

Amy Santos

From: dave swenson [REDACTED]
Sent: Sunday, August 28, 2022 3:39 PM
To: COB_mail
Cc: MSV Board
Subject: Rezoning case # P22RZ00004

Categories: Purple Category

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AUG 29 22 09:00 PC CLK OF BD

Good day

I am a nearby resident, and I am opposed to rezoning of this property because the roads are seriously over crowded already. If a bunch more teenagers move into this area their will surely be more crashes, injuries and deaths.

David Swenson
6357 S Wayside Dr.
Tucson Az. 85746

CLERK'S NOTE:
COPY TO SUPERVISORS
COUNTY ADMINISTRATOR
Development Services
DATE 08-29-2022

WJA

Amy Santos

From: cchester [REDACTED]
Sent: Sunday, August 28, 2022 12:28 PM
To: COB_mail
Subject: Pima County Re Zoning Case P22RZ00004

Categories: Purple Category

2022-09-01 12:28 PM

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

Pima County Re Zoning Case P22RZ00004
REZONING GR-1 TO CR-5
May 12, 2022

To whom this may concern.

I live within 300 Feet of the rezoning proposal, and am writing to express my strong opposition to the proposed rezoning located between West Valencia Road and Bilby Road west of Camino De La Tierra. This will be extremely detrimental to the area, and I am completely opposed to the addition of family housing that will cause huge traffic and safety problems, destroy local wildlife habitat, and potentially lower the property values of the existing community as they are inconsistent with the neighborhoods developed in this area.

Traffic on west Valencia Rd. is already a huge issue with many accidents, quite a few being fatal. I strongly feel that the current infrastructure will NOT support the additional traffic concerns. High congestion and the local neighborhood traffic will disproportionately surge during morning and evening rush hours and will also negatively impact safety. Bilby Road is a very small two-lane road with no traffic lights, and this development would cause deep concern for the community. Bilby Road is heavily used during the Monsoon season as Camino De La Tierra and Valencia does not have the ability to handle water runoff and is often flooded. Last year in August, Camino De La Tierra was completely flooded and there was no way in or out of Mountainside Village Manufactured Community which is an elderly community.

Much of the Sonoran Wildlife has been observed in the area, and any development in this area will destroy their habitat. Any planned development of the property should consider the impact to the local wildlife habitat. I would like that the proposed planning area, be thoroughly investigated by all appropriate environmental agencies prior to approving development, to ensure that all guidelines, requirements, and ordinances are strictly followed to protect endangered species of plants and animals. I might also note that there are hundreds of Saguaro Cacti that have wildlife living within and could potentially be housing the already endangered Pygmy Owl, the flat-tailed horned lizard, Harris Hawks, and Coopers Hawks, which are already considered protected/endangered species. These species have recently been sighted on the property being considered for development. Not to mention there are quite a few Saguaro Cacti that are older and may be hundreds of years old are not prone to safely being transplanted hence they will be destroyed.

I am deeply concerned about how the water will flow into and through Mountainside Village. This proposed area is already in a high flood area and the impact of severe flooding would be detrimental to any housing built in this area. Already during the monsoon season, the impact of our current design is not able to handle much more volume from runoff. If this passes, I would like for the developer to include a re-design of the water flow structure in and through Mountainside Village to be able to accommodate the larger flow of water anticipated and to help prevent flooding of the community. In addition, to hold the developer responsible and accountable for all damages that could potentially occur to Mountainside Village due to flooding from this development.

There is also a great concern for the dark skies.

Based on the 2012 City of Tucson/Pima County Outdoor Lighting Code Adopted by City of Tucson ordinance #10963 on February 7, 2012

101.3 Purpose and intent. The purpose of this code is to preserve the relationship of the residents of the City of Tucson, Arizona and Pima County, Arizona to their unique desert environment through protection of access to the dark night sky. Intended outcomes include continuing support of astronomical activity and minimizing wasted energy, while not compromising the safety, security, and wellbeing of persons engaged in outdoor nighttime activities. It is the intent of this code to control the obtrusive aspects of excessive and careless outdoor lighting usage while preserving, protecting, and enhancing the lawful nighttime use and enjoyment of all property. It is recognized that developed portions of properties may be required to be unlit, covered, or have reduced lighting levels to allow enough lumens in the lighted areas to achieve light levels in accordance with nationally recognized recommended practices.

I have more objections and concerns. Again, I am strongly opposed to this housing development.

Thank you for your consideration regarding this matter.

Sincerely,

Cheryl Chester
Resident Mountainside Village
6312 S. Waterton Dr.
Tucson, Az. 85746

Pima County Board of Supervisors – District 5

Amy Santos

From: Gina Margan <[REDACTED]>
Sent: Sunday, August 28, 2022 7:05 PM
To: COB_mail; DSD Planning
Subject: Opposition to case P22RZ00004

Importance: High

Categories: Purple Category

AUG 29 2 26 PM '22

Q

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 Board of Supervisors
Tucson, Arizona
August 21, 2022

REF: Project P22RZ00004, Case Name: Wong Living Trust, West Valencia Rd. Rezoning.

To: Clerk of the Board

I am writing to express my strong opposition to the proposed rezoning of West Valencia Rd. (P22RZ00004).

This rezoning will be highly detrimental to the area. Nearly all residents in the Mountainside Village community are completely opposed to the building of 143 residences that will cause additional traffic and safety problems, destroy local wildlife even further, and remove/destroy more than 260 saguaros and a beautiful desert landscape -proposing instead a quite poor mitigation plan. Besides, and very important to us, this development could quite possibly lower property values of the existing homes in our community.

Traffic is already a major area of concern on Valencia Rd., not only during rush hour, but nearly always. It's only four lanes wide, where high speeds and tragic accidents are frequent. The proposed rezoning will only cause traffic to disproportionately surge (1,328 ADT more, just with this project) resulting in serious traffic issues for the existing neighborhoods.

But there are two more reasons to oppose this rezoning from the traffic point of view. They are, 1) the mixed-use, 125-acre, development Belnor Vista Specific Plan (P20SP00001), already approved on June 22, 2021, and 2) the proposed P21RZ00001 case (a 243-lot subdivision), both on W. Valencia. Those must also be counted when evaluating the already chaotic traffic on this road. Valencia is not, by any definition, a "major transportation corridor" that would allow for such a significantly higher intensity of use.

Then, there is wildlife in the area. This wildlife is Federally listed, or considered Sensitive Species, and will have their habitat encroached even further. It is my understanding that any development must protect existing biodiversity, compensate in case of loss, and enhance/add to it. This development fails in this respect.

And one last, but highly important opposition I have to this project is in regards to the "channelized bufferyard [that] will contain... rip-rapped walls with an earthen channel between two walls adjacent to Mountainside Village." (webcms.pima.gov)

The concerns expressed on the website regarding the very real possibility that this area will be a “no man’s land” attracting unsavory and potentially unsafe activities behind two walls”, is my own and very serious fear! That plan will effectively open the door to danger just next to our backyards, the least of which could be a vagrants’ camp.

For all the above, I urge you to disapprove the proposed rezoning. From recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to write letters or emails.

Thank you for your continued service and support of our community.

Sincerely,

Georgina Margan

[REDACTED]

6366 S. Waterton Dr., Tucson, AZ, 85746

Amy Santos

From: Bill Beam [REDACTED]
Sent: Sunday, August 28, 2022 7:07 PM
To: COB_mail
Subject: Proposed development

Categories: Purple Category

08/29/2022 08:59 PC CLK OF RD

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 Board of Supervisors
Tucson, Arizona
August 21, 2022

REF: Project P22RZ00004, Case Name: Wong Living Trust, West Valencia Rd. Rezoning.

To: Clerk of the Board

I am writing to express my strong opposition to the proposed rezoning of West Valencia Rd. (P22RZ0004).

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Then, there is wild life in the area. This wild life is Federally listed, or considered Sensitive Species, and will have their habitat encroached even further. It is my understanding that any development has to protect existing biodiversity, compensate in case of loss, and enhance/add to it. This development fails in this respect.

And one last, but highly important opposition I have to this project is in regards to the "channelized bufferyard [that] will contain... rip-rapped walls with an earthen channel between two walls adjacent to Mountainside Village." (webcms.pima.gov)

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For all of the above, I urge you to disapprove of the proposed rezoning. From recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to write letters or emails.

Thank you for your continued service and support of our community.

Sincerely,

Bill Beam

6366 S Waterton Dr
Tucson, AZ, 85746

Thanks,
Bill

"In God, we trust"