

AGENDA MATERIAL

DATE 12/17/19 ITEM NO. RA 21

Donna Spicola

From: Karen Grab [REDACTED]
Sent: Thursday, December 12, 2019 2:37 PM
To: District1; Donna Spicola; Mark Holden; ChrisPoirier@pima.gov; Karen Grab
Subject: Amendment to the Comprehensive 7701 N. Camino de Oeste #P19CA0004 Rezoning # P19RZ00011 Avilez Higinio property

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.

Re: Amendment to the Comprehensive 7701 N. Camino de Oeste #P19CA0004 Rezoning # P19RZ00011 Avilez Higinio property

I Protest the Amendment

Because of the excessive new development in the area water usage and its effect on our wells. Concern our wells may run dry in the near future and there is not City water in the area of our properties. We are told they are retiring the old existing well on this property and the one above that was recently rezoned which only feed one or two homes each. And somehow they feel that will offset the two new developments each 45 some homes.

The requested zoning is not comparable with the neighborhood/adjacent properties.

The roads are not designed for the amount of traffic, no signals, it is bus route, dead end road to the north. There have been numerous major accidents at Camino de Oeste and Massingale including two busses colliding. The roads on two sides to the north and south Massingale and Pima Farms are washes. Pima County constantly has to maintain the pavement due to water digging out the pavement.

Concern with flooding, with every new development in the area neighbors get flooded. The developer said flood would be reduced 10%, that is not the case. I was told when the retention pond at the NE corner of Camino de Oeste and Massingale overflows it was going across Camino de Oeste to this property. There is a berm to divert water off the Avilez property and direct down Camino de Oeste onto Massingale. Neighbors trying to protect their properties from flood waters from prior subdivisions have diverted water from their properties to our roads. Causing ponding and erosion of our roads

Karen Grab
7810 N. Sandy Desert Tr.
Tucson, AZ 85741

I Also Own:
4658 W. Massingale Rd

7640 N. Beckey Jo Lane
7660 N. Beckey Jo Lane

From: Cindy Montenegro <
Sent: Saturday, December 7, 2019 2:31 PM
To: Donna Spicola; District1; Mark Holden; Chris Poirier
Cc: Cynthia Merodias
Subject: FW: Water-Comprehensive Plan Amendment P19CA0004 Higinio 7701 N. Camino de Oeste, tax #221-35-0640
Attachments: articals ground water.docx; Groundwater 2000-2018.pdf; Wells Ina-I-10-Cortaro-Thornydale.pdf; MapPima City Owned.pdf; Water Depth 2018.pdf; CORTARO Well Camino de Oeste & Massingale.docx

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Subject: Water-Comprehensive Plan Amendment P19CA0004 Higinio 7701 N. Camino de Oeste, tax #221-35-0640

Att: Donna Spicola
Development Services Dept.
Email Donna.Spicola@Pima.Gov

Supervisor Ally Miller
district1@pima.gov

Mark Holden, AICP
Mark Holden Principal Planner
Pima County Planning Division,
Development Services Dept.
Mark.Holden@pima.gov
<http://gis.pima.gov/maps/mapguide/>

Chris Poirier Planning Official
Chris.Poirier@Pima.gov

Re: Comprehensive Plan Amendment and Rezoning P19CA0004 Higinio 7701 N. Camino de Oeste, tax #221-35-0640

We protest the Amendment to the Comprehensive Plan, 7701 N. Camino de Oeste, P19CA0004

We are greatly concerned about all the development and how it affects our water/wells

We have lived in the area 30+ years and have rentals in the area. Like our neighbors our properties are on a private wells. At the rate the water is dropping an average of 2 feet a year, we will need to drill deeper or hook up to City water blocks away. Neither is affordable for most of the owners in the area. For us to drill

deeper would run about \$12,000, unfortunately our well cannot be drilled deeper, due to the size of the casing. To drill a new well would run about \$20,000. Many of the wells in the area are at 200 feet with the water level in the area are at 146-190 with an average of at 180 feet, see attached water depth. Cortaro water well on the SE corner of the property is at 158 feet.

I read of a ground water shortage in the near future in Tucson due in part to all the new construction. Also of future shortage of CAP water which Tucson is relying on, see attached highlights of the articles. One article states that there will be a reduction of CAP water starting next year.

There are six City wells within a mile of this location and our properties, between Ina, Cortaro, Thornydale and I-10, see map attached "City Owned", blue shows City wells. Upon request I can provide details on each, but it is too much information to email with this. It shows a chart on each well's water levels, the levels with dates, and the pump data. Also see attached interactive map "Groundwater 200-2018" which shows the levels in the same area dropped 29-41 feet from 2000 when they started replenishing water from CAP to 2018. That's an average drop of 2 feet a year. At that rate we will need to drill a new well within 10 years. That's not taking into consideration the increase of development and the reduction of CAP water.

I was told by the county that the City only uses CAP water that is not true the City well data showed water withdrawn since they started using the CAP water. This area also has Cortaro, Marana and a Lanner wells.

I count some 30 private, communities or shared wells in the area, see map attached: between Ina, I-10, Cortaro and Camino de Oeste, these properties do not have City water available to them, they depend on their wells.

Developers are required to show "assurance water supply" for 100 years. The City may be able to provide water to new developments; the 100-year calculation allows that water can be pumped down to a depth of 1,000 feet, not something the private well owners can do.

I talked to developers and the county, their response was they would retire two wells in the area and that we should do our own ground water retention/replenishment. The wells they are referring to, one on the south 10 acres was for one house with no landscaping and the other on this property was two MH's and now one RV, some horses and small orchard that they do not appear to be watering. Nothing to compare to the 45 home on this development and the above development for another 45 homes, 30 some on the SE corner of Magee & Camino de Oeste approved and a new development at the NW corner Magee and Thornydale and most likely pools. Plus extensive development north east of this property, south of Cortaro in Marana.

The Cortaro Irrigation Well on the northwest corner of this property is across the street from a huge water retention pond and their water level dropped from 127.4 feet in 2000 to 158 feet in 2018, 30.6 feet or 1.91 feet per year; see attached information on the well, with chart and water depths.

There is already too much, too intense development in this area, they do not need to be extending the Comprehensive Plan to allow for more.

Cynthia Merodias-Montenegro
Ralph Montenegro
7445 N. Camino de Oeste #221-38-018A
Tucson, AZ 85741

Also owners of within the 1000 ft. area:

7802 N. Star Grass #221-35-002B

7445 N. Camino de Oeste #2 221-38-018B

7455 N. Camino de Oeste #221-38-0190

Also owners of within area:

7351 N. Camino de Oeste # 221-38-034D

7461 N. Camino de Oeste #221-38-0070

4635 W. Mars #221-38-034D

Arizona Daily Star Oct 21, 2019

<https://tucson.com › news › local › arizona-will-struggle-to-find-enough-wat...>

Arizona will struggle to find enough water for suburban growth, report says

By Tony Davis Arizona Daily Star

Oct 21, 2019 Updated 5 hrs ago

“Some suburbs of Tucson and Phoenix will struggle to find enough water to keep growing without damaging underground aquifers by overpumping groundwater, a new report warns.”

“This could lead to land subsidence, including ground fissures; lower water quality; and even the possibility of wells drying up.”

“These supply issues could get worse if climate change continues to reduce Colorado River supplies, said Sarah Porter, the report’s co-author and director of the Kyl Center. During a CAP shortage, water earmarked for the suburban areas would be among the first supplies to be cut. So climate change will have a bigger impact on such water users than on cities with their own CAP supplies”

Should Tucsonans be concerned over a potential water crisis?

<https://www.kgun9.com/news/local-news/should-tucsonans-be-concerned-over-a-potential-water-crisis>

Posted: 5:27 PM, Feb 21, 2017

By: Carlos Herrera

The Colorado River and Lake Mead are hurting, seeing below average water levels. With the state's "bank" for 40 percent of its water experiencing shortages, the drought is real.

Water experts say that if projections are correct and current shortages persist, Lake Mead could reach a critical stage in the near future, which would trigger mandatory restrictions that could have a devastating impact as soon as next year.

He says the near-term shortages would affect Arizona and specifically the city of Tucson more than previously thought.

These supply issues could get worse if climate change continues to reduce Colorado River supplies, said Sarah Porter, the report’s co-author and director of the Kyl Center. During a CAP shortage, water earmarked for the suburban areas would be among the first supplies to be cut. So climate change will have a bigger impact on such water users than on cities with their own CAP supplies.

<https://www.azcentral.com/story/news/local/arizona-environment/2019/10/17/arizona-water-rules-need-overhaul-asu-researchers-say/3992569002/>

Arizona has allowed growth that relies on groundwater. Experts call for changing the rules
Ian James, Arizona RepublicPublished 9:15 a.m. MT Oct. 17, 2019 | Updated 10:25 a.m. MT Nov. 4, 2019

A set of water rules that has fueled rapid growth in Arizona's suburbs is riddled with weaknesses, according to a new report by researchers at Arizona State University, who argue the system needs to be overhauled to protect homeowners from rising costs and to ensure sufficient water supplies for the future

developers are moving ahead with state-issued certificates stating they have an "assured water supply" for 100 years.

Areas where groundwater levels are dropping can still qualify because, under the current rules, the calculations of a 100-year "assured water supply" take into account all groundwater that can be pumped down to a depth of 1,000 feet underground in the Phoenix and Tucson areas, and up to 1,100 feet underground in Pinal County.

Arizona gets nearly 40 percent of its water from the Colorado River. But starting next year, the state will be required to take less water from the river under an agreement with California and Nevada called the [Lower Basin Drought Contingency Plan](#).

CORTARO-MARANA IRRIG, GWSI Sites Public: 322042111034501

Local ID: D-12-12 36ADD Site ID: 322042111034501 Registry ID: 55-604842

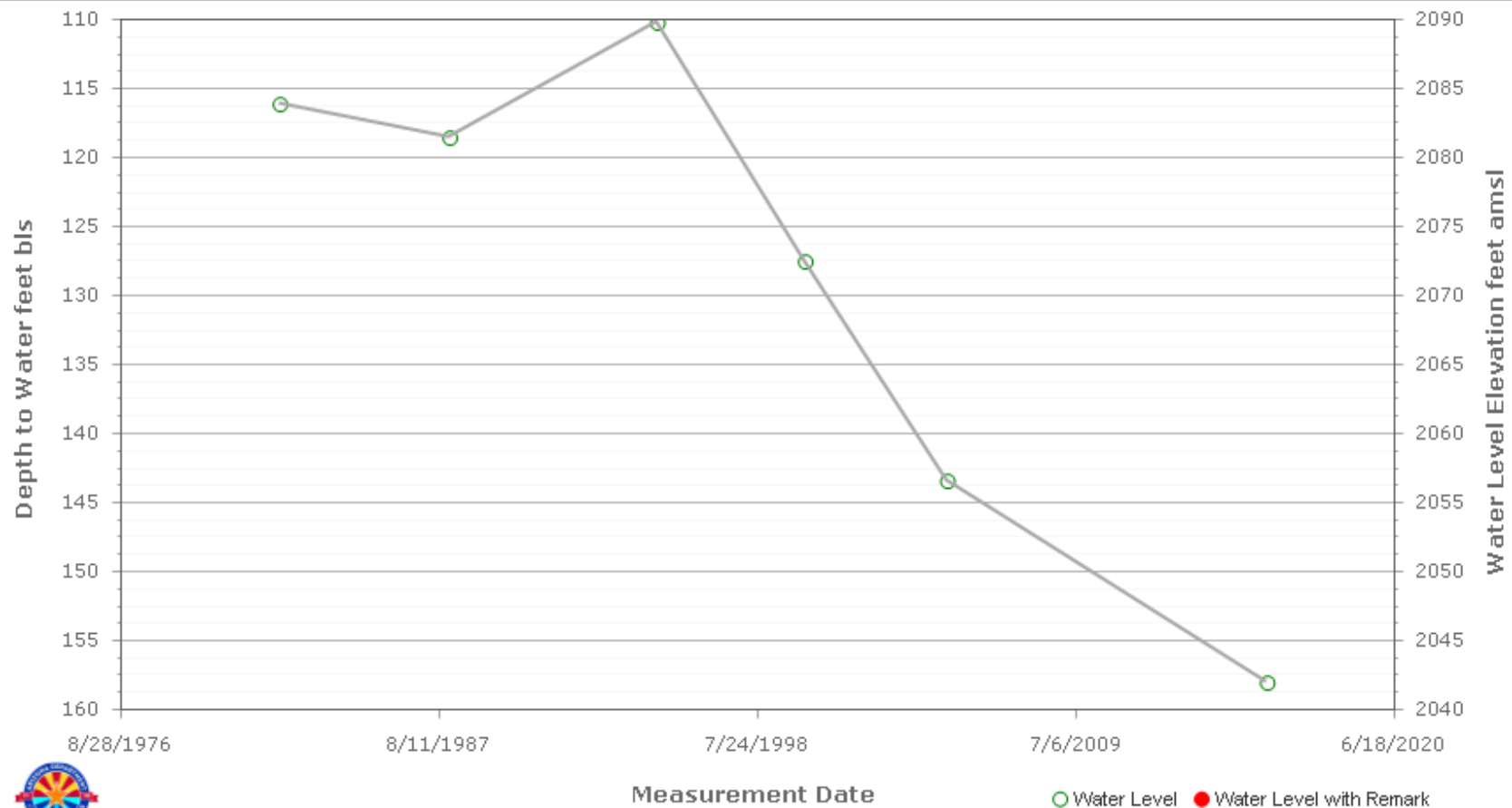
6 water level(s) taken at site. Last WL taken on 1/14/2016 was DTW: 158.00 ft bls & 2,042.00 ft amsl.

Well Registry: 55-604842 Cadastral: D12012036ADD Well Type: NON-EXEMPT

<https://gisweb.azwater.gov/gwsi/Hydrograph.aspx?SiteID=322042111034501>

Arizona GroundWater Monitoring Site Hydrograph

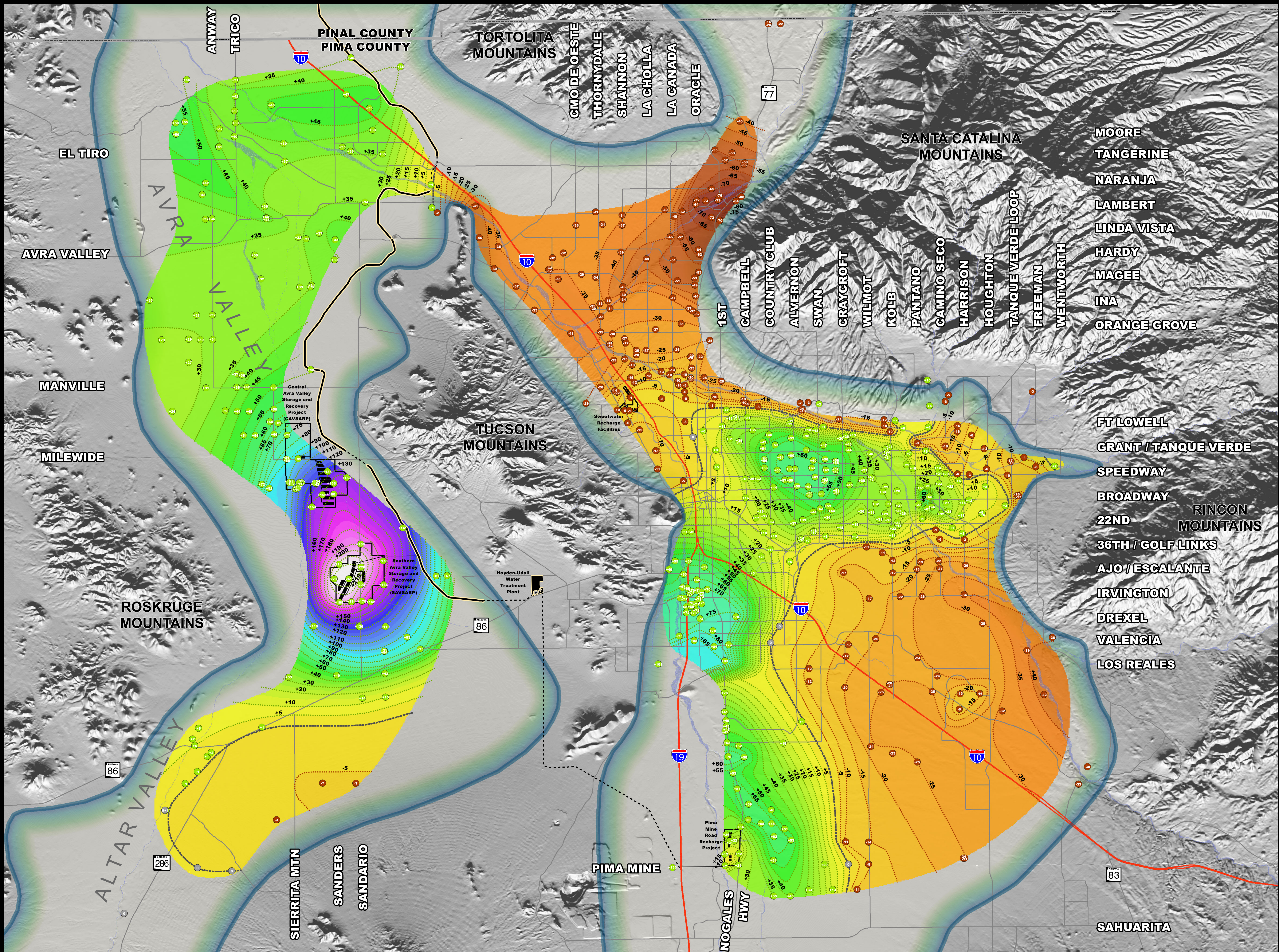
| Local ID | Site ID | Registry ID | Latitude NAD27 | Longitude NAD27 | Alt. (ft amsl) | Water Use | Well Depth (ft) | Case Dia.(in) | Drill Date | Latest WL Date | DTW (ft) | WL Elev. (ft) |
|---------------|-----------------------|-------------|----------------|-----------------|----------------|------------|-----------------|---------------|------------|----------------|----------|---------------|
| D-12-12 36ADD | 322042111034501604842 | | 32° 20' 41.8" | 111° 3' 45.8" | 2200 | IRRIGATION | 400 | 16 | 12/27/1960 | 1/14/2016 | 158 | 2042 |



GWSI is ADWR's technical database of well locations, construction data, and water levels.

Created
on
12/4/2019

| | | | |
|------|---------|------------|-------------|
| 1986 | 680.25 | WITHDRAWAL | GROUNDWATER |
| 1987 | 689.81 | WITHDRAWAL | GROUNDWATER |
| 1988 | 659.51 | WITHDRAWAL | GROUNDWATER |
| 1989 | 843.67 | WITHDRAWAL | GROUNDWATER |
| 1990 | 598.9 | WITHDRAWAL | GROUNDWATER |
| 1991 | 711.94 | WITHDRAWAL | GROUNDWATER |
| 1992 | 920.11 | WITHDRAWAL | GROUNDWATER |
| 1993 | 447.29 | WITHDRAWAL | GROUNDWATER |
| 1994 | 343.81 | WITHDRAWAL | GROUNDWATER |
| 1995 | 134.83 | WITHDRAWAL | GROUNDWATER |
| 1997 | 1029.38 | WITHDRAWAL | GROUNDWATER |
| 1998 | 110.89 | WITHDRAWAL | GROUNDWATER |
| 2000 | 326.33 | WITHDRAWAL | GROUNDWATER |
| 2001 | 363.86 | WITHDRAWAL | GROUNDWATER |
| 2002 | 733.74 | WITHDRAWAL | GROUNDWATER |
| 2003 | 1875.31 | WITHDRAWAL | GROUNDWATER |
| 2004 | 956.59 | WITHDRAWAL | GROUNDWATER |
| 2005 | 390.64 | WITHDRAWAL | GROUNDWATER |
| 2006 | 114.07 | WITHDRAWAL | GROUNDWATER |
| 2007 | 72.33 | WITHDRAWAL | GROUNDWATER |
| 2008 | 93.75 | WITHDRAWAL | GROUNDWATER |
| 2009 | 29.19 | WITHDRAWAL | GROUNDWATER |
| 2010 | 370.82 | WITHDRAWAL | GROUNDWATER |
| 2011 | 772.54 | WITHDRAWAL | GROUNDWATER |
| 2012 | 858.81 | WITHDRAWAL | GROUNDWATER |
| 2013 | 686.32 | WITHDRAWAL | GROUNDWATER |



Explanation

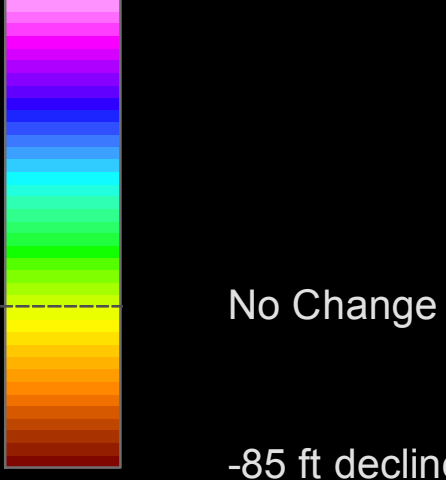
Regional Aquifer Wells
(18-year change in feet)

- Well with groundwater recovery
- Well with no groundwater change
- Well with groundwater decline

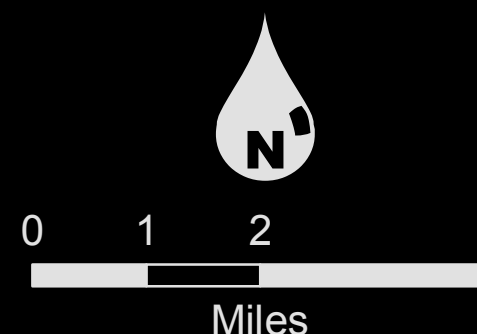
18-Year Groundwater Level Change
(change in feet, c.i. = 5ft)

- Groundwater recovery
- No change
- Groundwater decline

(change in feet, c.i. = 5ft)
+240 recovery



- CAP Aqueduct
- Canal
- Pipeline
- CAP Recharge Basin
- Major Roads
- Interstate
- Major Wash
- Approximate Regional Aquifer Boundary



Date: 9/16/2019

18-YEAR GROUNDWATER LEVEL CHANGE (2000 - 2018)