interpretive Guide National Association for Interpretation
Rocky Mountain Guide Association Certified
Colorado Mountain Club Certified Leader
Wilderness Medicine Certified
Arizona, Colorado & Four Corners Location Scout

"I would rather wake up in the middle of nowhere than any city on earth," Steve Mc Queen as Tom Horn.

RE: Quail Canyon Specific Plan Rezoning, Case number P22SP00003

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 developer's plan to construct a high-density development. The property should remain zoned as CR-1.
- 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 adjacent neighborhood is currently zoned.
- 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.
- We protest the proposed plan to use Rudasill Rd to enter/exit the development, because:
 - o It lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots
 - o Additional traffic will significantly degrade the safety of pedestrians and bicyclists
 - o Safety concerns with the Rudasill/1st Ave intersection
 - o Safety/congestion with the Rudasill/Oracle intersection
- Negative impact and reduced privacy for landowners adjacent to Pima Wash.
- At a time when our water supplies are severely limited, the developer is misrepresenting the projected water usage for this development

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

Name and signature *Penny Kantz* PENNY KANTZ
Address 5005 N. CALLE LA VELA
Tucson AZ 85718
Phone number / Email 520-405-3976 - Penny @ adobehouseantiques.com

RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003

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 developer's plan to construct a high-density development. The property should remain zoned as CR-1.
- 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 adjacent neighborhood is currently zoned.
- 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.
- We protest the proposed plan to use Rudasill Rd to enter/exit the development, because:
 - o It lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots
 - o Additional traffic will significantly degrade the safety of pedestrians and bicyclists
 - o Safety concerns with the Rudasill/1st Ave intersection
 - o Safety/congestion with the Rudasill/Oracle intersection
- Negative impact and reduced privacy for landowners adjacent to Pima Wash.
- At a time when our water supplies are severely limited, the developer is misrepresenting the projected water usage for this development

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

Name and signature *DAD KAUTZ*
 Address *LOT 81*
 Tucson AZ 85704

Phone number / Email *520.299.1344 - 520.3105-3976 Penny @ Adobe House Antiques.com*

From: [Sara Grimm](#)
To: [DSD Planning](#)
Subject: Case #P22SP00003, Quail Canyon rezoning
Date: Saturday, March 25, 2023 5:02:45 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.

To: Terri Tillman

We are writing to object to the rezoning of the Quail Canyon Golf Course land. The density is much too high for that kind of landscape. It would harm the many types of wildlife that use the riparian corridor, and is not compatible with the surrounding zoning.

Traffic is another concern on Rudasill, which is far too narrow, curvy and steep to handle that many more vehicles.

High density developments should be built more in Midtown, where public transportation and services are close by. The types of homes in this plan will not help alleviate the housing crisis in Tucson. We need more affordable homes, not some that will make a developer rich while destroying beautiful desert habitat!

Please record our objection to this project.

Thank you,

Sara & Tom Grimm
2896 E. Cannes Street
Tucson, AZ 85716
330-336-5330

Sent from Yahoo Mail on Android

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

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

March 25, 2023

Dear Terri Tillman or whom it may concern:

I understand what a hard job you may have in balancing economic development and protecting the city of Tucson and the natural environment. Let me share with you why I 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:

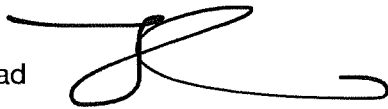
High-density development is not going to benefit this area as traffic accidents are already common - there is a memorial on the corner of Oracle and Rudasill with fresh flowers as I type this letter. I ride my bike, Tucson takes pride in being a bike friendly and safe city, rezoning in this area runs counter to that pride.

The property should remain zoned as CR-1. The proposed apartment buildings are egregious, as vacancy signs wave at all the major properties on Oracle. "Ask us about our road construction special" "No rent until May" Its March. I am disappointed the apartments and rezoning would be considered. I seriously wonder if anything like this would be considered in a more affluent neighborhood.

In addition, Tucson habitat is rare and at great risk here, I would not be writing if it was not. I work in Diversity, Equity and Inclusion and it causes me great concern from an environmental and economic perspective. The wash is a major wildlife corridor! The road is already at risk when the water is flowing. Rescues need to occur as it is. How can we consciously add to the demand on emergency services and their related costs up to and including loss of life?

Please protect us and the city of Tucson from this extreme proposal. I request that the rezoning of the above-named property be DENIED.

Michael Coyle
121 E Rudasill Road
Tucson AZ 85704



415-269-1267, mickmoi@yahoo.com

From: [Jasper Lin](#)
To: [DSD Planning](#)
Subject: P22SP00003 OBJECT
Date: Monday, March 27, 2023 5:52:14 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.

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

March 25, 2023

Dear Terri Tillman or whom it may concern:

I, as a lawful resident of Pima county, 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 for the following reasons:

- 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 adjacent neighborhood is currently zoned.
- 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.
- We protest the proposed plan to use Rudasill Rd 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
 - 2) Additional traffic will significantly degrade the safety of pedestrians and bicyclists
 - 3) Safety concerns with the Rudasill/1st Ave intersection
 - 4) Safety/congestion with the Rudasill/Oracle intersection
- Negative impact and reduced privacy for landowners adjacent to Pima Wash.

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

Jasper Lin
121 E Rudasill Road
Tucson AZ 85704
415-793-3373 / zipdevil@gmail.com

From: [David Kendall](#)
To: [DSD Planning](#)
Subject: P22SP00003 Rezoning Case // Quail Canyon Development Proposal
Date: Monday, March 27, 2023 3:55:05 PM

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Quail Canyon Specific Plan Rezoning. Case number P22SP00003
Item #5 on March 29 Planning and Zoning Commission Agenda

To Whom It May Concern,

I am a registered voter in Pima County, and I am writing in order to protest the rezoning of 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.

- This is an inappropriate location for a high-density development, both in terms of its environmental impact and the well-being of the surrounding community and its inhabitants.
- My understanding is that this rezoning is inconsistent and incompatible with the zoning rules of the existing neighborhood. There is no compelling reason to grant a rezoning for this parcel at this time. More residential development is no doubt needed, but it needs to be located in appropriate areas.
- The Pima Wash (which will be impacted) is considered an Important Riparian Area and provides critical habitat for wildlife as well as serving as a waterway for proper drainage during monsoon season. Both of these elements will suffer as a result of the development.
- The roads in the neighborhood are not designed for the increased load, and the development would create a safety issue. Infrastructure and quality of life will suffer and increase the external costs on the residents of the area. "Save Pima Wash" signs are prevalent in the neighborhood and are representative of an informed and aware voting populace. The proposed rezoning is roundly opposed in the effected area.

Like many, I am living in the area because of its natural beauty. It is, in fact, a model for respectful and suitable development within a critical natural area. If you haven't visited, you should do so.

Please vote against allowing for this rezoning.

Thank you,
David Kendall
5615 Maria Dr., Tucson, AZ

From: [Colette Altaffer](#)
To: [DSD Planning](#)
Subject: Quail Canyon Specific Plan Rezoning, case #P22SP00003; Protest
Date: Monday, March 27, 2023 7:24:35 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.

Mr. Tillman,

I am writing to PROTEST the request to rezone the former Quail Canyon Golf Course from CR-1 to Specific Plan, case # P22SP00003, for the following reasons:

Flooding Concerns: As a resident of Tucson, I know first-hand the games that developers and their engineers and lawyers play. When a development was proposed in my neighborhood in an area know for sheet flooding, the city ignored the warnings of neighbors and allowed the developer to illegally divert his stormwater onto adjoining properties. The resulting flooding caused thousands of dollars of damage to surrounding properties, including to one young, single mother, who had three inches of water in her home and \$60,000 worth of repairs.

I hired an engineer who is well-versed in hydrology to review all of the developer's documents. That engineer found numerous areas where it was clear that the development should never have been granted a waiver to the retention basin requirements, as well as other areas where codes were violated.

Since that time, I have spoken to surveyors, who have expressed concerns that engineering documents do not accurately reflect flood conditions. They can clearly see the problems that will arise when they go to survey properties. They have seen these problems in the county as well as the city.

The people seeking to rezone this land are real estate interests. Their goal is to increase the value of this land and leave the development to a developer. That developer will expect to receive the density that this rezoning will confer, and Prop 207 will be used as the justification.

I urge Pima County to take better precautions. If your engineers are not skilled in hydrology, contract with an unbiased engineer who is.

My neighbors did not have the resources to sue the city and the developer over the resultant damages from this development. I am guessing the same cannot be said of the Quail Canyon Golf Course. As a taxpayer, I expect the County to uphold its fiduciary duty to all taxpayers and NOT take the developer's, lawyer's or engineer's words, as gospel.

Colette Altaffer; 35 N Sierra Vista Drive; 520-323-9827

From: [Kim](#)
To: [DSD Planning](#)
Subject: Quail Canyon Specific Plan Rezoning # P22SP00003
Date: Sunday, March 26, 2023 3:07:06 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.

Dear Supervisors,
I urge you to oppose the rezoning of Quail Canyon development.
Thank you.
Thela Murphey

Sent from my iPhone

From: [Julian P. Donahue](#)
To: [DSD Planning](#)
Subject: RE: Specific Plan Rezoning, Case No. P22SP00003, UIP Quail Canyon,1 LLC, et al.
Date: Saturday, March 25, 2023 12:09:31 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.

To: Terrill L. Tillman, Principal Planner.

As a biologist concerned by the continued incremental destruction of natural habitat, I am writing to oppose in its entirety the developer's application to rezone the subject property from CR-1 to the Specific Plan zone.

I object to changing the current zoning because the proposed development is located within and adjacent to the Pima Wash Important Riparian Area, which serves as open space and an important wildlife corridor; the site is Regulated Riparian Habitat (Pima County Ordinance 2005-FC2). Because much of the project area has been "...heavily disturbed by the defunct [Quail Canyon] golf course use" (Staff Report, page 1) is no reason to memorialize the degradation by permanently destroying over 50 acres of open space with the imposition of over a hundred dwelling units.

Approval of the project because it adheres to Pima Prospers Comprehensive Plan Policies by "supporting water conservation methods that reflect a reduction in overall water usage from that of a golf course" (Staff Report, Page 2) is specious in the extreme, because (a) the defunct golf course is currently using NO water, and (b) golf courses use reclaimed water, not potable water. Regional and local water supplies are already severely challenged, with existing water customers encouraged to conserve water. Any project that allows for additional users and concomitant increased water consumption is unwarranted, unwise., and unfair to existing water users. The fact that the Tucson City Water Department had no comment on the project is astonishing (Staff Report, page 13).

For these reasons, and for reasons stated by other concerned citizens, I urge you to deny this rezoning application in its entirety.

Sincerely yours,

Julian P. Donahue
(he/him/his)

Curator Emeritus, Natural History Museum of Los Angeles County

Julian.Donahue@gmail.com

2985 E. Manzanita Ridge Pl.

Tucson, AZ 85718-7342

(520) 447-5906 (landline--no texts)

From: [Gary Johnston](#)
To: [DSD Planning](#)
Subject: Pima Wash/Quail Canyon Development Proposal
Date: Sunday, March 26, 2023 1:46:49 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.

To: the Pima Co. Development Staff,

We wish to respectfully express our concern and opposition to the Pima Wash/Quail Canyon Development Proposal. We feel that such a development will adversely affect the current residents of the area under review. Among the potential effects of such a development the following are particularly of concern:

Increased and negative traffic growth in the Oracle/Rudasill area
The negative impact on adjacent neighborhoods (flooding, traffic, wildlife)
Increased public safety concerns for residents who use Rudasill and Oracle Roads
Increased concerns regarding public safety for Oracle Rd/Kanmar and Oracle Rd/Rollercoaster Rd

The last point is of particular concern to us. We feel that the creation of extra housing units will contribute negatively to the unsafe U-turn situations on Oracle for those needing to travel in a south direction. Currently, we use the Oracle/Roller Coaster U-turn location on a daily basis. From our address on Roller Coaster Road we can attest to the fact that the use of that cross over location is currently near capacity.

Accordingly, we strongly urge that such a development project is not approved.

Respectfully,
Gary and Paula Johnston
722 W Roller Coaster Rd.

From: [Bill Boyd](#)
To: [DSD Planning](#)
Cc: [Bill Boyd](#)
Subject: Proposed rezoning
Date: Friday, March 24, 2023 2:15:10 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.

Teri Tillman, Principal Planner
Pima County Development Services

Dear Terri Tillman,

I am a registered voter residing in Pima County. I live in the Catalina Foothills east of Oracle Road. I am aware of a request for rezoning property located between Rudasill Road and Orange Grove Road, east of Oracle Road, from 50 homes to 326 homes. I urge you to deny this request.

The subject property is in a sensitive riparian area and the proposed development is completely out of harmony with the adjacent residential area. The high density housing will result in serious traffic and safety hazards.

Rudasill Road, a winding two-lane, and scenic, road, which is proposed as an entry and exit way, will not support the anticipated traffic.

Please deny the request for rezoning.

Respectfully,
William Boyd

Sent from my iPad

From: [Judy \(Lil' Bit\)](#)
To: [DSD Planning](#)
Subject: Quail Canyon Rezoning Case # P22SP00003
Date: Sunday, March 26, 2023 6:50:37 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.

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

Re: Quail Canyon Specific Plan Rezoning Case number P22SP00003

To Whom it may Concern:

I am writing to protest the rezoning of the above referenced 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. The developer's plan for high density development is incompatible with the adjacent neighborhood and would create many logistical and environmental problems. Among those problems are the following:

<!--[endif]-->The development would be located within and adjacent to Pima Wash Important Riparian Area. This serves as an important wildlife corridor as well as habitat for numerous native animals. Animals currently living in this area would be driven out into adjacent properties, causing competition with animals already residing there and leading to increased adverse human/animal interactions. Some large animals like javelina and coyotes would attempt to cross Oracle Road in search of new territory, posing serious risk to motorists. Other animals would be killed in the development process. Animals historically using the wash as a migration or dispersal corridor would continue to try to cross the area, leading to more adverse animal/human interactions.

Using Rudasill Road to enter/exit the proposed development is problematic. This is a narrow road with steep hills, sharp curves, and blind spots, lacking the capacity to absorb the additional traffic. The increased traffic would adversely impact the safety of pedestrians and bicyclists who currently use the road. Increased congestion at the Oracle/Rudasill intersection poses safety concerns and would negatively impact traffic flow on Oracle Road, which already has serious congestion during many hours of the day.

Landowners adjacent to Pima Wash would experience increased noise, air pollution, and

reduced privacy, lowering their property values. As mentioned above, they would also experience an incursion of animals fleeing the development site.

For these reasons I protest the rezoning and respectfully request that the proposed rezoning be denied.

Sincerely,
Judy Aitken, 5910 N. Calle Kino, Tucson, AZ. 520-293-2932

From: [ray.comtec](#)
To: [DSD.Planning](#)
Cc: [District1](#)
Subject: Quail Canyon Specific Plan Rezoning. Case number P22SP00003
Date: Sunday, March 26, 2023 8:42:05 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.

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

Sunday, March 26, 2023

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:

Our concerns include the following:

- We object to the developer's plan to construct a high-density development - The property should remain zoned as CR-1
- In particular, we object to the increase in dwellings in our region that is predicted to face increasing water shortages, costs and even being cut off, completely:
 - It is imperative that those voting on allowing developments, let alone rezoning, should be aware of the local, state and regional resources, current and future trends - To this end, we're providing the following links to three of the many articles that warn of coming water crises in our region - Please take note:

LA Times: "In Arizona, Colorado River crisis stoked worry over growth and groundwater depletion"

<80.png>

In Arizona, Colorado River crisis stokes worry over growth and groundwater depletion

latimes.com

PBS Terra: "What is the RISKIEST Region in the US as the Climate Changes?"

<maxresdefault.jpg>

What is the RISKIEST Region in the US as the Climate Changes?

youtu.be

Propublica: "A Water War is Brewing Over the Dwindling Colorado River"

<20221222_UpperColoradoRiver_01.jpg>

A Water War Is Brewing Over the Dwindling Colorado River

propublica.org

- Failing to consider all available information, such as the articles above, on resource trends, especially life-sustaining water, is jeopardizing all our futures - Decisions being taken on developments such as this one in Pima Wash, can have far reaching consequences, impacting generations of future residents, and the sustainability of our region
- We object to and strongly protest increasing the allowable density in the comprehensive plan for this property, not least because of the additional burden this will place on resources
- We object to changes to the current land use designation which are incompatible with how the adjacent neighborhood is currently zoned
- 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
- We protest the proposed plan to use Rudasill Road to enter/exit the development, because:
 - Rudasill Road 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 (I am both a walker, hiker and cyclist)

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

Regards

Scott Murray and Ruoling Guo PhD
540 E Agave Dr, Tucson AZ 85704

From: lisa@lisa-n-frans.com
To: [DSD Planning](#)
Subject: Flood Concerns: Protest Quail Canyon Specific Plan Rezoning, case number P22SP00003
Date: Monday, March 27, 2023 10:27:47 PM
Attachments: [04019C1680L.pgw](#)
[04019C1680L.png](#)
[READ-ME.pdf](#)

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.

To Terrill L. Tillman and the Pima County Development Services.

I am writing to protest Quail Canyon Specific Plan Rezoning, case number P22SP00003.

As a 20 year resident of Pima County in the Coronado Foothills Estates, I have become acutely aware of flooding after the Bighorn Fire of 2020. Several of my neighbors experienced flooding in their homes and are working with Pima County to buy out and condemn their properties.

I fear the same flooding issue will plague any development in the Pima Wash, as currently shown in the FEMA flood map 04019C1680L, effective on 06/16/2011. (attached) High density developments would put more people at risk and cause the potential for the county to have to buy out more homes. I also am concerned how a high density development would affect flooding either upstream or downstream the development. With storms becoming increasingly more frequent, and the run-off from the Catalina Mountains growing as more fires burn, this is a very valid threat, and one that may be less predictable.

Please take these flood concerns into account and prevent new and existing homes from experiencing the devastation of flooding.

Thank you,
Lisa Gustafson
4431 E. Havasu Rd.
Tucson, AZ 85718

NOTES TO USERS

This map is a product of the National Flood Insurance Program (NFIP) and is not intended to be used for any other purpose. It is a product of the Federal Emergency Management Agency (FEMA) and is not intended to be used for any other purpose. It is a product of the Federal Emergency Management Agency (FEMA) and is not intended to be used for any other purpose.

Legend

1. Flood Hazard Areas (FHA) - Areas of flood hazard as determined by the NFIP. These areas are shown in various colors and patterns.

2. Flood Insurance Rate Map (FIRM) - A map that shows the flood insurance rates for different areas. It is used to determine the flood insurance rate for a particular property.

3. Flood Hazard Boundary Sheet (FHBS) - A map that shows the flood hazard boundary for a particular area. It is used to determine the flood hazard boundary for a particular property.

4. Flood Hazard Insurance Rate Map (FHIRM) - A map that shows the flood hazard insurance rate for a particular area. It is used to determine the flood hazard insurance rate for a particular property.

5. Flood Hazard Insurance Rate Map (FHIRM) - A map that shows the flood hazard insurance rate for a particular area. It is used to determine the flood hazard insurance rate for a particular property.



LEGEND

- Flood Hazard Areas (FHA)**
 - Area of Flood Hazard - Shaded areas indicating flood hazard.
 - Special Flood Hazard Areas (SFHAs) - Areas with specific flood hazards.
 - Special Flood Hazard Areas (SFHAs) - Areas with specific flood hazards.
- Flood Insurance Rate Map (FIRM)**
 - Area of Flood Hazard - Shaded areas indicating flood hazard.
 - Special Flood Hazard Areas (SFHAs) - Areas with specific flood hazards.
 - Special Flood Hazard Areas (SFHAs) - Areas with specific flood hazards.
- Flood Hazard Boundary Sheet (FHBS)**
 - Area of Flood Hazard - Shaded areas indicating flood hazard.
 - Special Flood Hazard Areas (SFHAs) - Areas with specific flood hazards.
 - Special Flood Hazard Areas (SFHAs) - Areas with specific flood hazards.
- Flood Hazard Insurance Rate Map (FHIRM)**
 - Area of Flood Hazard - Shaded areas indicating flood hazard.
 - Special Flood Hazard Areas (SFHAs) - Areas with specific flood hazards.
 - Special Flood Hazard Areas (SFHAs) - Areas with specific flood hazards.

MAP SCALE

1:50,000

FIRM
FLOOD INSURANCE RATE MAP

FLORIDA
DADE COUNTY
WATSONVILLE

PANEL 100 OF 4750

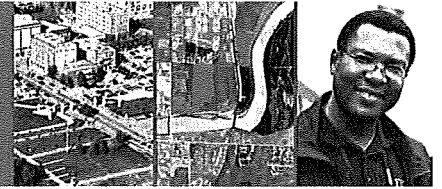
NATIONAL FLOOD INSURANCE PROGRAM

FEDERAL EMERGENCY MANAGEMENT AGENCY

MAP NUMBER
DADE000000
MAP REVISED
JUNE 16, 2011



FEMA



FEMA Digital Flood Map Products

- **FIRM Panel Image:** Flood Insurance Rate Maps (FIRM) are digital images of flood hazard maps. The images are digital pictures of entire flood map panels that can be viewed and printed from a computer. Most communities and counties have many map panels to cover the entire jurisdiction and an index map that shows the location of each map panel.
- **FIRM Worldfile:** A TFW or PGW file may accompany your flood hazard map. They are used to help view the flood maps in GIS applications.

FIRM Panel Images are TIF or PNG image files and have file names with a Community or County ID followed by a 4-digit panel number and letter suffix representing a version (e.g. 12345C0123F.tif). The FIRM worldfiles will have the same filenames but with a .tfw or .pgw extension.

FIRM Panel Images can be viewed using most freely available image viewer applications. You can also use the FIRMette-Desktop software available from the FEMA Flood Map Service Center (MSC) website at msc.fema.gov/portal/resources/firmettes. FIRM images can also be viewed in specialized GIS software where the worldfiles are used to make the images compatible with other GIS data. See the [MSC Products and Tools Overview page](#) for more information on available data and tools for using FEMA's flood risk data.

For more information on available digital products, visit FEMA's Map Service Center website at <https://msc.fema.gov> or call the FEMA Map Information eXchange (FMIX) at 877-336-2627.

RiskMAP
Increasing Resilience Together

From: [Cheryl Toff](#)
To: [DSD Planning](#)
Cc: [District1](#)
Subject: Opposition to Quail Canyon Rezoning #P22SP00003
Date: Monday, March 27, 2023 4:20:06 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.

March 27, 2023

To: Terrill L. Tillman, Principal Planner

Re: Specific Plan Rezoning, Case No. P22SP00003, Quail Canyon Specific Plan

I am writing to oppose rezoning of the Quail Canyon Golf Course as proposed by Case No. P22SP00003.

Building a 326-unit home development on this parcel does not serve the needs of Pima County residents. Although much news has been made lately concerning the plight of the unhoused population in Pima County and elsewhere, this proposed development does not meet the needs of that cohort.

As our water allocations from the Colorado River are projected to be cut 20%, and drought conditions are expected to continue, now is not the time to place a high density, high water use project into this location. Despite claims from the developer that projected water use for these 326 homes is less than the long abandoned golf course, those projections are unrealistic.

There is no need for the county to amend the Comprehensive Plan to allow building of a high density development in a neighborhood designed for one home per one-acre tracts. This area is already overly congested, with traffic onto and off of the Oracle feeder roads between River Road and Ina already constantly snarled. Many smaller housing developments have recently been approved and the pending traffic from the Westward Look Resort development will further bog down traffic movement.

The developer has also presented this development as an infill project. This is not an infill location. Pima Wash is a highly sensitive riparian area, subject to severe flooding during rain events. Wildlife corridors and waterways must be protected to minimize flooding upstream and downstream. The developer's mitigation proposals do not exceed the quality and value of Mother Nature's designs, which do not build in a wash.

The property owners purchased this parcel with a set of rights attached to the property. The county is under no obligation to grant additional rights, which would generate huge profits for the developer, and which would ultimately cost Pima County tax payers more money as roads like Rudasill will ultimately need widening and additional repairs.

The Pima County Planning and Zoning Commission and the Board of Supervisors have a responsibility to protect the safety and well being of all county residents. I join many Foothills residents in urging you to reject this rezoning request.

Sincerely,
Cheryl Toff
5335 N. Northridge Drive
Tucson, Arizona 85718
520-247-8897

cc: Rex Scott

From: [jerry lefkowitz](#)
To: [DSD Planning](#)
Subject: RE: Quail Canyon Specific Plan Rezoning. Case number P22SP00003
Date: Friday, March 24, 2023 2:05:50 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.

To Terri Tillman,
Principal Planner,
Pima County Development Services

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 developer's plan to construct a high-density development. The property should remain zoned as CR-1.
- 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 adjacent neighborhood is currently zoned.
- 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.
- We protest the proposed plan to use Rudasill Rd to enter/exit the development, because:
 - o It lacks the capacity to absorb additional traffic in part due to the narrow road, steep hills, sharp curves, and blind spots
 - o Additional traffic will significantly degrade the safety of pedestrians and bicyclists
 - o Safety concerns with the Rudasill/1st Ave intersection
 - o Safety/congestion with the Rudasill/Oracle intersection
- Negative impact and reduced privacy for landowners adjacent to Pima Wash.
- At a time when our water supplies are severely limited, the developer is misrepresenting the projected water usage for this development

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

Jerome Lefkowitz
5725 N Camino Real
Tucson AZ 85718
520-444-2515
margoeli@msn.com

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 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
	Jane Swank	5169 Pueblo Villas	80434-9452	3-11-23
	RICHARD KWIAKOWSKI	5167 Pueblo Villas	816-474-9377	3-11-23
	Karen Johnson	5207 N Pueblo Villas	520-292-3127	3-11-23
	Mario Solis	5206 N Pueblo Villas	520-990-5791	3-11-23
	Diane Hoeftler	5211 N. Pueblo Villas	820-292-8745	8-11-23
	Tori Poque	5172 N Pueblo Villas	623-419-9042	3/11/23
	Peggy Joy Swanson	5164 N. Pueblo Villas	520-384-4181	3/11/23
	Judith Robinson	5160 N Pueblo Villas	520-8887	3.11.23

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>Julie Zacarias</i>	JULIE ZACARIAS	5261 N. TIGUA DR	jzalezyacarias@gmail.com	2/10/23
<i>Robert W. Kukel</i>	ROBERT W. KUKEL	5257 N. TIGUA DR.	5204444844	2/10/23
<i>Janet P. Tolman</i>	JANET P. TOLMAN	5266 N. TIGUA DR.	Tolman@uwaterloo.ca	2/10/23
<i>Carol Evans</i>	CAROL EVANS	5251 N. TIGUA DR	9110955533@comcast.net	2/10/23
<i>Joe Evans</i>	JOE EVANS	5251 N. TIGUA DR	910902007@gmail.com	2/10/23
<i>Sarah M. Clark</i>	SARAH M. CLARK	5263 N. TIGUA DR	@quailcanyon.com sarah@quailcanyon.com	2/13/23
<i>Julie Braun</i>	JULIE BRAUN	5275 N. TIGUA DR	braunp@comcast.net	2/15/23
<i>Carol Forszt</i>	CAROL FORSZT	5245 N. TIGUA DR.	caforszt@mac.com	2/15/23

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
	Andrew Schivone	5284 N. Pueblo Villas Dr.	(520) 502-9702	02-10-23
	Donna Salvatore	5268 N. Pueblo Villas Dr.	520.661.5339	2/10/23
	David Flath	5264 N. Pueblo Villas Dr.	dflath@ymail.com	2/10/23
	Laura C Flath	5264 N. Pueblo Villas Dr.	wflath@gnad.com	2/10/23
	NICK ZALUSZEROWICZ	5254 N. PUEBLO VILLAS DR	520-888-4625	2/10/23
	YUNGO ZALUSZEROWICZ	"	"	2/10/23
	WILLIAM E. CLARK JR	5263 N. TIARA DR	520-402-9452	2/10/23
	Denise A. Drinnon	5258 N. Tigua Dr	comcast.net dadring@	2/10/23

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
	Johnnie R. Williams	5243 N Tigua Dr		2-15-23
	Cynthia L. Williams	5243 N. Tigua Dr.		2-15-23
	Kathleen DeKnikker	5231 N. Tigua Dr.		2-15-23
	MARION MOORE	5229 W. TIGUA DR	887-3028	2-15-23
	KEN KOLLEY	5227 W. TIGUA DR	624-8862	2-15-23
	Dana Patterson	5227 W. Tigua Dr	520-624-8862	2-15-23
	Pattie Parkhurst	5221 W. Tigua Dr	303-941-6434	2-15-23
	Alan Myernek	5207 N. TIGUA DR	520-880-3075	2/15/23

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
<i>Louise Wendahl</i>	Louise K Berglund	5234 N Pueblo Villas Dr	915-329-2637	3/4/23
<i>Bonita Olsen</i>	Bonita F. Olsen	5215 N. Pueblo Villas Dr	509-847-2107	3/5/23
<i>Paula Buz</i>	David Dreyer	5213 N Pueblo Villas Dr	602-354-9316	3/5/23
<i>Vicki Henry</i>	Vicki Henry	5224 N Pueblo Villas Dr	307-760-9518	3/5/23
<i>Suzanne Metcal</i>	S. Suzanne Metcal	5221 N. Pueblo Villas Dr	520-822-8295	3/5/23
<i>ANN Pfeiffer</i>	ANN PFEIFFER	5219 N. Pueblo Villas	520-293-1644	3/5/23
<i>Julie Drizin</i>	Julie Drizin	5210 N. Pueblo Villas	520-401-5011	3/5/23
<i>Lynn Orlovich</i>	Lynn Orlovich	5212 N. Pueblo Villas Dr	651 845-4614	3/5/23





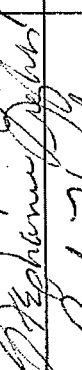
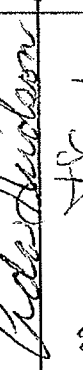
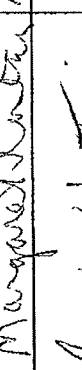

PROTEST PETITION AGAINST REZONING OR AMENDING THE COMPREHENSIVE PLAN CASE # P22SP00003

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 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
<i>Betty Edwards</i>	Betty Edwards	5121 N. Pueblo Villas Dr.	520-576-8453	3-11-23
<i>Joyce Holloway</i>	Joyce Holloway	5140 N. Pueblo Villas	216-970-3938	5-11-23
<i>Chris Liddle</i>	Chris Liddle	5164 N. Tigua Dr.	585-519-2758	3/11/23
<i>Mira Rees</i>	MIRA REES	707 W. Cresta Loma Dr	520 730 8356	3/11/23
<i>Michael Klipp</i>	Michael Klipp	637 Fawcett	630-557-3320	3/11/23
<i>Tana Klipp</i>	Tana Klipp	637 W. Zia	630 207-8870	3-11-23
<i>Jackie Kleinschub</i>	Jackie Kleinschub	5161 PV Dr	505 799-0870	3/11/23

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 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 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
	Edward Geggie	5253 N. Tigra Dr	edggegins@msn.com	11/11/23
	Jay Forst	5253 N. Tigra Dr	jayforst@gmail.com	
	Katherine S. Clancy	5218 N. Tigra Dr.	Katherine.clancy@comcast.net	
	Robert J. Clancy	5218 N. Tigra	330-715-7219	4.3.03
	STEPHANIE LIGHT	8210 N. Tigra Dr	Don't email me, com 520-638-8519	
	Adea Hudson	5205 N. Tigra Dr.	520-423-1516	11-3-23
	MARGARET S. CASTOR	5201 N. Tigra Rd	520-625-6354	11-3-17-23
	JOYCE WATKINS	5202 PUEBLO VILLAGES	520-888-9949	3/11/23

Comment

From: [Cynthia Duncan](#)
To: [DSD Planning](#)
Subject: quail canyon specific plan rezoning #P22SP00003
Date: Saturday, March 25, 2023 10:28:07 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.

Please don't zone this area for housing. It's a vital riparian environment that makes Tucson worth living in. In-fill in the City, like that project at the Tucson Mall. There's so much vacant storefront property. Zone these for multi-purpose use housing and commercial use. When they kill the desert, they kill us all.

Cynthia Duncan
2858 E Sylvia St Tucson AZ 85716

From: [Gary Sax/ Jill Schneider](#)
To: [DSD Planning](#)
Subject: P22SP00003
Date: Sunday, March 26, 2023 11:13:20 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.

We are writing to express our concerns regarding the proposed Quail Canyon Development. The introduction of a high density housing community in this area is problematic as it will negatively impact the area in terms of increased traffic.

Oracle road is already a highly congested roadway and the addition of a large number of residents right off the road can only make the already overburdened road even more so. And as Rudasil will be a major entry to the project, this narrow, windy road will be not only overburdened, but completely unsafe. It has no traffic control at 1st and that is sure to create backups on Rudasil traffic entering 1st at peak periods.

Also, Rudasil is currently used by many cyclists crossing between Oracle and 1st. While it doesn't have a large shoulder, the current low traffic makes this a safe alternative to major thoroughfares Ina, Orange Grove, and River.

We are also concerned that there will be a detrimental impact on the nearby riparian area and to wildlife in general. One of the main attractions of living in the Foothills is "being in" the desert and enjoying proximity to native flora and fauna. Current residential development is low density compared to the proposed project and allows desert life to flourish in the area. It would be a serious shame to lose this.

Thank you for the opportunity to comment!

Comment

From: mikiharmon@aol.com
To: [DSD Planning](#)
Subject: P22SPO0003
Date: Sunday, March 26, 2023 2:23:15 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.

I am writing to hope my voice will be heard among the many others about the development being planned on Oracle and Genematas. I am so disappointed in the Tucson policy makers of late that are driven by greed and power. I have lived here for 50 + years and have seen this mentality grow exponentially over the years. The issues that should drive the retraction of this development should be :

1. The desires of the present neighbors
2. The desire to sincerely limit growth in respect to water usage.
3. The increased traffic congestion.

As you know there are many other issues of equal importance, but I think the above should be enough. I would wish that our officials would be more concerned with their integrity than pleasing powerful people.

Most sincerely,

Ms. Miki Harmon
195 East Yvon Drive

From: [Anne Wright](#)
To: [DSD Planning](#)
Subject: Quail Canyon Specific Plan P22SP00003.
Date: Sunday, March 26, 2023 4:56:22 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.

Dear Planning and Zoning Commission.

We have lived off Rudasill Road on North Canyon Drive for thirty four years. When we moved here we were surrounded by undeveloped land. Over the years, four areas have been developed including 40 acres directly to the east. Although these developments impacted the wildlife, they did little to increase density or alter traffic because the new residents could exit onto either First Avenue or Orange Grove Road.

The proposed development at Quail Canyon will fundamentally alter our neighborhood. It would add 300 families to an environment that lacks the infrastructure to handle so many people. It will funnel hundreds of new residents onto Rudasill Road, a two lane road with minimal shoulders. Rudasill is already dangerous because of its curves and several side streets have poor visibility of traffic coming from either direction. It will no longer be safe to walk or ride a bike along Rudasill.

Yes, there need to be solutions to the housing crisis but dropping such a large number of people into a community that lacks adequate infrastructure is not a solution. If additional housing is to be built in Quail Canyon, it should be limited by the current CR-1 zoning and provide access to Oracle.

Sincerely, Anne Wright and Rick Wallat

Comment

From: [Geoff Creswell](#)
To: [DSD Planning](#)
Subject: Quail Canyon Specific Plan Rezoning, case number P22SP00003
Date: Monday, March 27, 2023 12:12:36 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.

The Colorado river dams are running out of water therefore Arizona is running out of water. Increasing drought. Increasing heat.

Tucson and Pima County already have some of the worst and most dangerous traffic in the country. Tucson and Pima County need to start making better choices yesterday. All these new developments deplete decreasing resources, damage the desert and therefore the quality of life here.

They also strain an overtaxed infrastructure. If Tucson mandated solar in all new construction in the already developed/ compromised environmental areas there probably would be no need for new high-voltage lines through the middle of town.

Please restrict or stop development of the remaining intact habitat in and around the Pima wash. In and around Tucson for that matter.

And I 11 is no solution to any actual problem anyone has. Invest in improving traffic flow on I 10.

Peace.

Geoff Creswell

Duplicate

From: [Laura Bartkowski](#)
To: [DSD Planning](#)
Subject: Comment Re: P22SP003 - Quail Canyon Specific Plan
Date: Monday, March 27, 2023 9:00:20 PM
Attachments: [Op-ed or letter to the editor 3-12-23.docx](#)

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.

Dear Ms. Tillman,

We would like this to be added to the report regarding the Quail Canyon Specific Plan. Attached is an Op-Ed piece published in the AZ Star on March 21, 2023 in response to another Op-Ed on March 12, 2023. We are in opposition to the planned development and are neighbors within 300 ft of the project. We already have sent a protest letter.

Respectfully,
Laura and Ed Bartkowski
5885 N Williams Dr, Tucson, AZ 85704

Housing Crisis Considerations: Infill and Shortages - Re: Op-ed (3/12/23)

Sent to the AZ Daily Star - Publishes March 21, 2023

We are neighbors to the proposed Quail Canyon (QC) development described by Katlin McGrath in her op-ed about the need for creativity to help the housing crisis. We agree with her premise that new housing developments in Southern Arizona make good sense on infill sites where road and utility infrastructure exist.

Besides being creative on infill development sites, creativity is also needed to ensure existing geography (including preservation of natural wash and riparian areas) plus adjacent road conditions are favorable to accommodate additional population. These two considerations present challenges for potential infill spaces including the proposed QC development for reasons described below.

Geography: Pima Canyon Wash flows through the Quail Canyon property.

It is normal for neighbors to be concerned about flooding and erosion on their property in the Pima Canyon Wash since the QC development will make changes to the wash. The QC Specific Plan includes fill and/or bank protection in the areas where the new homes and apartments will meet the floodplain. An increase in water elevation and velocity is predicted by the QC plan (the elevation can increase by 1/10 of a foot, the velocity can increase by 10%). How much additional erosion and loss of soil will occur on neighboring private properties due to this increase? Why should current property owners take a loss to their property due to new construction? Questions like this are what bring emotion and negativity to hearings. Property owners adjacent to developments are rightfully concerned about resultant changes to their property and local environment. Oftentimes, they feel unheard by the county and developers.

Private properties that are directly adjacent to apartment buildings, will also receive runoff rainwater from the development. The QC plan is supposed to have first flush water retention on site (first ½ inch of rainfall). After that, rain will exit onto adjacent property carrying along any contaminants from the apartment area not retained in the first flush. What if this presents a problem for current property owners down the road, what recourse will they have?

Adjacent road conditions: Rudasill Road is the entrance/exit for traffic on the north end of the QC development.

During monsoon rains, the Pima Wash floods across Rudasill Road within 1/2 mile East of the proposed apartments and becomes impassible. Pima County needs to address this, allowing Rudasill to stay open to vehicles during and after rainstorms.

Also, within ½ mile East of the apartments, just after the point where Pima Wash floods across the road, Rudasill is boundaried by steep hills on both sides at a pinch point between Oracle Road and Williams Dr. where there are basically no shoulders or sidewalks for traffic, pedestrians or bicyclists. This contradicts the Pima County Roadway Design Manual (2014) where the preferred width for 2 lane rural road shoulders is 10 feet. In our opinion, Pima County has not improved the road infrastructure needed to accommodate the QC development.

The new neighbors in the apartment complex will find that walking or riding a bicycle headed East on Rudasill Road is hazardous and basically impossible due to the lack of shoulders and sidewalks. Also, we wonder how Rudasill can currently be designated as a bike route?

To be constructive and creative, we believe that Pima County should fix the lack of shoulders and prevent flooding on adjacent roads before approving new developments. Our tax money should be used to correct these deficiencies before putting more people onto unsafe roads.

On Housing Shortages

One more enormous problem fueling housing shortages, is the rise in home purchases by investors. In 2021, 31% of single family homes in AZ were purchased by corporations. Another creative solution to housing shortages would be to impose regulations allowing families to buy homes instead of being beaten out by corporate cash investors who are not even using the properties as their primary residence.

<https://azbigmedia.com/real-estate/why-experts-say-arizona-housing-crisis-is-a-growing-cancer/>

From: [Kenneth Scoville](#)
To: [DSD Planning](#)
Subject: Pima Wash Development
Date: Monday, March 27, 2023 8:36:21 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.

To whom it may concern. I am not directly impacted by this development but am actively trying to preserve some quality of life for those that are concerned about this topic. I am aware that the general plan designates this area proposed for development as an activity center and the planned housing style is appropriate. I would like the developer to proceed with the apartments being a little more to the south and exit onto Oracle road. This would put the obvious pressure off of Rudasill road and that the some of the original area for the apartments be given or purchased by the County to provide some recreation for the surrounding community (also the new residents) with putting and pitching greens, pickleball courts, and the existing buildings rehabilitated for indoor game like table tennis. The remaining land would become a low income housing development that doesn't exist in the area as far as I know. Now the Activity Center under the General Plan designation would be for all residents both new and old.

Thank You,
Ken Scoville

Comment

From: [Donna Corbin](#)
To: [DSD Planning](#)
Subject: Quail Canyon Specific Plan Rezoning #22SP00003
Date: Monday, March 27, 2023 5:31:04 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.

Dear Pima County Planners,

Quail Canyon should be spared the proposed development. Keep Tucson's natural beauty in tact for future generations.

Sincerely,
Donna Corbin
Tucson, AZ

Sent from my iPad

From: [wehofmann](#)
To: [DSD Planning](#)
Cc: [wehofmann](#)
Subject: Quail Canyon Specific Plan Rezoning, #P22SP00003
Date: Monday, March 27, 2023 5:19:55 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.

Dear Pima County:

As a neighbor of the beautiful Quail Canyon area, I ask that you not approve the proposed rezoning of the Quail Canyon housing-development plan. The former use of the land as a 3-par golf course was relatively low-impact to the riparian character and the wildlife residing there. Its slow healing back to its natural state since the golf club closed several years ago has lent an amazing slice of natural Sonoran habitat within an otherwise urbanized area, a place within easy distance for folks to unwind among the old-growth vegetation, the local desert animals, and the outstanding Catalina Mountain vistas. (Its more sensible environmental use would be to preserve the land as a park for all the people of the Tucson area to enjoy and refresh! That's what makes Tucson special.) The currently-allowed fifty homesites will create more than enough impact on this truly special environment, as well as additional traffic and pollution to the neighborhood. Please do not allow the high-density development that the variance seeks.

Thank you for your consideration.

Wanda Hofmann, wehofmann@aol.com

Comment

From: [Denise DelFranco](#)
To: [DSD Planning](#)
Subject: Quail Canyon Specific Plan Rezoning, case number P22SP00003"
Date: Monday, March 27, 2023 3:08:48 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.

Dear Sirs:

Don't let money sway you. There are plenty of places to build. Please do not change the zoning for Quail Canyon. Let us try not to disturb our wonderful Wild life so future generations can enjoy what we have enjoyed for years and years.
Keep Arizona beautiful

D DelFranco