

AGENDA MATERIAL

WATER/WELL PROTEST TO ALLOW 7701 N. CAMINO DE OESTE 10 ACRES TO RA 21
ALLOW TO ADD TO PLAN FOR HIGHER DENSITY ZONING FOR 45 HOMES



CORTARO Well
Camino de Oeste & M



Water Depth
2018.pdf



MapPima City
Owned.pdf



Wells
Ina-I-10-Cortaro-Tho



Groundwater
2000-2018.pdf



articals ground
water.docx

From: Cindy Montenegro [REDACTED]

Sent: Saturday, December 7, 2019 2:31 PM

To: 'Donna.Spicola@Pima.Gov'; 'district1@pima.gov'; 'Mark Holden'; 'chris.poirier@pima.gov'

Cc: Cynthia Merodias (merodias_montenegro@comcast.net)

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

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

Att: Donna Spicola
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<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

DEC 17 19M0455 PCD KCF RD
RW

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.

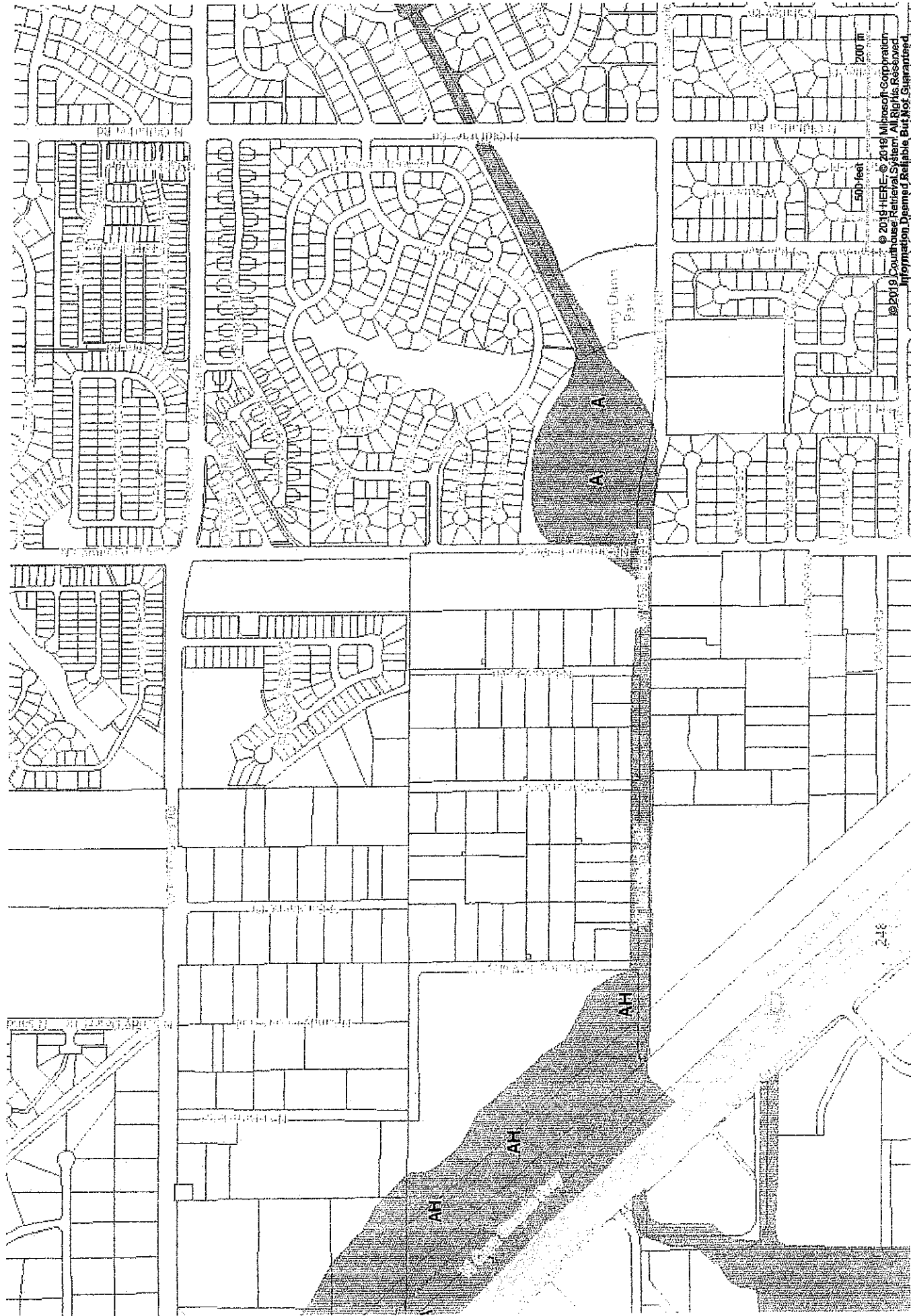
Developers are required to show "assurance water supply" for 100 years. The City may be able to provide water to new developments; the 100-year calculation allows that water can be pumped down to a depth of 1,000 feet, not something the private well owners can do.

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.

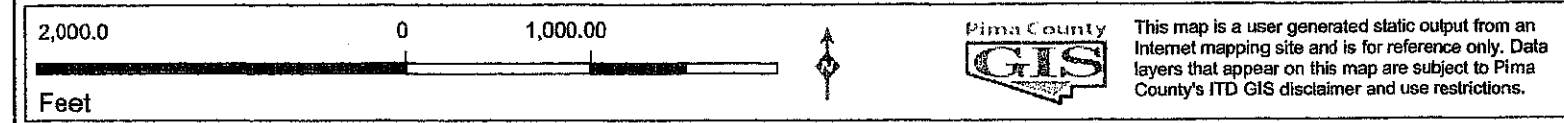
The Cortaro Irrigation Well on the northwest corner of this property is across the street from a huge water retention pond and their water level dropped from 127.4 feet in 2000 to 158 feet in 2018, 30.6 feet or 1.91 feet per year; see attached information on the well, with chart and water depths.

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



Pima Maps Washes



Legend

- ☐ Parcels
 Washes - All
 Unknown Discharge
 100-500 CFS
 500-1000 CFS
 1000-2000 CFS
 2000-5000 CFS
 5000-10000 CFS
 Over 10000 CFS

Notes:

✓ 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 Republic Published 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.

Arizona has tried to safeguard groundwater beneath its big cities. But things are about to change

<https://www.azcentral.com/in-depth/news/local/arizona-environment/2019/12/05/arizona-groundwater-rules-water-tables-declining-parts-phoenix-tucson/3949004002/>

Arizona Republic Updated 6:13 p.m. MST Dec. 11, 2019

"The Colorado River is under increasing pressures due to years of overuse and drought, compounded by the effects of climate change. Next year, Arizona will face its first mandatory cutbacks in Colorado River water under a deal that aims to keep enough water in Lake Mead to avert a crash."

DEAR NEIGHBOR NEED YOUR CONCERNS/PROTEST DEC 17TH MEETING TO EXTEND PROPERTY INTO PLAN TO ALLOW HIGHER DENSITY ZONING

See attached Notice for Amendment to the Comprehensive #P19CA0004 plan to allow potential rezoning for 45 homes on the 10 acres NW corner Camino de Oeste and Massingale.

There is too much information to give here, call for more information. **My main concern is what is all this construction going to do to our water/wells. Water in our area has been dropping at 2 feet per year** since the start of recharge of CAP, not taking in to consideration all the new construction and the future reduction of CAP water allocation, see map Arizona Groundwater Site Water levels 2000-2018 <https://www.tucsonaz.gov/water/groundwater-maps>. At that rate many of the private and co-op wells in the area will run dry with no City Water available to them. Call or email me for more information.

I read many news reports of concerns of ground water reduction from over pumping due to new construction and growth, also of the possibility of future reduction of CAP water. Call me for copies of the articles or web sites. Note highlight from one of the articles below, I can provide others.

Per Arizona Daily Star Oct 21, 2019

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

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

"some suburbs of Tucson and Phoenix will struggle to find enough water to keep growing without damaging underground aquifers by over pumping.

Be advised if you need to connect to City Water you cannot get water from the adjacent subdivision, water lines need to extend along easement and roadways. You would need to bring water from Camino de Oeste down the road to you at a great expense.

New development in the area the northwest of this property Marana built 100's of new homes and has additional plans plotted to build more. Also the SW and the SE corner of Camino de Oeste and Pima Farms/Magee has been approved for development. The corner of Thornydale and Magee has a new development being built.

See attached my protest to the County Re Water and Wells for more information.

Other concerns:

ZONNING: Unlike the property above that was recently rezoned, this property is surrounded by lower density zoning. The current zoning is SH one acre minimum lots and SR one home per 3.3 acres. The requested plan is for Medium Intensity Urban allowing for 5R/AC with a max of 13 R/AC. Would allow for much denser zoning, a developer could build multi units or condos. The developer is saying he will be asking for CR4 zoning, to build 45 homes on the 10 acres. This is a higher density than the homes east of Camino de Oeste. The properties to the west and south are zoned for one acre lots. The property to the north was SR zoned one home per 3.3 acres, recently rezoned to CR4. We do not need more dense zoning. County is telling me we can fight the zoning at the next step to re-zone the property, but if this is added to the Comprehensive plan someone could go for a higher density than the CR4. Also the inter-structure is not adequate for this development, City Water is not available to the site.

Supervisor Ally Miller
district1@pima.gov

Att: Donna Spicola
Email Donna.Spicola@Pima.Gov

Mark Holden, AICP Principal Planner
Mark.Holden@pima.gov

Chris Poirier Planning Official
Development Services Dept.
Email ChrisPoirier@Pima.gov

Greg Saxe
Pima County Regional Flood Control District
Email Greg.Saxe@pima.gov

Joe Cuffari Pima County Flood
Joseph.Cuffari@pima.gov

DEC 17 19:04:57 PCD KDF RD
MM

Re: **Flood** concerns Comprehensive Plan Amendment and Rezoning P19CA0004 Higinio 7701 N. Camino de Oeste, tax #221-35-0640 Rezoning #P19R20011

We protest the Comprehensive Plan Amendment and Re-zoning of 7701 N. Camino de Oeste P19CA0004 & P19R20011

Every time there is a new development in the area the properties down flow from the development get flooded. I am told by the long term neighbors that the huge retention area directly east of this property was put in by the County to alleviate all the flooding caused by development in the area. Water flows to it from miles away, then overflows the retention pond, and along with other water diverted to Massingale runs down Massingale (at south side of this property), see attached Flood Map and **Pima County Washes which shows Massingale is a Wash**. Massingale is inverted crowned to allow it to hold water, it has so much water cars are unable to cross it or drive it. We have seen it run with two to three plus feet of water. People have to wait till it subsided to come & go from their homes. The side walls are so steep you cannot drive off the shoulder to get around the water and are difficult to climb up. I am concerned that someday someone or a child will drowned trying to cross it. Flooding also erodes the roads both private and county.

There was/is **extensive flooding and complaints** from neighbors since the addition of the Pima Farms subdivision, SW of Pima Farms Rd. and Camino de Oeste and the Boykin property above this property. The neighbors believe/believed that Pima Farms Subdivision had inadequate flood control; the neighbors did/do not realize that the Boykin property just to the east of the Pima Farms subdivision at the SW corner of Pima Farms Rd. and Camino de Oeste, changed the drainage of his property by bringing in dirt filling in low areas on his property, diverted more water on to the Pima Farms subdivision than it was designed to handle. And due in part to all the sand fill on the Boykin property, flowing down Pima Farms subdivision's roads and filling their weirs and retention ponds with sand causing more flooding. Causing neighbors' homes, out buildings and animal enclosures to flood. Flood water also was/is diverted from Camino de Oeste down Pima Farms Rd.. Homes and buildings in the area for 50+ years were flooded for the first time.

Also Pima Farms Subdivision's weirs channeled the excessive water cutting through properties created ditches making it impossible for some owners to get into their homes. Pima Farms Subdivision retention has a culvert directing water directly at our well site. Owners had/have to hire tractors and bring in dirt to repair damage or build berms to protect their properties.

We filed a complaint earlier I believe in 2003 and several times since then along with other neighbors, about Boykin removing trees and filling his property.

I sent the County a complaint on the Boykin rezoning asking that the developer fix the flood problem caused by Boykin filling the property. I provided an aerial photo 2006 maps showing Boykins property with piles of fill dirt. It shows the start of the development of the Pima Farms subdivision to the east of the Boykin property and his property with dirt piles where the water flowed.

I was told Pima County Development Flood Control District had prior hydrology records and would go back to the flow from prior to Boykin filling his property.

The neighbors are being told that the requirements for subdivisions flood control development have improved, yet they approved the Boykin property above this property at 7951 N. Camino de Oeste for rezoning and development (Boykin #P18RZ00012) without an requirement for the developer to deal with flooding caused by filling the property and removing the trees.

The Pima Farms developer told the neighbors that new developments are required to reduce the flow of water by 10%. That is not correct it is only 10% of the impact of the roads and buildings on the property not a 10% of the current flow.

I went to the Board meeting to complain and was miss-quoted as approving the development with 10% reduction.

The County went ahead and rezoned/ the Boykin property without consideration of the excess flow/flooding he created.

The only reason the neighbors did not fight the rezoning is they believed the County would make the developer fix the problem created by Boykin filling his property and removing trees there by diverting much more water to the neighboring subdivision under construction at that time and beyond. We need the problem fixed we cannot afford to have to continue to make repairs to our properties due to the increased flow of water from Pima Farms Subdivision and the Boykin property.

I was told that the developer is not responsible for a problem a previous owner did. That is not true I have been in construction, real estate and management over 40 years. If someone buys something with a problem they have to fix it if they have a complaint, if they add on to the property or if they redeveloped the property.

Also this property/Higinio P19CA004 is **partially High Flood Zone**. The developer advised the neighbors and me he was hoping to run the water to Massingale. We already have too much water running down Massingale making it a serious problem. Water runs down Massingale to along the freeway and rail road to the west, see wash map attached. I have been told that it runs to the top of the berm for the rail. Something needs to be done about all this water before we have another derailment like the one last year from flood water.

I have other concerns but too much information to give here, I will or have or had other emails with some of my other concerns:

WATER/WELLS in the area: Concern is what all this construction is going to do to our water/wells. Water in our area has been dropping at 2 feet per year since the start of recharge of CAP, not taking in to consideration all the new construction and the future reduction of CAP water allocations. I show some 30+ private wells or co-ops in the area. At the current rate of the groundwater going down many of the wells will run dry without any City Water available to them.

TRAFFIC: There is already too much development and Churches in the area for the roads with no plan to improve the roads. Camino de Oeste is undersized for the traffic allowed on it and it dead ends. To access I-10 north you need to go down Pima Farms Rd which is not designed for all the current traffic and it is a running wash during storms. On the south end of this property Massingale is also a major wash.

ZONNING: Current zoning is SH one acre minimum and SR one home per 3.3 acres. The requested plan is for Medium Intensity Urban allowing for 5R/AC with a Max of 13 R/AC. MIU would allow for much denser zoning developers could build multi units and condos. The developer is asking for CR4 zoning, higher density than the homes east of Camino de Oeste. The properties to the west and south are zoned for one acre lots. The property to the south was SR zoned one home per 3.3 acres, recently rezoned to CR4, it is a section corner with MUI zoning on three sides, and this property is not. There are three other newly rezoned/developments in the area. Marana has annexed property to the north and NW and is/has allowed intensified zoning and development. We do not need more dense zoning in this area.

There is no good reason to extend the master plan; there is already too much development in and for the area. There is not the inter-structure for this property to be developed. This property does not qualify for City Water.

Thank you for your consideration

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

Also owners of in 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 in area:
7351 N. Camino de Oeste
7461 N. Camino de Oeste #221-38-0070
4635 W. Mars #221-38-034D

Re: Protest P19CA0004 Higinio Amendment Comprehensive plan-Zoning

We protest the Re-zoning of 7701 N. Camino de Oeste P19CA0004

I went to the re-zoning hearing on the upper 10 acres P18RZ00012 Boykin. Many of the neighbors turned out with their concerns, but it was approved for the rezoning. One of the board members or staff agreed that it was denser than it should be for the area but it met the Comprehensive plan. The upper 10 acres is also on a section corner. These 10 acres P19CA0004 Higinio is/was Low Intensity Urban area currently zoned SR 3.3+ acre sites and SH acre+ sites, not master planned for higher density. The MIU zoning the developer asked for on the Notice "MIU Medium Intensity Urban- Minimum density: 5 R/AC. Maximum density: 13 R/AC" is higher than anything around it (see attached zoning map). There is SH on the south and west, CR3 to the east, the property to the north was SR 3.3 acre lots re-zoned to CR4 (a section corner).

At the prior Comprehensive plan hearing the developer, Jim Portner told staff he wanted zoning to coincide with adjacent properties I understand he is asking for CR-4, which is higher than all the zoning around this property, see zoning map attached. There is no reason for higher of zoning in this location.

There is already too much development in the area for the roads with no plan to improve the roads.

Every development has cause flood issuers in the area and this property has flood on the lower end, see attached Pima County Map Washes.

City water not available to the property, City requires City water on three sides

Roads not developed for the traffic now on the roads
Roads flood/washes on the north and the south of the property

All the development in the area is causing issuers with the private wells in the area

There is no good reason to extend the master plan, there is already too much development in the area.

Thank you for your consideration

Cynthia Merodias-Montenegro
Ralph Montenegro
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Re: Traffic- Protest Amendment Comprehensive plan- P19CA0004 Higinio, 7701 N. Camino de Oeste, NW corner Camino de Oeste & Massingale.

All this development along Camino de Oeste effects not just people with in 300 or 1,000 feet. Due to storms, location or removal of the signs concerned neighbors did not see signs. The developments affect everyone in the area utilizing Camino de Oeste.

There is already too much development in the area for the roads with no plan to improve the roads. Property above this at the SW corner of Camino de Oeste and Pima Farms was approved for 45 homes and the property at the SE corner was also approved for maybe 30 homes.

Camino de Oeste is classified as a Collector Road that is to be a minimum of 80 feet wide. According to development services Camino de Oeste is 75 feet wide, it is not. According to the maps the land allocated for it there are different sizes from Ina to Magee, see attached. The paved part of the Camino de Oeste from Mars to Pima Farms is only 21 feet wide with no plans to improve it.

Camino de Oeste does not have sidewalks or bike paths; it is undersized for the traffic allowed on it and it dead ends just above Magee/Pima Farms. The developer above this lot gave another 5 feet to the County for the road, but there is no plan to widen or improve the road. **We are told the impact fees are allocated to other places.**

Road maps show **Camino de Oeste as a Collector Road, but they also show it going through to Cortaro, which it does not do.** And there are no plans at to extend it to Cortaro.

I am told that as a Collector Road, Camino de Oeste can handle 13,000 cars per day and that this subdivision will only **add 450 vehicles a day.** I assume that means **that the development above this property that is planned for 45 home will also add another 450 vehicles a day plus whatever the other new development/s and churches add.** The **2016 Traffic Count Table shows Camino de Oeste at Massingale as having a traffic count of 4501 per day.** Everyone I talked to in the area feels that the current traffic is too much and already a problem.

Camino de Oeste north of this property at Magee/Pima Farms is a high hill and Massingale east of this property is a high hill, both meet downhill at Massingale and Camino de Oeste at the NW corner of this property. Two school busses collided at Massingale and Camino de Oeste when one bus lost its brakes. There are regular accidents at this intersection. They did put in a blinking red light but it is only for west bound traffic and not any help should someone lose their brakes.

Just north of this property, Magee jogs north at Camino de Oeste and changes to Pima Farms. The jog is very confusing. I have seen accidents there but I really am not that familiar with that intersection.

Pima Farms is an old two lane farm road, 25 foot wide with no center line. Water from the north and east travels to Pima Farms Rd. **Pima Farms Rd is a wash confirmed on the Pima County Map.** Pima Farms is often covered with sand after a good rain. Neighbors along Pima Farms Rd west of Camino de Oeste had to build berms along Pima Farms to keep from being flooded after the Property at the SW corner Pima Farms Rd and Camino de Oeste filled his low areas and diverted water and after the development of the Pima Farms Subdivision.

Traffic travels north to Cortaro to access to I-10 north, by way of Pima Farms Rd. which is not designed for all the current traffic and it is a running wash during storms.

On the south end of this property Massingale is also a wash as shown on Pima County Flood map of the area, see attached. Massingale is concaved to handle the water that over flows from the retention pond at the NE corner of Massingale and Camino de Oeste. Water from this property requesting addition to the Comprehensive Plan along with other water also flows into Massingale. The steep sides of Massingale make it hard to walk across except at intersections and makes it where you cannot drive a vehicle around the water when it runs. Cars are often unable to cross it or drive it when it is flowing. The developer of this property wanted to run more water into Massingale. The development at SE corner Camino de Oeste and Magee and the development at Magee and Thornydale have more water running to the retention pond at Camino de Oeste and Massingale which over flows more water on Massingale. During a heavy storm Massingale flow two and three feet deep I am told even higher.

Marana built 100's of new homes and has additional plans plotted to build more homes northwest of this property.

Traffic Engineering has their maps and charts that tell them that this property can handle the additional traffic but the neighbors are the ones that drive these roads and live in this area.

Any help at all to not intensify traffic in the area would be greatly appreciated, undersized not well maintained roads, too many vehicles and flooding is a major hazard to all who live in the area and to kids and people walking or riding their bikes. I often see people walking or riding bikes in the area along the road dressed in dark cloths without lights. **Neighbors have to walk in the road or on a rough dirt sides, there are no sidewalks. The county may have the developers add sidewalks along their properties but that doesn't help the other areas along the road/s. Someone is going to get killed if they have not already.**

Thank you

Cynthia Merodias-Montenegro
7445 N. Camino de Oeste, Tucson, AZ 85741

