

## Alina Barcenas

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**From:** Angie Rangel  
**Sent:** Tuesday, April 30, 2019 11:59 AM  
**To:** COB\_mail  
**Subject:** P18RZ00012 RE: Borkin property fill dirt  
**Attachments:** Flood SG Ann Day P.C. Supervisor.doc; Flood Star Grass Ducati.doc; Flood Star Grass met PC Flood.doc

Sorry, this is the whole email with the attachments.

**From:** Cindy CL [REDACTED]  
**Sent:** Tuesday, April 30, 2019 8:33 AM  
**To:** Mark Holden <Mark.Holden@pima.gov>  
**Cc:** Cynthia Merodias [REDACTED]  
**Subject:** Borkin property fill dirt

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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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Mark

Re: Fill dirt Boykin property 7951 N. Camino de Oeste tax # 221-35-0010 Re-zoning P18RZ00023 public hearing May 7, 2019 9:00 A.M.

My concern is that the water flow for rezoning is being based on current water flow. The owner built up his property after the development plan was put into effect on the property to the west, Pima Farms, down flow from his property. Thereby contributing to the problems with flood after the development of the Pima Farms subdivision.

We live on Camino de Oeste and own six other properties in the area. We developed five acres south west of the Pima Farms development and still own 7802 N. Star Grass, which is effected by the flooding.

It is my understanding that the Boykin property was flooded by water directed onto his property and by the wall and buildup of the Pima Farms property. He filled his property to increase the value in order to sell the property.

I can only go back as far as 2006 Aerial map; it shows dirt piles on the property and the property to the west being developed.

Obviously the Pima Farms development was approved for water flow prior to the Boykin filling his property and redirected the water off his property directed to the Pima Farms development and on to other properties below. With the development of Pima Farms all the properties west and north have had serious ongoing problems with flooding.

We filed a complaint October 2009 # 08227, see attached

The county keeps allowing for denser re-zoning and directing the water on downhill. The property at the south east corner of Magee and Camino de Oeste has been approved for development and its water comes directly down the hill to the Boykin property.

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There is a new development at Magee and Thornydale that diverts water to the retention area at Massingale and Camino de Oeste. That retention pond although huge fills and over flows to Massingale. Massingale is downright dangerous with the flow of water, at some point someone is going to drown. The road is so steep, a good 30 inches deep; it is difficult to climb out of it. Some of the owners along Massingale have had problems with flooding from all the water diverted to Massingale. It is not crossable by car when it flows heavy.

Need to fix the problem intensified with all the water diverted from subdivisions up hill and with the Boykin property filling and diverting the water. The current proposed development does not have ample retention to fix the problem created.


I do know that all the cost should be on the Boykin developers since the county allowed development upstream to divert water to his property, and the Pima Farms development caused him flood issues.


You may also want to reevaluate the Archaeological study which was done on fill dirt brought in. Boykin also filled his property south of his home. I recall seeing dirt mounds along Camino de Oeste 30 years ago, that all the neighbor kids road their dirt bikes on.

Also the roads are not adequate for all the development and the huge church on Pima Farms. In particular Pima Farms changes to Magee at Camino de Oeste with a jug over. With all the development need to straighten out the connection Pima Farms to Magee and add a light.

Something needs to be done to alleviate these problems. I feel the County needs to purchase part of the Borkin property, fix the road and put in a county maintained retention pond.

*Cindy*  
7445 N. Camino de Oeste  
Tucson, AZ 85741



**From:** Mark Holden [<mailto:Mark.Holden@pima.gov>]  
**Sent:** Monday, April 29, 2019 1:35 PM  
**To:**   
**Subject:** RE: MapGuide

<http://gis.pima.gov/maps/mapguide/>

Mark S Holden, AICP

Principal Planner,  
Pima County Planning Division,  
Development Services Dept.  
(520) 724-8800

Re: Flood/Drainage problem Ducati Homes Pima Farms and Camino de Oeste

I just reviewed what Pima County required to be done to solve the problems and it has intensified the problem. The neighbors have invested in dirt and tractor work trying to protect our properties only to have the County intensify the problem. We have asked the County to meet with us to no avail only to have them continue to intensify the flood problem over and over again with what they allow or require.

Big concern right now (only one of the many problems, note attached updated flood problem addressed further) is the placement of a berm (dirt mound blocking drainage) in the retention area required by the County. One of the major problems is the roads divert the majority of the water from the subdivisions and from water flow east of the subdivision to one weir (the second from the last northern weir) which seriously floods properties, roads and homes west of there: ground set transformers and roadways at 7824 & 7801 Star Grass Colbert & Miller and 4805 Pima Farms/West, then flows south to 7816 Star Grass/Williams, 7808 S.G. / Merodias and our property 7802 S.G./Montenegro. The retention area is not deep enough to hold enough water and doesn't allow flow to all of the retention area allowing too much water to flow out the northern two weirs. The County required had a berm built south of the last two northern weirs. We need more water to spread and be retained in the retention area not be blocked so more water goes out the northern two weirs to our properties, creating a flood problem we did not have prior to the new subdivision.

If they had fixed the problem of the majority of the water flowing threw the subdivision to the northern weir then the berm would have helped by keeping water from coming north from other drainage into the retention area. But they did not change the flow/pitch of the roads. Not sure what they intended, the only change I could see in the subdivision was that they dug a maybe foot deep trench along the vacant lots and piled the dirt behind the ditch. Maybe they hope to retain some of the water on the vacant lots? What will happen when they are developed?

Nothing has been done to retain more water in the retention area (not deep enough). According to the neighbor the retention area was originally deeper (built to requirements), but when they planted trees they brought up the retention area and blocked much of the flow. Also deposits of dirt has brought up the area more.

Nothing has been done about water being diverted around the subdivision onto the neighbor's property.

Spill ways/weirs do not drain properly, they do not flow toward the drain one of the spillways/weirs does not have a drain most hold water breeding mosquitoes.

We really need to meet with someone from the County at the property, before our properties are further damaged.

Some one from the County called me in response to my calls today and said they would meet with us at the property Wednesday 7-30-08, approx. 9AM. They say they are very aware of the problem. If so why did they divert more water our way and why didn't they do anything about the other problems: not enough retention; majority of the water flowing to one weir; water diverted around the subdivision dumping into the properties on Beckey Joe and our property (not to retention); Weirs/spillways not properly drained?

Names and Phone #'s of some of the neighbors being flooded:

Merodias-Montenegro [REDACTED] Ralph [REDACTED] Cindy [REDACTED] 7802 & 7808 N. Star Grass  
Carson Miller [REDACTED] 7801 N. Star Grass  
Terry & Michael Culbert [REDACTED] 7824 N. Star Grass  
Ray & Shannon Ginzer [REDACTED] 7804 N. Star Grass  
Fred & Barbra Killcreas 7804 N. Star Grass  
William & Donna Willson [REDACTED] 7816 N. Star Grass  
Fred Barnett [REDACTED] 7785 N. Beckey Joe

Please set up a meeting of the neighbors on this problem.

Cindy  
Cynthia Merodias-Montenegro  
[REDACTED]

Re: Flood problem S/W of Pima Farms and Camino de Oeste

Complaint #08227 Pima County Flood

Upstream subdivisions were allowed to allow their excess water to flow across Camino de Oeste into 7951 N. CDO, Borkin. Borkin filled the back of his lot where water was pooling and removed trees, thereby draining more water on (can't say as I blame him). We complained to Pima County Flood about Boykin, nothing was done.

When Ducati came in, we complained about the problem to Ducati and Pima County at the rezoning meetings. Ducati said they would fix the problem when they developed the property, but have caused more flooding. We complained about Ducati, to Pima County and nothing has been done. Note problems Ducati Homes:

1. West wall Ducati Homes blocking water and diverting water around southern portion of the subdivision to 7785 Becky Joe, Smith/Barnett; other homes on Becky Joe and on to 7802 and 7804 Star Grass, Montenegro and Killcrease. Causing flooding of homes, under MH's into garages and flooding and erosion of road.
2. Ducate did not properly grade the streets, causing the majority of the water to go to the north spillway/weir causing extensive flooding of buildings, property, ground set transformers and roadways at 7824 & 7801 Star Grass Colbert & Miller and 4805 Pima Farms/West.
3. Construction of spillway/weir to spill water at **well site**, potential of flooding of well serving seven homes.
4. Planting of trees in the retention area, bringing up the elevation, not allowing for enough retention or flow within the retention area, causing flooding to well site 7808 Star Grass/ Star Grass Water Association; all properties at north end of Star Grass: 7802/Montenegro, 4804/Killcrease; 7808/Wilson; 7816/Merodias; 7824/Culbert; 7801/Miller, properties off of Pima Farms and to homes and properties on Beckey Joe.
5. Lots in Ducati Homes tax code #221-35-900, 910 & 920 at 4691, 4699 & 4703 W. Hoha Ln. not properly graded allowing more water to drain south to Beckey Joe (not to retention) diverting more water to properties on Beckey Joe and west to properties on north end of Star Grass.
6. Weirs/spillways do not drain proper (pitched away from drain) retaining water and breeding mosquitoes.

Additional flood problem we are having:

Neighbors graded Star Grass road lower in the center funneling all the water from Star Grass to the properties at the north end and flooding private roads.

Property at 7801 N. Star Grass was raised due to flooding from Massingale many years and owners ago. Sheet flooding from the east comes across the end of Star Grass to the south end of 7801 and on. The road on 7801 was raised to keep it from flooding thereby backing up water on to 7802 N. Star Grass and road into five lots 7802, 7804, 7808, 7816 & 7824 N. Star Grass.

Names and Phone #'s

Montenegro [REDACTED] Ralph [REDACTED] Cindy [REDACTED] 7802 N. Star Grass  
Carson Miller [REDACTED] 7801 N. Star Grass  
Terry & Michael Culbert [REDACTED], 7824 N. Star Grass  
Ray & Shannon Ginzer [REDACTED], 7804 N. Star Grass  
Fred & Barbra Killcrease 7804 N. Star Grass

William & Donna Wilson [REDACTED] 7808 N. Star Grass  
Fred Barnett [REDACTED] 7785 N. Beckey Joe

Please set up a meeting of the neighbors on this problem.

Cindy  
Cynthia Merodias-Montenegro  
[REDACTED]

Re: Flood problem S/W of Pima Farms and Camino de Oeste Ducati Homes

Per inspection and meeting with Eric Shepp & Bill Zimmerman of Pima County Flood and neighbors, Merodias, Garb, Williams, Glazer & Colbert, went over the following problems and decided on the following recommendations:

West wall Ducati Homes blocking water and diverting water around southern portion of the subdivision to 7785 Becky Joe, Smith/Barnett; other homes on Becky Joe and on to 7802 and 7804 Star Grass, Montenegro and Killcrease. Causing flooding of homes, under MH's into garages and flooding and erosion of road.

Flow was to be designed to allow flow/drainage to sheet to the south properties, not all to dump one spot. The County will require developer to make changes to allow flow per original design/plan.

Ducate did not properly grade the streets, causing the majority of the water to go to the north spillways/weirs causing extensive flooding of buildings, property, ground set transformers and roadways at 7824, 7802 & 7801 Star Grass Colbert, Montenegro & Miller and 4805 Pima Farms/West.

Pima County to have the roads surveyed to see if water flows per approved plans. Southern end of the Subdivision should flow to southern spillways/weir. The County will require changes as necessary to meet requirements per original approved plan.

Planting of trees in the retention area, bringing up the elevation, not allowing for enough retention or flow within the retention area, causing flooding to well site 7808 Star Grass/ Star Grass Water Association; all properties at north end of Star Grass: 7802/Montenegro, 4804/Killcrease; 7808/Wilson; 7816/Merodias; 7824/Culbert; 7801/Miller, properties off of Pima Farms and to homes and properties on Becky Joe.

Pima County will have the retention area surveyed to see if meets required depth per approved plans. County will require changes as necessary to meet requirements per original approved plan.

Lots in Ducati Homes tax code #221-35-900, 910 & 920 at 4691, 4699 & 4703 W. Hoha Ln. not properly graded allowing more water to drain south to Becky Joe (not to retention) diverting more water to properties on Becky Joe and west to properties on north end of Star Grass.

Did not know why area/wall was left open, will look into putting up the wall and divert the water to the retention area.

Weirs/spillways do not drain proper (pitched away from drain) retaining water and breeding mosquitoes.

County to have the Weirs surveyed to see if they properly drain. Will require changes as necessary to meet requirements per original approved plan.

Names and Phone #'s

Montenegro [REDACTED] Ralph [REDACTED] Cindy [REDACTED] 7802 N. Star Grass  
Carson Miller [REDACTED], 7801 N. Star Grass  
Terry & Michael Culbert [REDACTED], 7824 N. Star Grass

Garb [REDACTED] 7760 N. Becky Jo  
Ray & Shannon Ginzer [REDACTED] 7804 N. Star Grass  
Kieth Glazer [REDACTED] 7730 N. Becky Jo (and well)  
Fred & Barbra Killcreas 7804 N. Star Grass  
William & Donna Wilson [REDACTED] 7808 N. Star Grass (and well)  
Fred Barnett [REDACTED] 7785 N. Becky Jo

Cindy  
Cynthia Merodias-Montenegro  
[REDACTED]